



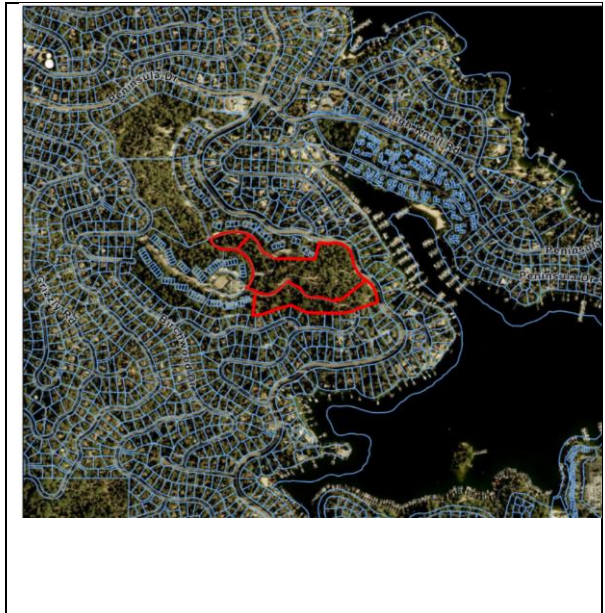
LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: May 21, 2026

AGENDA ITEM 2

Project Description

APN: 0333-106-15 and 16
Applicant: Lake Arrowhead Development Corporation / Jesse Wright
Community: Lake Arrowhead
Location: Generally located east of Sugar Pine Drive, south of White Fir Drive, and west of North Bay Road
Project No: PROJ-2021-00161
Staff: Oliver Mujica
Rep: Hillwig-Goodrow, Inc. / Brad Hillwig
Proposal: Tentative Tract Map No. 20480 to subdivide a 15.95-acre open space area comprised of two parcels into 37 single-family residential lots homes and one remainder open space parcel.



145 Public Hearing Notices Sent on: May 7, 2026

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:

Parcel Size: 15.95 acres
 Vegetation: Forest trees and landscape

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Vacant	Low Density Residential (LDR)	Multiple Residential (RM)
North	Vacant	Low Density Residential (LDR) and Medium Density Residential (MDR)	Single Residential (RS) and Multiple Residential (RM)
South	Vacant	Low Density Residential (LDR) and Medium Density Residential (MDR)	Single Residential (RS) and Multiple Residential (RM)
East	Vacant	Low Density Residential (LDR) and Medium Density Residential (MDR)	Single Residential (RS) and Multiple Residential (RM)
West	Vacant	Low Density Residential (LDR) and Medium Density Residential (MDR)	Single Residential (RS) and Multiple Residential (RM)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Lake Arrowhead Community Services District	Private
Sewer Service:	Lake Arrowhead Community Services District	Private

STAFF RECOMMENDATION: That the Planning Commission: **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings in support of the Tentative Tract Map; **APPROVE** Tentative Tract Map No. 20480 to subdivide a 15.95-acre open space area comprised of two parcels into thirty-seven single-family residential lots and one remainder open space parcel, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with CEQA.¹

¹ In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors before its effective date.

FIGURE 1 – VICINITY MAP



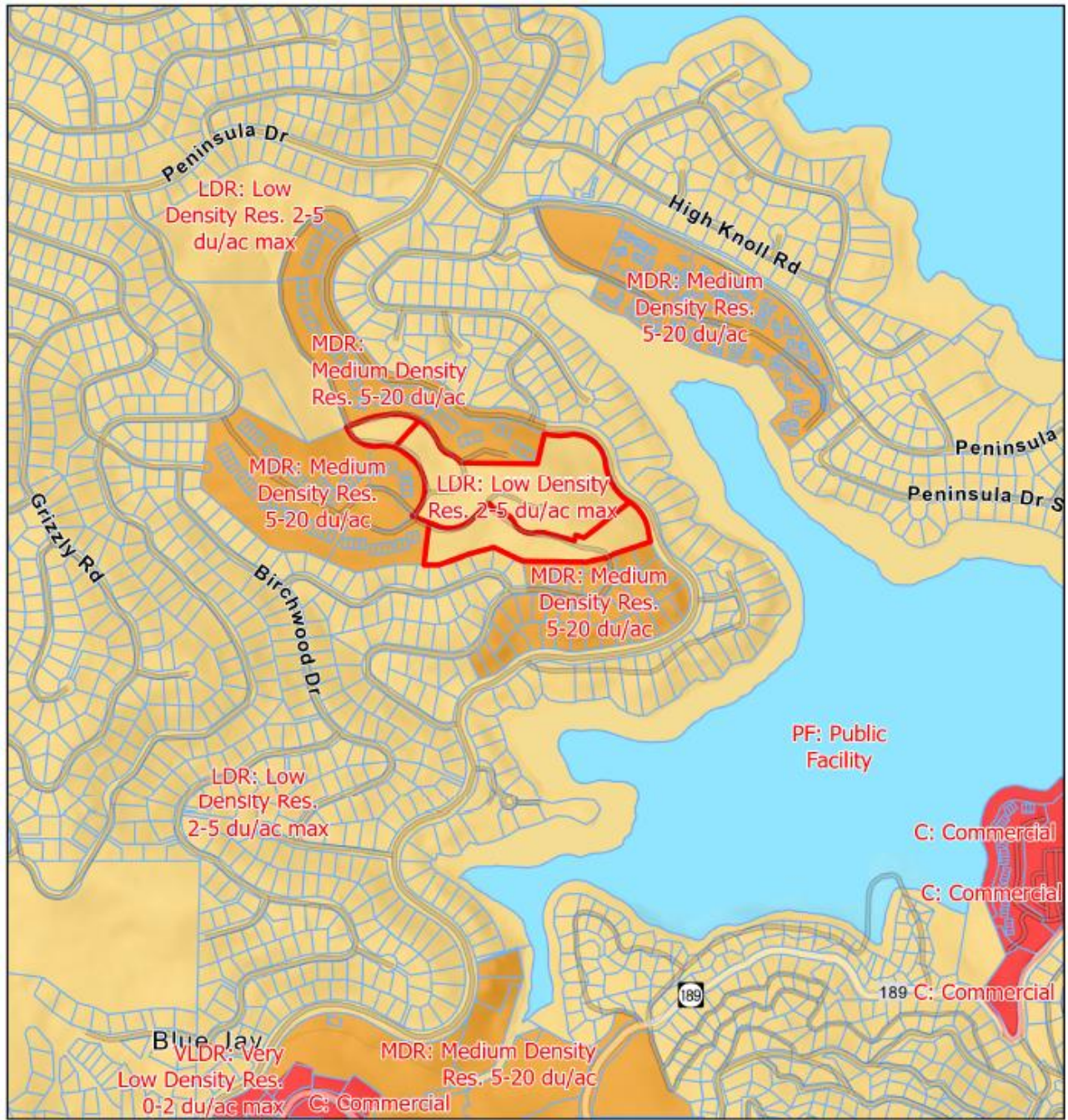
Land Use Categories

-  PROJ-2021-00161
-  Parcels



0 300 600 1,200 Feet

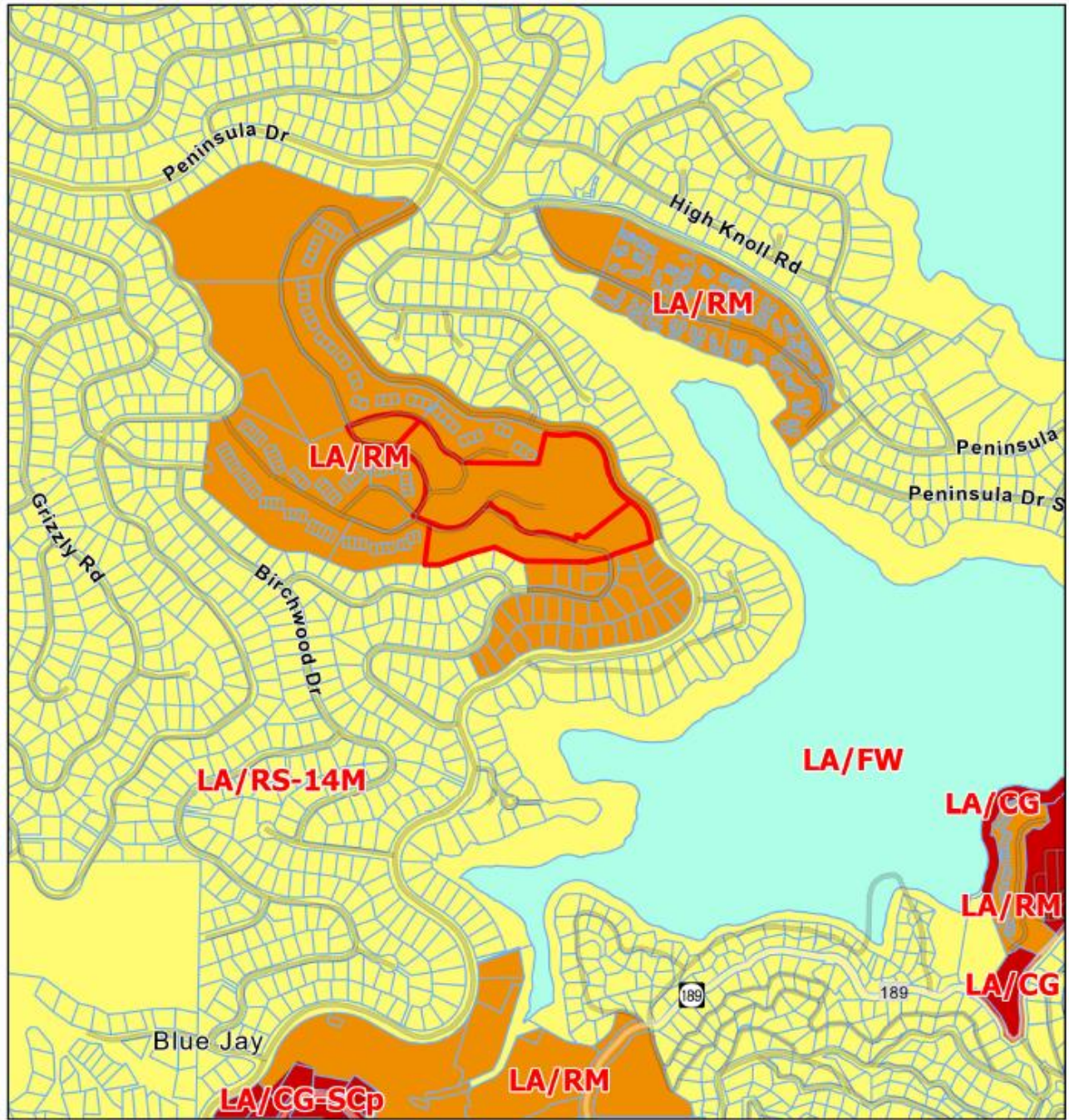
FIGURE 2 – LAND USE CATEGORY MAP



Land Use Categories



FIGURE 3 – ZONING MAP



Land Use Zoning Districts



FIGURE 4 - PROJECT SITE
View looking north at Cedarwood Drive Entrance



FIGURE 5 - PROJECT SITE
View looking south at Cedarwood Drive Exit



FIGURE 6 - PROJECT SITE
View looking west on Arrowhead Lane



FIGURE 7 - PROJECT SITE
View looking west at Arrowhead Lane Exit



FIGURE 8 – TENTATIVE TRACT MAP NO. 20480



BACKGROUND AND PROJECT DESCRIPTION

Property History

Tract No. 11040 was recorded on June 18, 1982, which created three parcels for the development of 67 residential condominium units, and two open space areas. Subsequently, the property history includes the following:

- On May 11, 2021, a Pre-Application Development Review (PREA-2021-00134) was submitted by the Applicant requesting a review of the requirements for subdividing the 15.95-acre open space area into 54 single-family residential lots. At that time, the Applicant was informed by the Planning Division staff that due to the topography of the Project site, a Slope Analysis would be required with the submittal of a tentative tract map application to evaluate the Project's density.
- On December 7, 2021, the Applicant submitted Tentative Tract Map No. 20480 and the required Slope Analysis to subdivide the 15.95-acre open space area into forty-one (41) single-family residential lots. The number of single-family residential lots was reduced from 54 to 41 lots based upon the topography of the Project site.

- Over the course of processing the application, the Planning Division staff met in collaboration with the Land Development Division staff and the Applicant's engineering consultants to develop a subdivision design in regard to the Project layout and the site's topographic constraints. As a result, the applicant resubmitted a tentative subdivision map showing a reduction from the proposed 41 to 37 lots and a remainder open space parcel. The change ultimately would be eliminating the need for mass grading and the construction of two private streets and the construction of two 15+/- feet high retaining walls. In addition, the new subdivision design addresses some of these concerns raised by the surrounding neighbors.

Proposed Project

The Project site is located within the Policy Plan's Low Density Residential (LDR) Land Use Category designation. Implementing zoning districts for the LDR designation include single residential (RS, RS-10M, or RS-14M). The Project site, however, currently remains zoned Multiple Residential (RM); thus, creating a nonconformity in the general plan and zoning designations. The density established by the LDR designation is 2 to 5 dwelling units per acre, while the minimum density in the RM district is 5 dwelling units per acre. Further, the RM district does not provide for the development of single-family residential subdivisions.

Section 6 of Resolution No. 2020-197 that amended the County's general plan sets forth criteria on the procedure for development while a nonconformity in the general plan and zoning exists. The local procedure for resolving conflicts was further altered with subsequent changes in State law. Specifically, State law provides that in the event that the zoning of a property becomes inconsistent with a general plan by reason of amendment to the general plan and a local agency receives a development application for a project that is consistent with the general plan, but inconsistent with the zoning, the local agency shall process the development application in accordance with all applicable laws, including the application of objective general plan standards to facilitate and accommodate development at the density allowed on the site by the general plan. (Government Code section 65860.) Under this procedure, a proposed development shall not be deemed inconsistent with any zoning standard or criteria and shall not be required to be rezoned to accommodate the proposed development as long as there is substantial evidence to conclude that the proposed development is consistent with objective general plan standards. The applicable law to process the application for the Project is under the "implementing zoning" established by the specific Policy Plan Land Use Category, RS (Single Residential) in this case.

Accordingly, the Applicant is requesting the approval of Tentative Tract Map No. 20480 (Figure 8 and Exhibit F) to subdivide the 15.95-acre site comprised of two parcels into thirty-seven (37) (2.3 d.u./ac.) single-family residential lots and one (1) remainder open space parcel (Project) in conformance with the density allowed on the site by the general plan and the applicable implementing Single Residential (RS) zoning district pursuant to Government Code Section 65860. This subdivision is designed for individual lot sales for the construction of build-to-suit custom homes.

Pursuant to Development Code Section 82.01.020(c)(2)(B), "[t]he RS (Single Residential) land use zoning district provides sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses." Therefore, the Tentative Tract Map is permitted within the implementing Single Residential (RS) zoning district.

PROJECT ANALYSIS.

Project Setting:

The undeveloped Project site is located near the north shore of the southwest portion of Lake Arrowhead generally located east of Sugar Pine Drive, south of White Fir Drive, and west of North Bay Road in the mountain region of Lake Arrowhead with a mountainous topography. The Project site is located in the gated community of North Bay at Lake Arrowhead. The surrounding setting consists of moderately dense developed mountainous terrain. The Project site is bordered by single

family residential homes within the Single Residential, 14,000 square foot minimum lot size (RS-14M) zoning district. The western shoreline of Lake Arrowhead is located approximately 500 feet away from the eastern portion of the Project site.

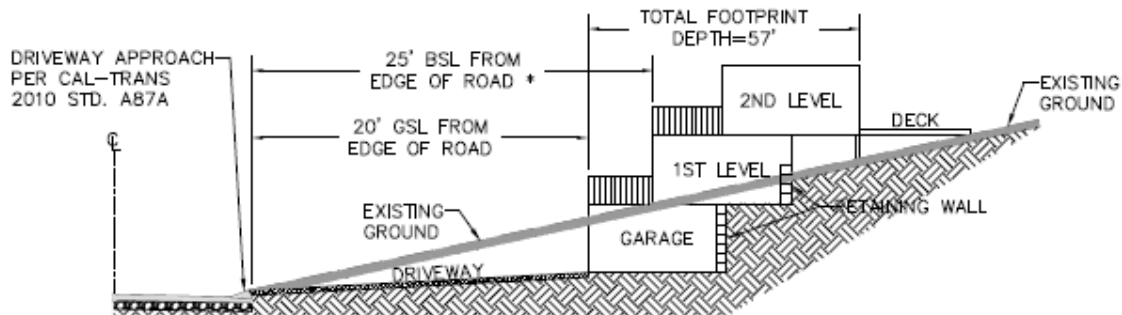
Tentative Tract Map:

The Tentative Tract Map has been designed in compliance with the Development Code for single-family residential subdivisions and the Subdivision Map Act and has been reviewed and accepted by the County’s Land Use Services and Public Works Departments, as well as the San Bernardino County Fire Protection District (Fire District). The Planning Division staff has confirmed there is no recorded land use restriction which prevents the development of the Project site.

Site Design:

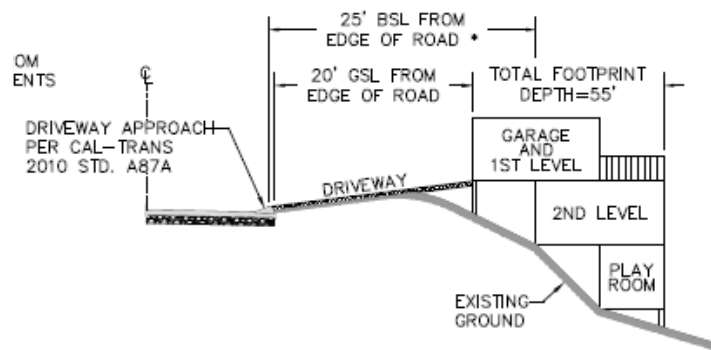
The Tentative Tract Map is designed as a “lot sales” single-family residential development for 37 custom homes with private streets. The proposed lots range in size from 24,109 square feet to 10,083 square feet with an average lot size of 14,106 square feet that will be developed based on individual lot sales. The proposed lot sizes are in compliance with the 7,200 square foot minimum for the RS zone development standards. Subsequent to a Project approval, the Board of Directors of the North Bay Lodge Owner’s Association (Homeowner’s Association) will consider the inclusion of the Project into the North Homeowner’s Association.

The construction of the future custom homes will utilize a terraced split-level design for the “uphill” and “downhill” lot configurations as illustrated below, rather than the use of graded building pads. This concept is typically utilized for residential developments with this similar topography throughout the mountain community.



UPHILL CONDITION HOUSE SECTION

N.T.S.



DOWNHILL CONDITION HOUSE SECTION

N.T.S.

To ensure compliance with the split-level building configuration requirements, a covenant will be recorded over each lot in the subdivision requiring the proposed house design to be reviewed and approved by the developer. In addition, a note will be added to the Composite Development Plan informing the lot purchaser and building plan reviewer of the building design requirements. In the event the Project is incorporated into the NBLOA, the building requirements can be included in the architectural review section of the Association's by-laws.

Earthwork

Grading of the Project site will be limited to the final construction and improvements of the private streets (Sugar Pine Drive, Arrowhead Lane, and Cedarwood Drive) which were previously rough graded as part of the original Tract Map. This earth work involves a cut volume of 1,124 cubic yards and fill volume of 992 cubic yards with a total export of 132 cubic yards. No grading of individual lots is proposed as part of the Project.

Access/Circulation:

Two entrances will provide access to the Project site (Exhibit G). The existing gated entrance located at North Bay Road provides access from the north and a new gated entrance located at the terminus of Cedarwood Drive provides access from the south. An existed gated entrance at Old Toll Road provides emergency access only from the west. The proposed private streets meet Fire District standards and have been reviewed and approved by the Department of Public Works.

Access during construction will also be provided via North Bay Road and Cedarwood Drive (Exhibit H). These construction routes have been reviewed and approved by the Department of Public Works and Fire District.

Drainage

The Preliminary Drainage Study and Preliminary Grading Plan have been approved by the Land Development Division, and the proposed Project has been conditioned to provide adequate provisions to intercept and control 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. Additionally, each individual lot shall mitigate its Post Development flows prior to building permit Issuance which may require a Final Drainage Study for each lot consistent with the approved Preliminary Drainage Study, and lots in this subdivision are subject to Hillside Grading Standards and Hillside Grading Review as applicable by the current San Bernardino County Development Code at the time of building permit issuance. The Project's site plan has also been reviewed and accepted by the County's Land Use Services and Public Works Departments.

Water and Wastewater

The Lake Arrowhead Community Services District (LACSD) provides both water and wastewater treatment for properties within the City of Lake Arrowhead and surrounding unincorporated areas. The LACSD has issued Adequate Service Certifications for Sewer Service and Public Water. It is not expected that the Project will burden the existing ability of LACSD to treat wastewater. Additionally, development projects are required to pay for and/or install upgrades to trunk sewer lines and other service lines in order to complete the necessary upgrades for the Project.

Development Standards

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	Development Code		Project Plans
Minimum Lot Area	7,200 Square Feet		10,083 Square Feet
Minimum Lot Dimensions	Width	60 Feet	60 Feet
	Corner	70 Feet	84 Feet
	Depth	100 Feet	206 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, the Tentative Tract Map is consistent with the Development Code. Along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods. The average lot size of 14,106 square feet in the proposed subdivision is comparable and compatible with the minimum lot sizes of the surrounding single family zoning districts of 10,000 and 14,000 square feet.
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 Project site is located within the Policy Plan's Low Density Residential (LDR) Land Use Category designation and the Multiple Residential (RM) Land Use Zoning District designation. Pursuant to Government Code Section 65860, the Project application is being processed without a zoning amendment. Substantial evidence in the record supports the determination that the Project is consistent with all applicable objective general plan standards and criteria related to the Low Density Residential (LDR) Land Use Category designation, including, but not limited to, density and intensity range and primary purpose of a single residential land use. In accordance with the mandate in Government Code Section 65860 that the application be processed in accordance with all applicable laws, the Project is being developed in accordance with the Single Residential (RS) Land Use Zoning District, which will be the future implementing zone when the comprehensive Zoning Map is approved. The development of the Project conforms with the performance standards that are identified in the Development Code for the Single Residential (RS) zoning district.

	<p>The subdivision is an allowed use within the proposed Single Residential (RS) zoning district subject to the approval of a Tentative Tract Map. The Project site plan identifies compliance with the Development Code.</p>
<p>Policy LU-2.5: Hillside Preservation</p>	<p>Consistency</p>
<p>We require that new development in sloping hillside areas preserve the natural character of the surrounding environment and does not further exacerbate natural hazards or erosion.</p>	<p>The construction of the future custom homes will utilize a terraced split-level design for the “uphill” and “downhill” lot configurations as illustrated in the Planning Commission Staff Report, rather than the use of graded building pads in order to preserve the natural character of the surrounding environment. This concept is typically utilized for residential developments with this similar topography throughout the mountain community. Grading of the Project site will be limited to the final construction and improvements of the private streets (Sugar Pine Drive, Arrowhead Lane, and Cedarwood Drive) which were previously rough graded as part of the original Tract Map. The Preliminary Drainage Study and Preliminary Grading Plan has been approved by the Land Development Division, and the proposed Project has been conditioned to provide adequate provisions to intercept and control 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. The Project will not further exacerbate natural hazards or erosion.</p>

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the previously proposed project description of 41 residential lots in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS/MND concluded that the Project would not have a significant effect on the environment with implementation of mitigation measures related to the Project’s impacts on Biological Resources, Cultural Resources, Geology and Soils, Hazards and Wildfire, Hydrology and Water Quality, and Tribal Cultural Resources. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for public review and comment for a 30-day period from February 28, 2022 through March 21, 2022.

Comment letters were received from:

- Arrowhead Lakes Estates Condominiums Homeowners Association, dated March 21, 2022 (Exhibit J).
- Save Our Forest Association (SOFA), dated March 21, 2022 (Exhibit K).
- Mountains Group of the San Geronio Chapter of the Sierra Club (Sierra Club), dated March 21, 2022 (Exhibit L).
- Ten (10) from the general public (Exhibit M).

Responses to Comments from the recipients above have been prepared (Exhibit B).

With the reduction from 41 to 37 residential lots and corresponding reconfiguration and revised layout of the map, an Errata to the MND has been prepared (Exhibit C). The Errata concludes that the revisions do not constitute a substantial revision to the MND, which is defined to mean the identification of new, avoidable significant environmental impacts or the addition of new mitigation that is required to avoid a significant environmental impact, that would trigger recirculation of the MND. As explained in the Errata and responses to comments, the changes to the MND are information that merely clarifies, amplifies, and makes insignificant modification unrelated to a new significant environmental impact and includes the revision and addition of mitigation on environmental impacts already identified in the MND which are equivalent or more effective in mitigating environmental impacts as the original measures and will not themselves create any new adverse impacts; therefore, recirculation of the MND is not required.

A summary of recommended mitigation measures intended to reduce the Project's impact on the environment to less than significant is contained in the MND, together with the Errata, and incorporated into the Project's Mitigation and Monitoring and Reporting Program (Exhibit D).

PUBLIC COMMENTS

On January 6, 2022, Project Notices were mailed to the 132 surrounding property owners within 300 feet of the Project site, as required by Section 85.03.080 of the Development Code. 10 public comments were received (Exhibit G).

COMMUNITY MEETINGS

On March 19, 2022, the Applicant hosted a community meeting at the North Bay Lake Arrowhead Club House to present the Project comprised of the proposed 41 single-family residential lots and to solicit comments from the association members and residents from the surrounding neighborhoods. The community concerns included the following: increased traffic especially during winter months, evacuation in case of fire, environmental concerns (degradation of hill sides and endangered species concerns), how it interferes with the neighboring homeowners association, and loss of trees. These comments are substantially similar to those made during the IS/MND circulation period and have been addressed in the Response to Comments (Exhibit B).

On March 11, 2026, the Applicant hosted a follow-up community meeting at the North Bay Lake Arrowhead Club House to present the revised Project comprised of 37 residential lots and addressed the following:

- The reduction of residential lots, retaining walls and new roads eliminates the need for extensive grading.
- The homes will be developed with the terraced split-level design concept, and the elimination of the retaining walls and new roads reduces the amount of removal of trees.
- Traffic to and from the Project site via North Bay Road and Cedarwood Drive will be similar to that for those residing within the Homeowner's Association community.
- If approved, the Board of Directors will consider the inclusion of the Project into the North Bay Lodge Owner's Association in order to maintain continuity with the existing community.

NOTICE OF HEARING

On May 7, 2026, pursuant to the Development Code, a notice of the Planning Commission public hearing on this item was mailed to the surrounding 145 property owners within a 300-foot radius of the Project site and interested parties. As of the date of the preparation of this staff report, 6 public comment letters in opposition and 1 comment letter in support have been received (Exhibit O).

RECOMMENDATION

That the Planning Commission take the following actions:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibits A, C, and D);
- 2) **ADOPT** the Findings in support of the Tentative Tract Map (Exhibit E);
- 3) **APPROVE** Tentative Tract Map No. 20480 to subdivide the 15.95-acre open space site comprised of two parcels into 37 single-family residential lots for lot sales and a remainder open space parcel, subject to the Conditions of Approval (Exhibits F and G); and
- 4) **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Mitigated Negative Declaration, link:
<https://lus.sbcounty.gov/wp-content/uploads/sites/48/Mountain/TTM20480/IS-MND-TTM20480-CEQA.pdf>
- EXHIBIT B: Responses to Comment on Initial Study/Mitigated Negative Declaration
- EXHIBIT C: Errata to IS/MND based on 37 Lots
- EXHIBIT D: Mitigation Monitoring and Reporting Program
- EXHIBIT E: Findings for Tentative Tract Map
- EXHIBIT F: Conditions of Approval
- EXHIBIT G: Tentative Tract Map No. 20480
- EXHIBIT H: Project Site Access Map
- EXHIBIT I: Construction Routes Map
- EXHIBIT J: Letter from Arrowhead Lakes Estates Condominiums Homeowners Association, dated March 21, 2022
- EXHIBIT K: Letter from Save Our Forest Association, dated March 21, 2022
- EXHIBIT L: Letter from Mountains Group of the San Geronio Chapter of the Sierra Club, dated March 21, 2022
- EXHIBIT M: Public Comments from CEQA public review period
- EXHIBIT N: Public Comments from Project Notice
- EXHIBIT O: Public Comments from Notice of Public Hearing

EXHIBIT A

EXHIBIT A

Mitigated Negative Declaration link:

<https://lus.sbcounty.gov/wp-content/uploads/sites/48/Mountain/TTM20480/IS-MND-TTM20480-CEQA.pdf>

EXHIBIT B

Comment 1

Date: March 21, 2022

Commenter: Arrowhead Lake Estates Condominium Association (ALECHA)

Affiliation: HOA Board/Residents

Source File: ALECHA response on 41 homesites.docx

I write as an individual and as part of ALECHA to express our serious concerns regarding the proposed 41-lot development adjacent to our community. While we understand development is part of community growth, the current project raises critical questions and poses numerous risks to the well-being, safety, and harmony of our area.

Our primary concerns include:

1. **Access and Traffic** – The project relies heavily on our private roads without any agreements or compensation. Increased traffic from 41 new homes will burden our gates, roads, and residents, and no formal coordination with ALECHA has been made.
2. **Emergency Egress and Public Safety** – During fires or other emergencies, current evacuation routes are limited. Adding 41 homes increases evacuation risks. No updated emergency access study was provided.
3. **Construction Impacts** – Noise, dust, debris, and heavy truck traffic will affect our quiet neighborhood. Construction staging is unclear and will likely spill into our shared roads.
4. **Loss of Trees and Wildlife Habitat** – The site contains dense native trees and is home to deer and other wildlife. Tree removal and habitat loss are not sufficiently addressed.
5. **View and Aesthetics** – Phase 3 of the project is highly visible from our homes. The claim that it is not visible from public viewpoints is misleading. The removal of mature trees will severely alter the landscape.
6. **HOA Maintenance Burden** – Who will maintain the shared roads, cameras, gates, snow removal, and club facilities? The developer offers no HOA integration or funding model.
7. **CEQA Inadequacies** – The IS/MND downplays or avoids major environmental concerns. There is inadequate analysis of traffic, water supply, biological resources, wildfire risks, and cumulative impacts. We believe an EIR is warranted.

In conclusion, ALECHA opposes this project as currently proposed and urges the County to require a full Environmental Impact Report before proceeding. Our community deserves transparency, cooperation, and a plan that respects existing residents, infrastructure, and the environment.

Response to Comment 1

The County of San Bernardino acknowledges the concerns expressed by ALECHA regarding the proposed 41-lot subdivision adjacent to the Arrowhead Lake Estates community. Each concern raised is addressed below in accordance with the California Environmental Quality Act (CEQA) and the analysis presented in the Initial Study/Mitigated Negative Declaration (IS/MND) for PROJ-2021-00161 (Lake Arrowhead Estates).

1. Access and Traffic

The proposed project does not rely on access through private HOA roads. All primary vehicular access for the subdivision will be provided via public streets or rights-of-way under the jurisdiction of the County. No access through ALECHA-maintained private roads is proposed or permitted as part of this project. Any future proposal to utilize private HOA roads would require separate private agreements outside the CEQA process. The IS/MND includes a traffic analysis indicating that the project-generated trips would not result in a significant impact on traffic operations (see Transportation section of the IS/MND).

2. Emergency Egress and Public Safety

The project site is located in a Fire Safety Overlay District (FS-1), and the IS/MND evaluates wildfire risk, including emergency access and evacuation. The project has been reviewed by the San Bernardino County Fire Department, which did not identify deficiencies in emergency access. The proposed internal road network has been designed to meet County fire access standards. Based on CEQA Guidelines Appendix G, thresholds related to wildfire risk, emergency response, and evacuation routes were found to have a less-than-significant impact with mitigation incorporated (see Wildfire section of the IS/MND).

3. Construction Impacts

Temporary construction-related impacts such as noise, dust, and truck traffic are analyzed under the Air Quality, Noise, and Transportation sections of the IS/MND. The analysis includes required mitigation measures consistent with SCAQMD Rule 403 (Fugitive Dust), noise control standards, and County construction traffic controls. Construction staging areas will be confined to the project site and

adjacent public right-of-way. Use of HOA-maintained private roads for staging or haul routes is not authorized or contemplated.

4. Loss of Trees and Wildlife Habitat

The Biological Resources section of the IS/MND includes a detailed analysis based on a field biological survey. While the project involves removal of some native vegetation, no special-status species or habitats were identified. Mitigation Measure BIO-1 requires pre-construction surveys and tree protection measures to minimize biological impacts. The site is not classified as Environmentally Sensitive Habitat Area (ESHA) nor does it contain riparian or jurisdictional wetlands.

5. View and Aesthetics

As stated in the Aesthetics section, the project site is within a gated community and is not located within a designated scenic vista or along a state-designated scenic highway. While private views may be affected, CEQA does not treat the loss of private views as a significant environmental impact (CEQA Guidelines § 15382; *Bowman v. City of Berkeley* (2004) 122 Cal.App.4th 572). The IS/MND addresses public views and concludes impacts are less than significant.

6. HOA Maintenance Burden

HOA responsibilities are not subject to CEQA review unless they have direct environmental consequences. The project does not propose or require the use of ALECHA-maintained infrastructure. Any future maintenance agreements, access easements, or shared facilities would be subject to private contractual arrangements and separate from CEQA considerations.

7. CEQA Adequacy and Request for an EIR

The IS/MND was prepared in accordance with CEQA Guidelines § 15063 and includes substantial evidence demonstrating that all potentially significant environmental impacts can be mitigated to a less-than-significant level. CEQA does not require an Environmental Impact Report (EIR) when mitigation measures are sufficient to reduce impacts below the level of significance. The project does not result in impacts of statewide, regional, or areawide significance that would mandate an EIR under CEQA Guidelines § 15064 or § 15065. Cumulative impacts were addressed per CEQA Guidelines § 15130 and found to be less than significant.

Conclusion

The County acknowledges the concerns of ALECHA and emphasizes that the project, as proposed and mitigated, does not result in significant environmental effects requiring preparation of an EIR. The IS/MND provides a comprehensive and legally adequate analysis

under CEQA. Further, issues related to private road use or HOA infrastructure fall outside the scope of environmental review and are to be addressed through private negotiations.

Comment 2

Date: March 21, 2022

From: Hugh A. Bialecki, DMD, President, Save Our Forest Association (SOFA)

Subject: Opposition to MND – Request for Environmental Impact Report

Chris Warrick, Planning Supervisor
County of San Bernardino Land Use Services
Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415

The Save Our Forest Association (SOFA) is responding to the Project No. PROJ-2021-00161 located on North Bay Road in the community of Lake Arrowhead, APN #0333—106-15 and #0333-106-16.

SOFA has reviewed the Initial Study and wants to express our concerns with the lack of significant review in the areas of Biological Resources, Hazards and Hazardous Materials, Transportation, Utilities and Service Systems, Wildfire, Recreation, and Mandatory Findings of Significance. SOFA does not agree that the determination leading to a Mitigated Negative Declaration is appropriate and that the proposed project may have a significant effect on the environment and that an Environmental Impact Report is required.

IV. Biological Resources:

Significant populations of southern rubber boa (SRB), San Bernardino flying squirrel, and California spotted owl have been identified in the Upper Little Bear Tract and the Arrowhead Ridge properties in close proximity to this proposed development. Focused surveys for these sensitive or special status species, as identified by the California Department of Fish and Wildlife, should be required to better understand their presence on the proposed development site and if there are potentially significant impacts.

IX. Hazards and Hazardous Materials:

The project site is located in a very high fire hazard severity zone in a state responsibility area (SRA). It is well known that “human error, arson, high voltage lines, vehicles, and lightning are the primary causes of wildfires.” Page 56, Initial Study. Increased structures and human habitation are directly related to the spread of wildfires, as evidenced in the

Lake Arrowhead community in 2003 and 2007. These conditions cannot be considered as “Less than Significant Impacts.”

XVI. Recreation:

This project would include the use of existing North Bay Condominiums clubhouse, pool, and tennis courts which are potentially in need of expansion or upgraded maintenance to serve an additional 41 homes. Failure to recognize and mitigate the impacts on current facilities that would be used by new homeowners would lead to further degradation of existing facilities. “No Impact” is simply not correct given the project location within the existing gated community and current discussions about HOA status.

XVII. Transportation:

This project is in a gated community with restricted access and multiple winding roadways. The areas of emergency ingress and egress are not clearly marked on the site plan and lead to concerns of access for emergency vehicles and for safe evacuation routes. The stated “No Impact” in the IS does not seem plausible.

XIX. Utilities and Service Systems:

The impacts of climate change and greater severity of California drought are not considered in the IS. The Lake Arrowhead community is completely dependent on snowfall and rainfall on the watershed surrounding the lake and also has state-imposed limits on the amount of domestic water use/lake level. The reference to imported water available through CLAWA is grossly overstated and is subject to termination as supplies from the State Water Project are diminished or eliminated completely. The local water agency, LACSD, cannot accurately predict projected water use by the project without significantly more detail on home sizes, number of fixtures and landscaping details. The finding of “Less than significant” in the IS places a completely unrealistic expectation on CLAWA’s ability to provide any water on a predictable or consistent basis. LACSD groundwater wells have been inconsistent in their production and the expectation of greater successful well drilling should be highly conservative rather than relying on additional groundwater supplies. Currently, the CA State Water Resources Board is hearing a draft Cease & Desist Order regarding the Nestlé/Blue Triton Brands diversions of water in Strawberry Canyon on the San Bernardino National Forest only a couple of miles from this project site; given the fractured granite composition of our mountain, it is unclear if these water diversions are negatively impacting the level of Lake Arrowhead and groundwater supplies.

XX. Wildfire:

The IS cites “No Impact” yet is contradictory in the Substantiation, stating “Human error, arson, high-voltage lines, vehicles and lightning are the primary causes of wildfires.” Increased numbers of structures lead to greater human error, high-voltage lines, and

vehicles—all magnifying fire risk. The proposed project site is located in an SRA or land classified as very high Fire Hazard Severity Zone. There is no evident discussion of an evacuation plan for the existing gated community, particularly with the additional 41 homes adding greater evacuation complexity. In other areas of California with new proposed housing developments, the efficacy of wildfire evacuation has led the courts to strike down county-approved projects where evacuation planning has been inadequate.

XXI. Mandatory Findings of Significance:

The IS cites “Less than significant with mitigation incorporated.” This may actually be the case, yet without more detailed and focused study the conclusion is guesswork. The project has multiple areas with potentially significant impacts requiring an Environmental Impact Report to rigorously evaluate these impacts. SOFA believes that a Mitigated Negative Declaration (MND) is not supported with the amount and detail of information presented in this Initial Study.

Thank you for the opportunity to comment on the proposed project.

Sincerely,

Hugh A. Bialecki, DMD

President, Save Our Forest Association, Inc.

Response to Comment 2:

The County of San Bernardino acknowledges the comments submitted by SOFA expressing opposition to the Mitigated Negative Declaration (MND) for the Lake Arrowhead Estates Project (PROJ-2021-00161). The concerns raised regarding Biological Resources, Hazards and Hazardous Materials, Recreation, Transportation, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance have been reviewed and are addressed below.

IV. Biological Resources

The Initial Study includes a Biological Resources Assessment (BRA) conducted in accordance with CEQA Guidelines §15065 and §15070. The BRA involved a field survey of the project site by a qualified biologist. No suitable habitat or direct evidence for the southern rubber boa (SRB), San Bernardino flying squirrel, or California spotted owl was found on the project site. While nearby areas (e.g., Upper Little Bear Tract) may host these species, CEQA requires a site-specific assessment. Mitigation Measure BIO-1 includes pre-construction surveys for nesting birds and habitat avoidance procedures. Focused protocol-level surveys are not warranted in the absence of suitable habitat on site.

IX. Hazards and Hazardous Materials (Fire Risk)

The site is located within a State Responsibility Area (SRA) and a Very High Fire Hazard Severity Zone (VHFHSZ). The project was evaluated under CEQA Guidelines Appendix G, and mitigation measures have been imposed to reduce potential wildfire risks, including fuel modification zones and compliance with County Fire Code standards. The project does not introduce uses that would create significant new hazards beyond typical residential development and complies with General Plan and Fire Safety Overlay (FS-1) requirements. Past fires in the region (e.g., 2003/2007) are acknowledged, but CEQA does not require a project to eliminate all wildfire risk—only that risk be reduced to less than significant through feasible mitigation.

XVI. Recreation

The IS/MND concludes “No Impact” because the project does not propose or require use of existing recreational facilities owned and operated by private entities, such as the North Bay Condominiums clubhouse or pool. Use of private facilities by future residents would require separate contractual arrangements or HOA integration, which are outside the scope of CEQA review. CEQA only requires evaluation of physical environmental impacts related to recreation demand, not the socioeconomic consequences of HOA decisions.

XVII. Transportation and Emergency Access

The IS/MND includes a transportation analysis prepared in accordance with CEQA Guidelines §15064.3, using vehicle miles traveled (VMT) and local circulation impact metrics. Emergency access routes are included in the site plan and reviewed by the San Bernardino County Fire Department for compliance with fire access standards. The road network within the proposed development will be constructed to County design standards for emergency vehicle access. The claim of “No Impact” refers to CEQA thresholds, which were appropriately evaluated and found to be less than significant based on substantial evidence.

XIX. Utilities and Service Systems (Water Supply)

The IS/MND includes discussion of water supply availability through the Lake Arrowhead Community Services District (LACSD), with supplementary reference to water sources managed by the Crestline-Lake Arrowhead Water Agency (CLAWA). As required by CEQA and SB 610/SB 221 thresholds, the scale of this residential project (41 units) does not trigger a Water Supply Assessment. The analysis considers drought and water reliability based on current LACSD supply planning. No evidence was provided to demonstrate that water availability is inadequate for this scale of development. The reference to Nestlé/BlueTriton diversions in Strawberry Canyon is not directly relevant to this site and is outside CEQA’s requirement for site-specific analysis unless a clear nexus exists.

XX. Wildfire

The IS/MND evaluates the project under the CEQA Wildfire Checklist (Appendix G, Section XX) and concludes less-than-significant impact based on compliance with the Fire Safety Overlay, building code requirements, and fuel management zones. The concern about increased structures and human activity is acknowledged, but such considerations are addressed through fire-safe design standards and agency review. Recent case law (e.g., *Cleveland National Forest Foundation v. SANDAG*, 2017) supports that CEQA requires analysis based on substantial evidence of risk, not assumptions based on general hazard area designations.

XXI. Mandatory Findings of Significance

The IS/MND appropriately determines that, with mitigation measures incorporated, the project will not result in significant cumulative or long-term impacts under CEQA Guidelines §15065. The determination is based on substantial evidence including technical reports, agency consultation, and mitigation measures that reduce all potentially significant impacts to less-than-significant levels. Preparation of an EIR is not required when a MND adequately mitigates potential environmental impacts.

Conclusion

SOFA's concerns are acknowledged; however, the Initial Study and Mitigated Negative Declaration are consistent with CEQA requirements and supported by substantial evidence. Based on the analysis, no significant unmitigated environmental impacts have been identified that would warrant preparation of an Environmental Impact Report (EIR). The County remains committed to ensuring responsible environmental review and project oversight.

Comment 3

Subject: No Bay gated development

From: Michele Laws

Date: March 20, 2022

To whom it may concern,

I am writing to express my strong opposition to the proposed development near North Bay Road in Lake Arrowhead. I have been a full-time resident in the community for over 12 years and am concerned about the impact this project will have on our neighborhood and the environment.

First, I am concerned about the lack of transparency and public notice surrounding this project. Many of us in the community only recently found out about the proposal, and the public comment period is too short to allow for meaningful engagement. There has been no community meeting or outreach by the developer that I'm aware of.

Second, this area is already prone to traffic congestion and has limited road access. Adding 40+ new homes will only worsen the situation. During winter storms, even emergency vehicles sometimes have trouble accessing the area.

Third, the environmental impacts of this project are not adequately addressed. The IS/MND fails to account for the cumulative impact of removing dozens of mature trees and the associated loss of wildlife habitat. I have personally observed deer, owls, and foxes in this area. These animals will lose their homes.

Fourth, I am skeptical of the claim that there is enough water supply to serve these new homes. We are in a drought. How can LACSD guarantee new water connections when there are restrictions on existing homes?

Finally, I would like to see this area preserved as open space or used for lower-impact development like trails or small-scale parkland, not another gated housing tract. If new homes must be built, at least consider building fewer and requiring green building standards.

I urge the County to reject this MND and require a full Environmental Impact Report.

Sincerely,

Michele Laws

Lake Arrowhead Resident

Response to Comment 3

The County of San Bernardino acknowledges and appreciates the comments submitted by Ms. Michele Laws, a resident of the Lake Arrowhead community. Each concern raised has been reviewed and is addressed below in accordance with the requirements of the California Environmental Quality Act (CEQA).

1. Public Notification and Outreach

CEQA requires that a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) be provided to the public and responsible agencies with at least a 30-day public review period (CEQA Guidelines §15073). The NOI for this project was published and distributed consistent with CEQA and County procedures, including posting at the County

office and on its website, and mailing to nearby property owners. While CEQA does not mandate community meetings for an MND, the County encourages public participation and has considered all written comments received during the public review period in preparing the final environmental document.

2. Traffic and Emergency Access

The Initial Study evaluates potential transportation impacts in accordance with CEQA Guidelines Appendix G and the County's transportation thresholds, including emergency access. The proposed project will be accessed via public roads and is not expected to significantly increase congestion. The project-generated trips are within thresholds that do not require detailed level-of-service analysis under CEQA, which now focuses on vehicle miles traveled (VMT) as the primary metric (CEQA Guidelines §15064.3). Moreover, the County Fire Department reviewed the project plans for adequate emergency vehicle access, including during inclement weather events.

3. Biological Resources and Tree Removal

The IS/MND includes a Biological Resources Assessment prepared by a qualified biologist. While the project involves removal of vegetation, no sensitive species or habitats were identified on site. Mitigation Measure BIO-1 requires pre-construction surveys and habitat avoidance measures. The IS/MND acknowledges the presence of common wildlife and concludes that, with mitigation, impacts would be less than significant. CEQA does not treat loss of habitat for common species (such as deer and foxes) as a significant impact unless the habitat supports a sensitive or protected species.

4. Water Supply and Drought Conditions

The Lake Arrowhead Community Services District (LACSD) has confirmed its ability to serve the project within its existing service area and planning assumptions. The project does not meet the thresholds under SB 610 or SB 221 requiring a Water Supply Assessment. While regional drought conditions are acknowledged, CEQA requires that water supply analysis be based on normal, single-dry, and multiple-dry year conditions consistent with the urban water management plan of the provider. The IS/MND reflects these considerations and finds no significant impact to water supply availability.

5. Project Alternatives and Open Space Preference

CEQA does not require the lead agency to select the "least impactful" project alternative unless an Environmental Impact Report (EIR) is required. Because the Initial Study determined that all potentially significant impacts can be mitigated to a less-than-significant level, the preparation of an EIR and detailed alternatives analysis is not mandated (CEQA Guidelines §15070). While the desire for open space or fewer units is

noted, land use decisions and density are subject to consistency with the Countywide Plan and zoning, which the proposed project satisfies.

Conclusion

The project has been reviewed in accordance with CEQA and found to result in no significant environmental impacts with mitigation. The IS/MND provides substantial evidence to support its conclusions. While community input is essential and has been thoroughly considered, the preparation of a full Environmental Impact Report is not warranted under CEQA standards.

Comment 4

Lake Arrowhead Investment Holdings, LLC

P.O. BOX 8070, Calabasas, CA 91372
800.710.1031

Sent via email to: chris.warrick@lus.sbcounty.gov

Date: March 19, 2022

To:

County of San Bernardino
Land Use Services Department
Planning Division
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Attention: Chris Warrick, Planning Supervisor

Subject: Opposition to TTM 20480 – Project 2021-00161

Dear Mr. Warrick,

The purpose of this letter is to advise you that Lake Arrowhead Investment Holdings, LLC (opposing party) owns 22 lots in the immediate area adjacent to the proposed project, and as such, we believe that such project would have a significant negative impact of excessive wear and tear on the roads, existing amenities, and other infrastructure within our Homeowners Association.

Moreover, the original developer in 1992 intended to create a project consisting of 67 condominium units on the upper area of Northbay Lodge and subsequently annex all (100%) those 67 condominium units into a timeshare project. Such plan never took place,

and only thirteen (13) or 20% of the sixty-seven (67) units were annexed as timeshares, leaving the rest as a failed hybrid project in shambles for future owners to deal with when the original developer filed for bankruptcy.

We believe that the proposed project would only exacerbate the current dysfunction created by the original developer's failed project and further damage frail roads with daily heavy trucks and equipment necessary to grade the two existing parcels to create forty-one (41) lots and all the infrastructure required for such massive project.

In our opinion, the proposed project should create its own ingress and egress from a different point of entry and not depend on using any of our HOA's existing roads from Northbay or Toll Road points of entry.

For all the above reasons, we respectfully request that the Planning Division for the County of San Bernardino deny approval of the proposed project.

Sincerely,

Frank Sarabia, Managing Member
Lake Arrowhead Investment Holdings, LLC

CC: Northbay Lodge Condominium HOA

Response to Comment 4

The County of San Bernardino has reviewed the comment submitted on behalf of Lake Arrowhead Investment Holdings, LLC regarding the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The concerns raised regarding infrastructure wear, private road use, historical development context, and construction impacts are addressed below in accordance with the California Environmental Quality Act (CEQA).

1. Potential Wear and Tear on Private Roads and HOA Infrastructure

The proposed project does not propose the use of private roads maintained by the Northbay Lodge Condominium Homeowners Association (HOA) or associated entities. All primary access for the proposed 41-lot subdivision is planned from public roadways or new internal roads developed as part of the project. The IS/MND confirms that no encroachment or reliance on private infrastructure (such as HOA-maintained roads, gates, or amenities) is proposed or analyzed. Any future request for access through private roads would require private legal agreements and is not part of the CEQA environmental review process.

2. Historical Developer Actions and Project Legacy Issues

While the comment references legacy issues related to a 1992 development and the partial implementation of a condominium timeshare project, CEQA is focused on the environmental impacts of the current proposed project. The prior developer's bankruptcy and design outcomes are not environmental effects as defined under CEQA (Guidelines §15382). The County has no authority under CEQA to evaluate or remedy historical real estate or governance matters unrelated to the current project proposal.

3. Construction Impacts from Grading and Heavy Equipment

The Initial Study evaluates temporary construction-related impacts, including noise, air quality, and traffic related to construction vehicles and equipment. Mitigation measures are included to minimize construction-related impacts (e.g., dust suppression under SCAQMD Rule 403, limits on construction hours, traffic safety measures). Construction activities will be limited to areas under the applicant's control and adjacent public rights-of-way. Use of HOA-maintained roads for construction staging or access is not proposed nor authorized.

4. Request for Alternative Access Point

As noted above, the project proposes its own internal roadway system and does not seek to utilize access through private roads under the control of the Northbay Lodge HOA or Toll Road entry points. The project's ingress/egress has been designed in compliance with County standards and reviewed by the County's Public Works and Fire Departments for safety and emergency access. No CEQA impact related to use of private roads has been identified.

Conclusion

The concerns raised by the commenter primarily involve private property rights and historical governance matters that fall outside the scope of CEQA. The environmental impacts associated with access, construction, and infrastructure have been analyzed in the IS/MND and determined to be less than significant with mitigation. The project does not propose or rely upon access through private HOA roads. Based on substantial evidence in the record, the IS/MND is considered legally adequate under CEQA.

Comment 5

Date: March 21, 2022

Document: *Email titled "FW Tentative Tract Map (TTM) 20480 Proj. No. PROJ-2021-00161"*

From: Michael Ray

To: Chris Warrick

Sent: Monday, March 21, 2022 4:43 PM

Subject: Tentative Tract Map (TTM) 20480 – Concerns

Dear Mr. Warrick,

I have lived in the Lake Arrowhead area for more than 25 years and am writing in response to the proposed development of 41 new home sites under Tentative Tract Map 20480. My concerns include the following:

1. **Traffic and Road Safety:** The North Bay Road corridor is already congested during weekends and holidays. Adding 41 new homes will increase the volume of vehicles significantly. I am especially worried about the impact during winter conditions when roads are icy.
2. **Fire Safety and Emergency Access:** The area is in a high fire hazard zone. I see no clear mention in the report about emergency evacuation routes. With only limited access roads, how will existing and new residents safely evacuate in case of wildfire?
3. **Noise and Air Pollution:** The project is described as being developed in three phases. This means years of construction activity, heavy machinery, and increased noise. How will this be mitigated for existing residents nearby?
4. **Environmental Concerns:** I am concerned about tree removal, habitat disruption, and soil erosion. The area is steep, and any development will surely impact the watershed and natural habitats. What measures are being proposed to limit this?
5. **Lack of Community Outreach:** Many neighbors only recently became aware of this proposal. There should have been more outreach and time to review such a large project.

I respectfully request that the County consider requiring a full Environmental Impact Report (EIR) instead of a Mitigated Negative Declaration. The scale of the project and its location warrant deeper analysis. Thank you for your attention.

Response to Comment 5

The County of San Bernardino has reviewed and considered the comments submitted by Mr. Michael Ray regarding Tentative Tract Map 20480 (Lake Arrowhead Estates, PROJ-2021-00161). Each of the points raised is addressed below in the context of the California

Environmental Quality Act (CEQA) and the analysis provided in the Initial Study/Mitigated Negative Declaration (IS/MND).

1. Traffic and Road Safety

The Initial Study evaluates potential transportation impacts, including the addition of vehicle trips from the proposed 41 homes. The traffic assessment determined that the increase in trips would not exceed the County's significance thresholds and would not result in substantial degradation of public roadways. Under current CEQA Guidelines §15064.3, vehicle miles traveled (VMT) is the primary metric used to assess transportation impacts. The project is consistent with local circulation plans and includes compliance with County standards for road design and winter access. The IS/MND concludes that impacts to traffic and road safety would be less than significant.

2. Fire Safety and Emergency Access

The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and is subject to the County's Fire Safety Overlay (FS-1). The site plan was reviewed by the County Fire Department to ensure adequate emergency access, turnaround capacity, and compliance with fire code standards. While the IS/MND does not reproduce an evacuation plan, it incorporates compliance with fire agency standards, which include provisions for emergency ingress and egress. The analysis in the Wildfire section of the IS/MND determined that, with mitigation, impacts would be less than significant.

3. Construction-Related Noise and Air Quality

The IS/MND analyzes temporary construction-related impacts under the Air Quality and Noise sections. The project will be constructed in three phases over multiple years, but standard mitigation measures are in place, including compliance with South Coast AQMD Rule 403 for dust control, limits on construction hours, and noise-reducing practices for equipment. These measures are sufficient under CEQA to reduce potential construction impacts to a less-than-significant level.

4. Environmental Concerns – Tree Removal, Habitat, and Erosion

The Biological Resources section of the IS/MND is based on a field survey by a qualified biologist. While the project involves the removal of vegetation on a steep slope, it does not support special-status species or habitats. Mitigation measures, such as BIO-1 and standard erosion control requirements (e.g., SWPPP compliance under the Clean Water Act), are incorporated to address potential impacts to wildlife, trees, and slope stability. The site is not located in a known Environmentally Sensitive Habitat Area, and CEQA requires that mitigation be feasible and proportionate to the potential impact.

5. Community Outreach and Notification

As required by CEQA Guidelines §15073, the County published a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and initiated a 30-day public review period. The NOI was distributed to adjacent property owners, responsible agencies, and posted on the County's website. While CEQA does not mandate a community meeting for projects evaluated under an IS/MND, public comments were encouraged and have been fully considered during preparation of the final document.

Request for Environmental Impact Report (EIR)

An EIR is required under CEQA only when a project may have a significant effect on the environment and those effects cannot be mitigated (CEQA Guidelines §15070 and §15064). The IS/MND for this project includes substantial evidence demonstrating that all potentially significant impacts can be reduced to less-than-significant levels through implementation of mitigation measures. Therefore, preparation of an EIR is not required.

Conclusion

The County appreciates Mr. Ray's engagement in the CEQA process. The IS/MND provides a thorough and adequate analysis under CEQA, and the concerns raised have been addressed through mitigation and compliance with applicable regulatory standards.

Comment 6

From: Sandra Austin

Sent: Sunday, March 20, 2022 10:39 PM

To: Warrick, Chris Chris.Warrick@lus.sbcounty.gov

Subject: Tentative Tract Map (TTM) 20480

Dear Mr. Warrick,

I am writing to voice my concerns regarding the proposed development of 41 new home sites near Arrowhead Lake Estates (Tentative Tract Map 20480, PROJ-2021-00161).

As a resident of this community, I am deeply troubled by several aspects of the proposed development:

1. **Traffic and Access:** The use of existing private roads such as Sugar Pine Drive and White Fir Lane for construction access and residential traffic is unacceptable. These roads were not designed to accommodate such volume or type of use. Increased traffic poses serious safety concerns for residents, especially children and seniors.

2. **Fire Evacuation:** This area is a high fire hazard zone. The introduction of 41 new homes, along with their residents, will significantly burden evacuation routes. The current road layout with dead-end streets is dangerous and not conducive to efficient evacuation in an emergency.
3. **Environmental Impact:** The project would necessitate the removal of a significant number of trees and disturb the existing ecosystem. Wildlife displacement, increased erosion risk, and scenic degradation are inevitable.
4. **Lack of HOA Engagement:** There has been minimal communication with the Arrowhead Lake Estates Condominiums Homeowners Association (ALECHA). The IS/MND fails to acknowledge the project's true impacts on our community and infrastructure.
5. **Drainage and Geotechnical Concerns:** With the steep topography of the area and seasonal storms, development of this magnitude raises serious concerns about soil stability, runoff, and landslide potential.
6. **Noise and Construction Impacts:** The multi-year construction of 41 homes will bring substantial noise, dust, and traffic congestion to our neighborhood.

I strongly urge the County to reconsider this project or require a full Environmental Impact Report (EIR) rather than relying on a Mitigated Negative Declaration (MND). The community has not been adequately informed or involved, and the environmental analysis provided is insufficient.

Sincerely,
Sandra Austin
Arrowhead Lake Estates Resident

Response to Comment 6

The County of San Bernardino has reviewed the comment submitted by Ms. Sandra Austin concerning the proposed Lake Arrowhead Estates Project (Tentative Tract Map 20480, PROJ-2021-00161). The comment addresses multiple issues related to traffic, wildfire, environmental and geotechnical impacts, and public engagement. Each point is addressed below in accordance with the California Environmental Quality Act (CEQA).

1. Traffic and Use of Private Roads

The proposed project does not include the use of private roads such as Sugar Pine Drive or White Fir Lane within the Arrowhead Lake Estates Condominiums for construction or

residential access. The IS/MND clarifies that access will be provided via public roads and newly constructed internal streets consistent with County road standards. If any private access were to be proposed in the future, it would require a separate agreement between private parties and is outside the scope of CEQA review. The Transportation analysis concluded that increased traffic from the project would not result in significant impacts based on vehicle miles traveled (VMT) metrics and local traffic thresholds.

2. Fire Evacuation and Safety

The IS/MND evaluates wildfire-related risks as required under CEQA Guidelines Appendix G (Section XX). The site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA). The project has been reviewed by the San Bernardino County Fire Department and includes compliance with Fire Code requirements, including adequate emergency access and turnarounds. While dead-end streets in the existing community are acknowledged, the project will include its own network of streets constructed to County fire safety standards. With required mitigation, wildfire evacuation risks were determined to be less than significant.

3. Environmental Impact – Tree Removal and Habitat

The project site is currently vacant and forested, and some tree removal is necessary for development. The IS/MND includes a Biological Resources Assessment prepared by a qualified biologist. No sensitive species or habitats were found on site, and mitigation measures such as pre-construction surveys (BIO-1) are required to minimize impacts. Erosion control and runoff management will be addressed through compliance with a Storm Water Pollution Prevention Plan (SWPPP) as part of the construction permitting process.

4. HOA Engagement and Community Impacts

The CEQA process includes specific notification and public review requirements, which were followed. A Notice of Intent (NOI) was issued and a 30-day public comment period was provided in compliance with CEQA Guidelines §15073. While CEQA does not require direct engagement with Homeowners Associations, public comments—including from ALECHA—have been received and are being fully considered as part of the environmental review. The IS/MND addresses physical environmental impacts, but matters such as infrastructure maintenance or HOA governance are beyond the scope of CEQA.

5. Drainage and Geotechnical Concerns

The IS/MND includes analysis of hydrology, water quality, and geology/soils. The project site features slopes exceeding 15%, and therefore is subject to review for slope stability, erosion, and landslide potential. Development will require geotechnical studies and engineered drainage systems, which will be implemented during site grading and

construction in compliance with County requirements and the National Pollutant Discharge Elimination System (NPDES). No significant geologic hazards were identified that could not be mitigated through standard construction practices.

6. Construction-Related Noise and Dust

The IS/MND evaluates construction-phase air quality and noise impacts. Construction will occur over three phases, but impacts are temporary and subject to standard mitigation, including dust suppression (AQ-1), limits on equipment operation hours, and adherence to noise standards in the County Development Code. These measures are sufficient under CEQA to reduce impacts to a less-than-significant level.

Request for EIR

An Environmental Impact Report (EIR) is required under CEQA only when substantial evidence supports a fair argument that the project may have a significant effect on the environment that cannot be mitigated. In this case, the IS/MND includes substantial evidence and mitigation measures demonstrating that all potentially significant impacts will be reduced to less-than-significant levels. Therefore, preparation of an EIR is not required under CEQA Guidelines §15070.

Conclusion

The County appreciates Ms. Austin's participation in the CEQA process. All comments received have been carefully considered and documented. The IS/MND meets the legal requirements of CEQA and includes mitigation to address the potential impacts identified.

Comment 7

Commenter: David Nichols

Date: March 18, 2022

"Please do not develop this land. It is a beautiful piece of land that is currently home to a variety of wildlife and plants. Developing this area would destroy habitat and forever change the landscape of Lake Arrowhead. I have hiked through this area since I was a boy. I understand the need for housing, but this is not the right place. Please deny the application. Thank you."

— David Nichols

Response to Comment 7:

The County of San Bernardino acknowledges and appreciates Mr. David Nichols's comment expressing opposition to the proposed development of the Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161), particularly with regard to the site's natural setting and wildlife habitat.

The California Environmental Quality Act (CEQA) requires lead agencies to assess whether a proposed project would result in significant impacts to biological resources, including sensitive species or habitats. The Initial Study/Mitigated Negative Declaration (IS/MND) includes a Biological Resources Assessment (BRA) conducted by a qualified biologist based on a field survey of the site. The BRA found that while the project site includes native vegetation and provides habitat for common wildlife, it does not contain special-status species, sensitive natural communities, or jurisdictional wetlands. No evidence of rare or endangered species or critical habitat was observed. As such, the IS/MND concludes that impacts to biological resources would be less than significant with the implementation of Mitigation Measure BIO-1, which includes pre-construction surveys and protective measures for nesting birds.

While the County recognizes the community's appreciation of the natural character of the site and its recreational value to some residents, CEQA does not prohibit development on the basis of aesthetic preference or recreational history unless the project would degrade scenic resources or remove access to publicly designated trails or open space. The site is located on privately owned land zoned for residential development, and no designated recreational trails or protected open space resources are located within the project boundaries.

The County is committed to ensuring that any approved development minimizes environmental harm through the imposition of mitigation measures and compliance with regulatory standards. Based on the evidence presented in the IS/MND, the project is not expected to result in a significant environmental impact, and a Mitigated Negative Declaration is appropriate under CEQA.

Comment 8

Mar. 20, 2022

I am writing in response to Project No.: PROJ-2021-00161, to which I am opposed.

The proposed project seeks to change the zoning from a multi-unit condominium complex to 41, high-end, single-family residences on 14,000 ft lots.

They lack an Environmental Impact Report which is also necessary before their project can go forward. CEQA works in conjunction with an EIR. That being the case, there were several environmental concerns about this project that were not adequately addressed at this public meeting on Mar. 19, 2022.

The one that puzzles me the most is the water source. Currently, they plan to connect to the existing infrastructure of the LACSD which provides the water for the existing units of this development. LACSD is the water company which delivers water to Lake Arrowhead residents, which is sourced from Lake Arrowhead and existing wells.

The developer seems oblivious to the fact that drought conditions exist throughout the state. We are seeing the effects of that in the mountains up here as well in the form of low lake levels and distressed and dying trees. There is not enough ground water to support all of the trees.

In the past, there was a moratorium placed on new development up here. The water district was limited to permitting 2 water meters per year. People who bought homes that happened to have water rights had wells that dried up. They were forced to apply for a permit, pay a steep fee in the thousands, and wait months for a meter. When asked where the water source was coming from for this project, the response was LACSD. The developer admitted he has 2 water meters presently. Seven homes are planned in Phase 1. My current understanding of state law is that before breaking ground, a water source has to be guaranteed. That criteria hasn't been met for Phase 1.

Apart from the water issue, a natural resource which there is precious little of up here, I object to the purpose for which it's intended. What we don't need are more multi-million dollar homes in this already gated community in Lake Arrowhead. We have enough gated communities. What we need is affordable housing.

I urge the planning department to deny the rezoning request at this point in the process until they can produce an EIR for the entire 41 homes, and 5 more water meters for the completion of Phase 1. There are several developments that were approved in the past, started, & then abandoned when the developer declared bankruptcy. Let's not add to the list of failed projects.

Do not allow this project to advance until such time that they comply with an EIR.

Sincerely,

Michele Laws, full-time resident of Lake Arrowhead

Response to Comment 8

The County of San Bernardino acknowledges the additional comment submitted by Ms. Michele Laws regarding Project No. PROJ-2021-00161. The comment raises concerns related to zoning, water supply and drought conditions, phasing and water meter availability, the absence of an Environmental Impact Report (EIR), and the type of housing proposed. These issues are addressed below. Where applicable, responses incorporate and reference analyses provided in earlier responses to comments to avoid duplication.

1. General Plan Land Use Designation and Project Scope

The commenter notes that the project proposes 41 single-family residential lots. The controlling land use designation for the project site under the San Bernardino Countywide Plan is Low Density Residential (LDR). The County is concurrently amending the zoning map to bring the site's zoning into consistency with this General Plan Land Use designation, as required by Government Code § 65860. The General Plan Land Use designation supersedes any inconsistent zoning, and the zoning map amendment is an administrative action to correct that inconsistency. The proposed project is consistent with the LDR General Plan Land Use designation, and the IS/MND evaluates the physical environmental effects of the proposed project as submitted. CEQA does not require evaluation of whether a proposed land use is preferable to other potential uses (e.g., affordable housing or open space) unless an EIR is required.

2. Requirement for an Environmental Impact Report

The commenter asserts that CEQA “works in conjunction with an EIR” and that an EIR is required before the project may proceed. CEQA does not mandate preparation of an EIR for all discretionary projects. An EIR is required only when there is substantial evidence supporting a fair argument that a project may result in a significant environmental impact that cannot be mitigated to a less-than-significant level (CEQA Guidelines §§15064, 15070).

As discussed in **Responses 1 through 7**, the Initial Study evaluated all environmental resource topics required under Appendix G of the CEQA Guidelines and identified mitigation measures where potentially significant impacts could occur. With mitigation incorporated, all impacts were determined to be less than significant. Therefore, preparation of an EIR is not required.

3. Water Supply, Drought Conditions, and Historical Water Constraints

Concerns regarding water availability, drought conditions, and historic development moratoria are addressed in detail in **Responses 2 and 3**, which are incorporated herein by reference. In summary:

- The Lake Arrowhead Community Services District (LACSD) is the water provider for the project.
- The project's estimated demand (approximately 18.45 acre-feet per year for 41 units) represents roughly **1 percent of LACSD's reliable annual potable water supply**, as documented in LACSD's Urban Water Management Plan.
- The project does not meet the statutory thresholds under SB 610 or SB 221 that would require preparation of a formal Water Supply Assessment.
- CEQA requires reliance on adopted water planning documents and confirmation from the water service provider; it does not require speculative analysis of future regulatory actions or historic moratoria that are no longer in effect.

Drought conditions are acknowledged; however, CEQA does not require that a project eliminate drought risk, only that water availability be evaluated based on substantial evidence from the applicable water agency. The IS/MND satisfies this requirement.

4. Water Meters, Phasing, and Project Timing

The commenter raises concerns regarding the number of existing water meters and the availability of meters for Phase 1 of the project. CEQA requires analysis of the **whole of the project** to avoid piecemealing (CEQA Guidelines §15378), and the Initial Study evaluates full buildout of the 41-lot subdivision.

The issuance of water meters, timing of service connections, and payment of connection fees are regulatory and contractual matters administered by LACSD and are not environmental impacts under CEQA. As noted in prior responses, confirmation of service availability (e.g., a Will-Serve letter) may be required as a **condition of project approval**, ensuring compliance with applicable regulations prior to construction.

5. Prior Failed Developments

References to previously approved developments that were abandoned due to bankruptcy are acknowledged. However, CEQA does not require analysis of financial feasibility, developer solvency, or unrelated historical projects. Environmental review must be based on the current proposal and the physical environmental impacts it may cause.

6. Housing Type and Community Preference

Concerns regarding the development of high-end homes versus affordable housing are noted. As explained in **Response 3**, socioeconomic considerations, housing prices, and market preferences are not environmental impacts under CEQA unless they lead to a direct physical change in the environment. No such nexus has been identified.

Conclusion

The County appreciates Ms. Laws's continued participation in the environmental review process. This comment reiterates concerns previously raised and addressed in Responses 1 through 7. No new information has been provided that would undermine the conclusions of the Initial Study or demonstrate that the project would result in significant environmental impacts requiring preparation of an Environmental Impact Report. The IS/MND is supported by substantial evidence and complies with CEQA.

Comment 9

From: scott gordon <repioneer32@gmail.com>

Sent: Monday, March 21, 2022 1:37 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: 15 Acres project – Tentative Tract Map 20480 – APN #: 0333-106-15 and 0333-106-16

15 Acres project – Tentative Tract Map 20480 – APN #: 0333-106-15 and 0333-106-16

Good afternoon,

I attended a meeting on March 19th at the North Bay Clubhouse in Lake Arrowhead concerning the project referenced above. This was an informational meeting held by the developer regarding proposed zoning changes.

I understand that the developer would like to rezone the parcels (APN #: 0333-106-15 and 0333-106-16) from their current high-density zoning of 51 condo/multifamily dwellings to 41 single family lots.

My concerns with the rezoning of this land to single family lots are several. First, there is already a shortage of affordable housing on the mountain and the situation is getting increasingly difficult for working class families who work in our shops, restaurants, businesses, public services, and government.

While more housing is welcome and needed, Lake Arrowhead is not experiencing a shortage of multimillion-dollar homes such as those proposed by the developer, but rather a shortage of affordable housing. I believe the current zoning will provide for more overall

housing to better address the shortage (10 more units) and propose that a percentage of those (10-20%) be reserved as affordable housing.

Additionally, the finished condominiums will likely be sold at a much more reasonable market price than the \$1,500,000.00 'starting' price for one of the proposed single-family homes. In my community (Arrowhead Lake Estates), 1,500 to 2,000 square foot homes can still be purchased for under \$500,000. And while this may not sound affordable to some, it's 1/3 the proposed *starting* price of the cheapest of these single-family homes.

I don't want to see Lake Arrowhead turned into Aspen or Telluride, CO where affordability has become such an issue, that working class families are fleeing the area, resulting in systemic staffing shortages and business closures.

(<https://coloradosun.com/2021/05/11/colorado-resort-towns-real-estate-records-pricing-out-locals/>).

"The high cost of housing and the lack of available affordable housing in resort communities, exacerbated by the real estate boom created by the pandemic, is another factor in businesses not being able to fill jobs, Vraland said."

(aspendedailynews.com/news/aspen-s-summer-shortage-of-workers-continues-unabated/article_d1d92462-e5e1-11eb-ab54-b7d79234ad59.html).

Beyond the unaffordable nature of this new development is its potential impact on local wildlife. The forest in which these single-family residences are proposed acts as a wildlife corridor and provides forage for many of the local animals. For example, the manzanita stands on the property provide much needed forage for Black Bears which frequent the area and can be confirmed by scat and tracks. Also, the large drainage pipes that lead from our community under North Bay Road to Lake Arrowhead provide safe passage for bobcats, raccoons, coyotes, mountain lions, and skunks who need to access the lake during hot summers to obtain drinking water. I've both observed many of these animals using the drainage pipes to access the lake and have captured them doing so with night vision trail cameras installed for that purpose. These animals are able to access these safe underpasses because the property is largely open and unfenced.

While the proposed 14,000 square foot lots would be less dense than much of the development on the mountain, there is a strong probability that much of this will be fenced off from the surrounding wildlands thereby inhibiting wildlife passage or cutting it off altogether.

I believe high-density housing will have a mitigated impact on the forest and local resources (like water) by:

1. Having a smaller and more concentrated footprint

2. Resulting in the removal of fewer trees (some of which are over 100 feet tall)
3. Requiring fewer fences and gates that would restrict the movement of local wildlife
4. Requiring fewer access roads
5. Requiring significantly less water for irrigation than 41 scattered lots
6. Leaving more of the surrounding forest untouched

In summary, the current high-density zoning has the potential to both provide more affordable housing options for local working families and have a lower overall environmental and resource impact and I encourage the County of San Bernardino to not make any zoning changes, but rather work with the developer to follow the initial approved zoning plan dating back decades for all of the reasons expressed above.

Thank you,

Scott Gordon

469 Sugarpine Drive

Lake Arrowhead, CA

Response to Comment 9

The County of San Bernardino acknowledges Mr. Scott Gordon's comment regarding Tentative Tract Map 20480 (PROJ-2021-00161). The commenter raises concerns regarding land use designation and density, housing affordability, wildlife corridor disruption, forest resource impacts, and comparative environmental effects between multifamily and single-family development. Each of these is addressed below.

1. Land Use Designation and Affordability Concerns

The commenter expresses a preference for maintaining the current higher-density zoning designation to encourage more affordable housing. CEQA does not require lead agencies to evaluate or select among alternatives based on socioeconomic policy objectives such as affordability or workforce housing availability unless a project results in physical environmental effects tied to those outcomes (e.g., displacement or overcrowding). No such impacts are identified in the IS/MND.

As discussed in **Response 8**, CEQA focuses on physical environmental impacts of a project, not on whether a project addresses a perceived policy need, such as affordability. The controlling land use designation for the project site is Low Density Residential (LDR)

under the Countywide Plan, and the County is amending the zoning map to bring zoning into consistency with that General Plan designation pursuant to Government Code § 65860. The IS/MND evaluates the physical environmental effects of the proposed 41-lot single-family residential subdivision and concludes that, with mitigation incorporated, no significant impacts would result.

While the County recognizes the importance of affordable housing, CEQA is not the legal mechanism for mandating housing price controls or enforcing affordability targets.

2. Wildlife Corridor and Habitat Connectivity

The commenter identifies the site as an informal wildlife corridor, providing movement and water access for black bears, bobcats, raccoons, and other species via unfenced areas and drainage culverts under North Bay Road. The concern is that future fencing and residential development could impair wildlife passage.

The IS/MND includes a **Biological Resources Assessment** and addresses habitat fragmentation and wildlife movement in compliance with CEQA Guidelines Appendix G, Section IV(d). As discussed in **Responses 2 and 7**, the biological survey conducted for the project did not identify any **recognized regional wildlife movement corridor**, critical habitat, or special-status species use of the site. While common species (e.g., black bears, bobcats) may traverse the area, CEQA significance thresholds are based on the presence of sensitive biological features or ecological connectivity recognized by agencies such as the California Department of Fish and Wildlife (CDFW), which were not identified.

Furthermore, as single-family development, the site will remain partially vegetated, and fencing decisions are subject to County design standards. If wildlife fencing concerns arise in the future, they may be addressed through conditions of approval or local ordinance. No mitigation is required under CEQA based on general observations of wildlife use absent agency-identified corridors or impacts to sensitive species.

3. Comparative Impact of Higher vs. Lower Density

The commenter argues that maintaining a higher-density multifamily plan would have **less environmental impact** than the proposed lower-density subdivision. CEQA requires analysis of the **proposed project**—not of theoretical alternatives—unless the project results in unavoidable significant impacts that would trigger the need for an Environmental Impact Report (EIR) and alternatives analysis under CEQA Guidelines §15126.6.

As detailed in **Response 2**, the IS/MND found that all potentially significant impacts (e.g., biological resources, wildfire, traffic, water supply) can be reduced to a less-than-significant level with mitigation. Therefore, no alternatives analysis or EIR is required. The

comparative footprint, fencing, road area, tree removal, or water use between development types may be valid for planning consideration, but such speculative comparisons are not required elements of CEQA review at the MND level when impacts are mitigated.

4. Water Use and Forest Resource Protection

The commenter suggests that a single-family project would have higher water demands, more irrigation, and greater tree removal. As addressed in **Response 3 and Response 8**, the project's water use—approximately 18.45 acre-feet per year—constitutes only 1% of LACSD's reliable potable supply. The IS/MND confirms that LACSD has the capacity to serve the project, and a "Will-Serve" letter will be required. Because all homes will be subject to LACSD water restrictions and State water efficiency mandates, landscaping and irrigation will be regulated accordingly.

Tree removal is addressed in the Biological Resources and Aesthetics sections of the IS/MND. No rare or heritage trees are proposed for removal, and the project includes measures to avoid impacts to nesting birds and stabilize slopes.

5. Summary and Conclusion

The County acknowledges the commenter's concerns about affordability and environmental integrity. However, CEQA requires review of the proposed project's **actual, site-specific environmental impacts**, not hypothetical comparative impacts from an alternative zoning configuration. The IS/MND evaluates the full development scenario of 41 single-family homes and includes mitigation to ensure that all environmental impacts remain less than significant.

As substantial evidence supports these findings, and no fair argument has been presented to show otherwise, an EIR is not required under CEQA.

Comment 10

From: ALEXANDER NOBLE <noblealexander@gmail.com>

Sent: Thursday, March 17, 2022 5:34 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Cc: Jennifer Langford <Jennifer@marksmanagement.net>

Subject: Alex Noble - Real Estate Development Inquiry near Arrowhead Lake Estates Condominiums - No, thank you.

To whom may concern;

Hello, my name is Alex Noble (homeowner) and I am writing to express my discontent regarding the new real estate development for consideration adjacent to Arrowhead Lake Estates Condominiums; my major concern regarding the development of the area is home over saturation, more traffic, more people, deforestation and the continued loss of animal habitat.

And I especially dislike and do not approve the idea of having my access road (Sugar Pine Drive) be used as a transportation corridor for the developers - disrupting our peace and quiet, plus degrading our roads (including White Fir Drive) by having trucks with heavy loads going up and down the mountain creating potholes and more along our street. My reasoning is, if they have enough money to develop 41 homes, they have enough funds to build their own access roads and not use ours.

I am currently not in Lake Arrowhead and unfortunately will not be there for the "developers" meeting this coming Saturday, March 19th., (at 10:00AM) at the North Bay Lake Arrowhead Club House to express my discomfort in person - my apologies and thank you for considering my concerns.

If I can be of assistance, please let me know.

Yours truly,

Alex Noble

Response to Comment 10

The County of San Bernardino acknowledges the comment submitted by Mr. Alexander Noble regarding the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The comment raises concerns regarding overdevelopment, traffic impacts, deforestation, wildlife habitat loss, and the potential use of private roads (specifically Sugar Pine Drive and White Fir Drive) for construction or access. These issues are addressed below in accordance with the California Environmental Quality Act (CEQA) and the findings of the Initial Study/Mitigated Negative Declaration (IS/MND).

1. Overdevelopment, Traffic, and Habitat Loss

The commenter expresses concerns about increased housing density leading to more traffic, loss of trees, and harm to local wildlife.

As discussed in:

- **Response 1** (ALECHA) and **Response 4** (Lake Arrowhead Investment Holdings), the project-generated trips from 41 single-family homes were analyzed under CEQA's current vehicle miles traveled (VMT) standards and determined to be less than significant.
- **Response 2** (SOFA) and **Response 7** (David Nichols), the Biological Resources Assessment confirmed that while the site is forested, it does not support special-status species or function as a designated wildlife corridor. Mitigation Measure BIO-1 requires pre-construction nesting bird surveys to ensure protection during breeding seasons.
- **Response 3** (Michele Laws) and **Response 6** (Sandra Austin), tree removal will be limited and must comply with erosion control, stormwater, and slope stability standards.

While concerns about growth and community character are valid planning considerations, CEQA is limited to the evaluation of physical environmental effects. The IS/MND provides substantial evidence that these impacts are either less than significant or mitigated to such levels.

2. Use of Private Roads for Access or Construction

The commenter strongly opposes use of Sugar Pine Drive or White Fir Drive for construction or operational access, citing road degradation and neighborhood disturbance.

As confirmed in **Response 1** and **Response 4**, the project **does not propose** or rely upon the use of any private roads, including Sugar Pine Drive or White Fir Drive. All access will be provided via public streets and new project-dedicated roads constructed to County standards. Use of HOA-controlled private infrastructure is not part of the proposed project and would require separate private agreements outside the scope of CEQA.

3. Public Participation and Meeting Access

The commenter states they were unable to attend the applicant's informational meeting held on March 19, 2022. While CEQA does not require a public meeting for a Mitigated Negative Declaration, the County met all CEQA public noticing and comment period requirements under CEQA Guidelines §15073, including a 30-day review period. Written

comments like this one are fully considered and documented as part of the final review process.

Conclusion

The County thanks Mr. Noble for his engagement in the CEQA review process. His concerns about traffic, habitat, and infrastructure use have been evaluated within the IS/MND and in prior responses. The environmental analysis demonstrates that all potentially significant impacts will be mitigated to less-than-significant levels. Preparation of an Environmental Impact Report is not required under CEQA.

Comment 11

From: Alyson Stinson <stinsonalyson@gmail.com>

Sent: Sunday, March 13, 2022 10:40 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: Re: Arrowhead Lake Estates

Good Evening Mr. Warrick,

I vehemently do not want this housing tract to be developed on this forest land. Besides affecting the local flora and fauna of the area with a negative environmental impact, the wear and tear on our community land will be immeasurable. To grant this company access to our private roads causes an economic impact for all 42 of our units. There was a reason why this land was never developed. It needs to stay that way. Please take my protest into consideration.

Sincerely,

Alyson Stinson

Condo 41

Response to Comment 11

The County of San Bernardino acknowledges the comment submitted by Ms. Alyson Stinson regarding the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The comment expresses strong opposition to the project based

on its potential environmental and economic impacts, particularly with respect to local flora and fauna, private road usage, and the character of the undeveloped forested land.

1. Environmental Impact to Flora and Fauna

As discussed in **Response 2** (Save Our Forest Association) and **Response 7** (David Nichols), the IS/MND includes a Biological Resources Assessment conducted by a qualified biologist. The study found no special-status species, sensitive habitats, or wildlife corridors on the project site. While native vegetation and common wildlife are present, the project's potential impacts on biological resources were determined to be less than significant with implementation of Mitigation Measure BIO-1, which includes pre-construction nesting bird surveys and protective measures.

The IS/MND also includes standard erosion control, stormwater compliance, and slope stabilization measures to prevent degradation of surrounding habitats during and after construction.

2. Use of Private Roads and Economic Impact on Residents

As addressed in **Response 1** (ALECHA) and **Response 4** (Lake Arrowhead Investment Holdings), the project **does not propose** to use HOA-maintained private roads such as those within Arrowhead Lake Estates (e.g., Sugar Pine Drive, White Fir Drive) for construction or residential access. All access will occur via public streets and newly constructed internal roads that will be dedicated to the project.

Concerns about potential road degradation, gate use, or increased maintenance costs for private infrastructure are understood but are not applicable to the proposed project as analyzed. CEQA requires evaluation of environmental impacts—not economic or legal effects on private agreements—unless those effects would result in a physical change to the environment. No such change is proposed here.

3. Undeveloped Status of the Site

While the commenter references the site's long history of remaining undeveloped, CEQA does not prohibit development on forested or previously vacant land. Rather, CEQA ensures that any proposed development is reviewed for its potential environmental impacts. As demonstrated in the IS/MND, those impacts have been thoroughly evaluated and, where necessary, mitigated to below a level of significance in accordance with CEQA Guidelines.

Conclusion

The County appreciates Ms. Stinson's participation in the environmental review process. Her concerns have been reviewed and are addressed through the findings and mitigation measures set forth in the IS/MND. Based on substantial evidence in the record, the project does not propose significant environmental impacts that would require preparation of an Environmental Impact Report under CEQA.

Comment 12

From: Chris Zibert <clzibert@hotmail.com>

Sent: Sunday, March 20, 2022 4:32 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Cc: Alex Wu <alex.h.wu@gmail.com>

Subject: Comments - Proposed Development: Arrowhead Lake Development

Hi Chris—

I am aware of the development proposed adjacent to my property on Sugar Pine Drive in Lake Arrowhead, and the related request to change the zoning.

I would hope this project would not be approved without the following being first addressed:

The project appears to provide for access from Sugar Pine Drive and Cedarwood Drive. It is my understanding that Sugar Pine Drive is a private road maintained by the Arrowhead Lake Estates Condominium Homeowner's Association (ALECHA). The first phase of the proposed project would be exclusively accessible via Sugar Pine Drive, as far as I can tell from the CEQA report. Is the right to use the private streets Sugar Pine Drive and White Fir Drive as described in the proposed Tract Map somehow entitled to this land (lots 15 and 16)? Who controls these thoroughfares? Is ALECHA required to provide access to this development given the project was not created with these single family homes in mind?

If the answers to these questions are in the affirmative, how will the cost of maintenance of these roads and the gated community be shared by the new development and ALECHA? Perpetual funding sources must be identified now and an HOA must be provided for (if it is to be different than ALECHA) to maintain the roads, gates, snow clearing, and amenities. Currently ALECHA maintains the road for the benefit of the neighboring time share development which has become a financial burden of ALECHA property owners.

The construction work is likely to damage our property and roads. Funds must be provided to rehabilitate all roads entirely after construction is completed and the developer must be held accountable for any damage to ALECHA common elements like landscaping, etc.

If access is to be provided via Cedarwood Drive in Phase 2 as documented, the developer must also build a corresponding Gate at that end of the project to preserve the security the gate system currently provides—there is no point to having a gated entry from North Bay Road but not from the “other end.”

Currently the property is entirely fenced, funded by ALECHA—it would be important for the developer to maintain property fencing on the “expanded” borders of the ALE project.

I very much hope these considerations will be taken into account as this application proceeds. There are likely many other concerns that apply as well that need to be addressed.

Best regards,

Chris Zibert

27503 Sugar Pine Drive

Response to Comment 12

The County of San Bernardino acknowledges receipt of the comment from Mr. Chris Zibert concerning the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The commenter raises questions and concerns related to the use of Sugar Pine Drive and White Fir Drive for project access, maintenance obligations, potential damage to existing infrastructure, and gated community security.

1. Use of Private Roads (Sugar Pine Drive and White Fir Drive)

As discussed in **Response 1** (ALECHA), **Response 4** (Lake Arrowhead Investment Holdings), and **Response 10** (Alexander Noble), the **proposed project does not include or rely on the use of private roads** maintained by the Arrowhead Lake Estates Condominium Homeowners Association (ALECHA), including Sugar Pine Drive or White Fir Drive. Access is planned from public roads and newly constructed internal roads that comply with County standards.

The draft Tentative Tract Map and Initial Study/Mitigated Negative Declaration (IS/MND) do not presume or authorize the use of ALECHA-owned roads. If the applicant were to pursue access through those private roads in the future, such access would require formal legal agreements between private parties and would not be governed by CEQA unless such access resulted in physical environmental impacts requiring supplemental analysis.

Accordingly, concerns related to shared use, easement rights, and maintenance cost allocations are **private legal and property management matters** beyond the scope of CEQA. No physical environmental impact to private roadways is expected from the currently proposed project.

2. Construction-Related Damage and Accountability

Construction impacts such as noise, dust, and equipment use are addressed in the IS/MND under the Noise, Air Quality, and Transportation sections. As discussed in **Response 6** (Sandra Austin) and **Response 5** (Michael Ray), these temporary impacts will be mitigated through measures such as:

- Dust control under SCAQMD Rule 403
- Restricted construction hours
- Traffic safety compliance

Since the project does not propose to use or traverse ALECHA property, no damage to ALECHA-maintained landscaping, private roads, or common elements is anticipated or analyzed under CEQA. Any unforeseen off-site damage that may occur during construction would be subject to civil resolution and is not governed by CEQA.

3. Gating, Security, and Fencing Concerns

The commenter expresses concern that if access is provided at Cedarwood Drive (Phase 2), it should be gated to preserve community security. CEQA does not regulate security infrastructure such as gates unless such features are integral to avoiding or mitigating an environmental impact.

Currently, **no gated connection at Cedarwood Drive** is proposed as part of the project description. Should a secondary gate or access modification be proposed in the future, the County may require separate design review, conditions of approval, or an amendment to project entitlements.

Similarly, fencing and boundary treatment along the project perimeter are subject to applicable County zoning and building standards, but are not required under CEQA unless necessary to mitigate an environmental impact.

4. Summary

The County appreciates Mr. Zibert's thoughtful comments and his engagement in the environmental review process. To summarize:

- The project **does not propose** the use of private ALECHA roads for access or staging.
- Construction impacts are temporary and mitigated.
- Maintenance costs, road use agreements, and access rights are **private legal matters**.
- CEQA review is limited to **physical environmental impacts**, which have been addressed and mitigated through the IS/MND.

The project as proposed does not require preparation of an Environmental Impact Report under CEQA, as no significant unmitigated environmental impacts have been identified.

Comment 13

From: Silvi Sebastian <sebastian.silvi8888@gmail.com>

Sent: Sunday, March 20, 2022 6:18 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: RE: IMPORTANT RE: Lake Arrowhead Development LLC

Attn: Chris Warrick Planning Supervisor

Project Title: Tentative Tract Map 20480

Project No: PROJ-2021-00161

Project Location: North Bay Road, north shore of Lake Arrowhead in In the Community of Lake Arrowhead, CA

We have come to VOTE AGAINST THE DEVELOPMENT Due To Our Dire/Numerous Concerns For Our Community, Habitat For Humanity, Long Term Care & Longevity For Us All.

Please Respect & Honor Our Decisions.

I AM An Owner On The Property.

Alls Best & Best For All.

Sylvia Sebastian DerBedrossian

Response to Comment 13

The County of San Bernardino acknowledges the comment submitted by Ms. Silvi Sebastian DerBedrossian expressing opposition to the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The comment reflects general community concerns about the project's impact on habitat, community well-being, and long-term sustainability.

While the comment does not identify specific environmental issues, the County recognizes the importance of public participation in the CEQA process. As discussed in **Responses 1 through 12**, the Initial Study/Mitigated Negative Declaration (IS/MND) for the project includes a comprehensive analysis of potential impacts related to biological resources, water supply, wildfire risk, air quality, traffic, and other environmental concerns. Where potentially significant impacts were identified, mitigation measures have been incorporated to reduce those impacts to less-than-significant levels in accordance with CEQA Guidelines §15070.

General opposition to growth or development, or community preference for open space preservation, is acknowledged; however, CEQA focuses on evaluating whether the proposed project would cause a significant physical impact on the environment. Based on the analysis in the IS/MND, and supported by substantial evidence, no such unmitigated impacts have been identified.

The County appreciates Ms. DerBedrossian's engagement in the CEQA review process and will consider all public comments in the final project decision-making process.

Comment 14

From: Desert Cat <desert.cat1@yahoo.com>

Sent: Thursday, March 10, 2022 6:16 AM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: Project - Arrowhead Lake Estates

Dear Mr. Warrick,

I am a condo owner at Arrowhead Lake Estates. I have been asked to address any comments about the proposed addition of 41 homes in our development.

I am asking if you can provide me with any kind of map or diagram of the proposed development, and it would need to include current homes as well as the proposed homes. I am at 27543 Sugar Pine Drive, and there is a hillside above me, and I would like to envision the project.

Thank you.

Louise M. Sultana

Response to Comment 14

The County of San Bernardino acknowledges the comment submitted by Ms. Louise M. Sultana, a resident of Arrowhead Lake Estates, requesting a visual map or diagram showing the relationship between the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161) and existing residential units, including her property at 27543 Sugar Pine Drive.

The Initial Study/Mitigated Negative Declaration (IS/MND) includes **site plans, grading plans, and a tentative tract map** depicting the layout of the proposed 41 single-family lots, access roads, and surrounding parcels. These materials were included in the public review materials available on the County's CEQA website during the 30-day public comment period. The maps identify adjacent residential areas, including portions of the existing Arrowhead Lake Estates Condominiums, and illustrate general proximity and topography.

CEQA does not require the preparation of custom or individualized visual simulations for each property. However, concerns regarding visibility, grading, or proximity to existing development are addressed through the IS/MND's analysis of **Aesthetics, Geology/Soils, and Land Use/Planning**. No significant impacts to scenic vistas, slope stability, or land use incompatibility were identified.

Ms. Sultana is encouraged to contact County Land Use Services for access to the project file if she would like to view or request copies of the full-size plans for further clarification of site context.

The County appreciates her interest and participation in the environmental review process.

Comment 15

From: Darla O'Leary <ddoleary60@gmail.com>

Sent: Tuesday, March 22, 2022 6:33 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: Project 2021-00161

Hi Chris,

I was given your name and email address by Hugh A. Bialecki, President of the Save Our Forest Association, Inc.

Our cabin is in the same neighborhood as the proposed project (2021-00161) of 41 single family homes off North Bay. I am extremely concerned about the environmental impact on the surrounding area, especially concerning our wildlife. It is my understanding that we have some endangered species in this area and we also have a pair of bald eagles that I believe are nesting off of Cottonwood and North Bay. I have personally observed these bald eagles hunting and roosting in the trees on our street (I have a few pictures). As a neighborhood, we have kept fairly quiet about these particles so as not to draw attention to them. However the area that the eagles have been roosting, hunting, and possibly nesting in is very near to this proposed project. In fact, it is just a couple streets over.

If, in fact, this pair of bald eagles is actively nesting in our neighborhood, this project may have a devastating impact on their habitat.

I am proposing that we ask for an environmental study and have experts come and verify that that these eagles are indeed in the area and actively nesting.

Thank you for your help and consideration, Darla O'Leary

Response to Comment 15

The County of San Bernardino acknowledges the comment submitted by Ms. Darla O'Leary regarding Project No. PROJ-2021-00161 (Tentative Tract Map 20480). The commenter expresses concern about potential impacts to local wildlife, including a specific pair of **bald eagles** observed in the vicinity of Cottonwood and North Bay Roads, and requests that additional biological studies be conducted to verify nesting activity before the project proceeds.

1. Bald Eagles and Nesting Habitat

Bald eagles (*Haliaeetus leucocephalus*) are protected under the **federal Bald and Golden Eagle Protection Act (BGEPA)**, the **Migratory Bird Treaty Act (MBTA)**, and applicable state wildlife regulations. While they are **no longer listed as endangered**, they remain protected from disturbance, especially during nesting and breeding seasons.

As discussed in **Response 2** (Save Our Forest Association) and **Response 7** (David Nichols), a **Biological Resources Assessment (BRA)** was prepared for the project by a qualified biologist and included a **site-specific field survey**. The BRA concluded that:

- The project site does not contain suitable nesting habitat for special-status species, including bald eagles.
- No roosting or nesting activity was observed on or adjacent to the project site.
- The area is forested but disturbed, with limited high-canopy perching opportunities near open water typically preferred by bald eagles.

The IS/MND includes **Mitigation Measure BIO-1**, which requires **pre-construction nesting bird surveys** during the breeding season for all bird species protected under the MBTA and Fish and Game Code. If any active nests are identified—including bald eagles—appropriate avoidance buffers and seasonal timing restrictions will be imposed in coordination with the California Department of Fish and Wildlife (CDFW) and, if necessary, the U.S. Fish and Wildlife Service (USFWS).

2. Request for Additional Study

CEQA requires additional focused studies only where there is **substantial evidence in the record** that a project may have a significant effect on a sensitive resource (CEQA Guidelines §§15064, 15065). While anecdotal observations are appreciated and can support environmental review, the qualified biological survey conducted in 2021—and updated in 2024—found **no evidence of bald eagle activity on or immediately adjacent to the project site**.

Should new, verifiable evidence emerge prior to or during construction (e.g., a documented active bald eagle nest within regulatory buffer distances), the County will consult with appropriate wildlife agencies to determine the appropriate course of action under BGEPA and CEQA.

3. Conclusion

The County appreciates Ms. O’Leary’s concern for local wildlife and her contribution to the environmental review process. Bald eagle protection is a serious matter under both federal and state law, and the project includes required pre-construction surveys to ensure compliance with all applicable wildlife protections. The Initial Study/Mitigated Negative Declaration appropriately addresses potential biological impacts and includes mitigation to reduce any such impacts to less-than-significant levels.

Comment 16

From: Marie Farrell <marie25662@gmail.com>

Sent: Monday, March 21, 2022 11:58 AM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: Re: Re Community meeting on March 19 with Mr. Jesse Wright.

Chris one possible solution could be to have Me. Weight rename his private access road from Cedarwood Drive as he shows it on his map to reflect a private road for the maps. People already think Cedarwood Drive is a through street. Unless of course he will allow this road a public access which I don't think he will do.

We get big UPS and Fed Ex trucks for our living as full time residents at my house and Mr Millsap's house next door and those deliveries have much difficulty making uturns of their vehicles and do back in their trucks to make delivery much like the trash truck company drivers.

Thanks again!

Marie Farrell

On Mon, Mar 21, 2022 at 10:53 AM Marie Farrell <marie25662@gmail.com> wrote:

Dear Chris,

I live at 27608 Cedarwood Drive and my house is on the circulating map re: Jesse Wright's purposely to build.

I am petitioning for a traffic study on Cedarwood Drive. I am extremely worried about the traffic which increased since Covid-19 and Airbnb homes which have many cars at a time that has and continues to be an issue for the county to enforce as it is. This traffic study will provide a true and accurate and study as it stands today since Covid-19 and the influx of Airbnb on Cedarwood Drive and it's access road Cedarwood Court. Card continually struggle to make a u-turn on Cedarwood Drive and use our driveway's constantly causing damage to my driveway do to a deep dip on my apron. It's tiring.

Our street is roughly 23 feet wide when cars are parked on Cedarwood Drive as you near the cul de sac to Mr. Wrights property where he will build a gated entrance. Additionally two Airbnbs are within 3 parcels of this same location.

This cul de sac serves where your county snow plows dump Cedarwood Drive's collection of because this road is too narrow to make a u-turn.

In summary the traffic issues occur when cars need to turn around in this type of setting because the road narrows and especially so during the winter months. Often times only one car can pass at a time as you near Mr. Wright's property. A traffic study can bring some solace and provide us evidence- based information that is now needed.

Lastly, “No Overnight Parking” signs on the streets would likely deter these overnight parking violations on Cedarwood Drive as you near Mr. Wright’s property line but as of now we have no leverage and my fear is that these issues will increase many-fold once these homes are built.

Thank you for your consideration.

Sincerely yours,

Marie Farrell

27608 Cedarwood Drive

Lake Arrowhead

Marie Farrell

Response to Comment 16

The County of San Bernardino acknowledges the comment submitted by Ms. Marie Farrell regarding the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The comment raises concerns about traffic conditions on Cedarwood Drive, vehicle circulation and U-turn challenges, effects from short-term rentals (Airbnbs), snow plow operations, and the naming and access implications of the proposed internal road connection from the project to Cedarwood Drive.

1. Traffic Circulation and Access at Cedarwood Drive

As noted in **Response 5** (Michael Ray) and **Response 12** (Chris Zibert), the Initial Study/Mitigated Negative Declaration (IS/MND) includes a Transportation Assessment prepared in accordance with CEQA Guidelines and the County’s adopted Vehicle Miles Traveled (VMT) thresholds. The report concludes that the project would not cause a significant traffic impact, as VMT per capita is below significance thresholds.

The IS/MND also confirms that project-generated trips are modest (approximately 387 daily trips for 41 homes) and will be distributed across multiple access points. While Phase 2 proposes a connection near Cedarwood Drive, the final design, including access control and gate placement, will be reviewed for compliance with County Fire, Public Works, and Land Use Services standards. **No public street reclassification or change to Cedarwood Drive’s access status is proposed.**

The suggestion to rename the internal project road for clarity and avoid confusion with the public street name is noted and may be considered during final subdivision review.

However, street naming and signage are outside the scope of CEQA unless tied to a significant environmental impact.

2. Traffic and U-Turn Safety, Parking, and Driveway Conflicts

The commenter describes difficulty with large vehicles turning around on Cedarwood Drive and frequent use of private driveways for U-turns, especially during winter or due to Airbnb activity. While these operational concerns are acknowledged, CEQA focuses on evaluating whether a project will cause a significant impact on circulation or safety.

As discussed in **Response 1** and **Response 10**, the project does not involve modification of Cedarwood Drive or rely exclusively on that route for access. The final project circulation plan will be reviewed for adequate emergency access, turnarounds, and compliance with County road design standards. Localized enforcement of driveway usage and illegal parking is a municipal code and law enforcement matter, not an environmental issue under CEQA.

The request for “No Overnight Parking” signs is noted, but signage installation is governed by County Department of Public Works and is not triggered by this project’s environmental review unless necessary to mitigate a project impact, which the analysis did not find.

3. Snow Plow Operations and Cul-de-Sac Use

Snow plowing operations and snow storage areas are logistical considerations under the County’s Department of Public Works. While the comment notes the informal use of the cul-de-sac for snow deposits and maneuvering, this is not an impact attributable to the proposed project. The project’s design includes adequate emergency and service vehicle access per County standards.

Should snow management or access conflicts arise during future buildout, the County retains authority to condition future improvement plans to maintain public safety and road function.

4. Short-Term Rentals and Community Impacts

Impacts from Airbnb and other short-term rentals are acknowledged as a broader community concern; however, such uses are not part of the proposed project. CEQA does not require analysis of indirect behavioral impacts from unrelated future residents unless a clear connection exists to a physical environmental effect. Short-term rental regulation is administered through the County’s separate code enforcement and licensing programs.

Conclusion

The County appreciates Ms. Farrell's detailed input. The traffic, safety, and circulation issues raised have been considered in the environmental review and determined to be less than significant. The project will be subject to additional review during final design to ensure compliance with roadway, emergency access, and public safety standards.

Comment 17

From: John Millsap <johnemillsap@gmail.com>

Sent: Sunday, March 20, 2022 10:58 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: Tentative Tract Map (TTM) 20480, Proj. No. PROJ-2021-00161

Dear Mr Warrick: My name is John Millsap. I am an architect and my home on 27620 Cedarwood Drive, parcel number 0333-913-01-000 is directly adjacent to the above project. Prior to my move here 4 years ago I was the Facilities Development Director for Sutter Health, a 22 hospital company in Sacramento, and was in charge of the design and construction of all their buildings. I was also the Facilities Representative to the State of California Hospital Safety Board for two terms. During that time we wrote the regulations for SB1953, the Seismic Safety Act. As you may know any additions or new construction of hospitals requires a conditional use permit so I am familiar with the approval process for the above project.

I attended a presentation next door Saturday, March 19, 2022. I am in full support of the project and would like to comment on some of the concerns of neighbors in the adjacent condo properties. Little has changed since that construction in the early 1980's. Deferred maintenance is a big problem. As so often in these meetings the major concerns were density, trees and wildlife.

Density and trees: While there may be some tree removal for roads and lot grading, two major streets, Sugar Pine and Cedarwood are already existing or graded. There was some concern that single home sites would remove more trees than a multi-family condo project. Part of this confusion was the lack of understanding of the size of the proposed single family home footprint. Sheet 1 shows sections of how the houses could be located. For example a 3600 s.f. three story home would only have a 1200 s.f footprint plus garage. That is a very small portion of a 14,000 s.f. lot. My home has a 1600 s.f. footprint on a 10,000 s.f. lot and I have 10 indigenous trees and 6 ornamental trees. This ratio is very typical of Cedarwood Drive and the surrounding community.

Wildlife: Birds of all types (especially Blue Jays), squirrels, chipmunks, bobcats and coyotes are prevalent throughout our built neighborhood.

It is very important to my family and our neighbors on Cedarwood Drive that a high quality single family community be developed next door. In his presentation the developer offered to work closely with the condo owners to resolve long standing HOA problems. The opportunity is there to have a complete, comprehensive vital neighborhood of existing condos, existing clubhouse and new single family homes that will be a fine asset to the community.

Thank you for your consideration,

John E Millsap AIA Emeritus

PO BOX 3404

27620 Cedarwood Drive

Lake Arrowhead, CA 92352

Response to Comment 17

The County of San Bernardino acknowledges and appreciates the comment submitted by Mr. John Millsap, a resident and licensed architect, expressing support for the proposed Lake Arrowhead Estates project (Tentative Tract Map 20480, PROJ-2021-00161). The commenter provides informed observations regarding project design, density, tree preservation, and neighborhood integration, based on both professional experience and local residency.

1. Density, Tree Removal, and Lot Design

As noted by the commenter, the project consists of 41 single-family residential lots, each with a minimum size of 14,000 square feet. The proposed homes are anticipated to be multi-story structures with relatively small building footprints compared to lot size (e.g., 1,200–1,600 square feet), thereby retaining a large portion of the lot area in open or landscaped condition.

This relationship between building coverage and lot size is consistent with County development standards and is discussed in the **Aesthetics, Biological Resources, and Land Use/Planning** sections of the IS/MND. As addressed in **Response 3** (Michele Laws) and **Response 10** (Alexander Noble), while some tree removal is necessary for access roads and home sites, widespread clearcutting is not proposed, and existing forest character will be substantially preserved.

CEQA does not evaluate changes to density or land use preference per se, but rather whether a project causes a physical environmental impact. The IS/MND demonstrates that the proposed lot layout and housing type do not result in significant environmental effects.

2. Wildlife Presence

The commenter accurately observes that wildlife, including birds, squirrels, bobcats, and coyotes, remain common in the existing built environment of Lake Arrowhead. As discussed in **Response 2** (SOFA) and **Response 7** (David Nichols), a qualified biologist conducted a field survey of the project site and found no special-status species, critical habitat, or designated wildlife corridors on the site.

Mitigation Measure BIO-1 ensures protection of nesting birds and compliance with wildlife protection regulations. The IS/MND concludes that impacts to biological resources are less than significant with mitigation.

3. Neighborhood Integration and Community Benefit

While expressions of community benefit, neighborhood cohesion, and revitalization are not CEQA impact categories, they are important contextual considerations for decision-makers. The County appreciates Mr. Millsap's view that the proposed development, if implemented with sensitivity and collaboration, could help strengthen the broader neighborhood and make beneficial use of underutilized land consistent with adopted plans.

As noted in **Response 1** (ALECHA), concerns raised by neighboring property owners have been reviewed and addressed within the scope of CEQA where they involve physical environmental impacts. The County also supports good-faith efforts by applicants to engage constructively with nearby residents and homeowners associations, though such coordination is not mandated under CEQA.

Conclusion

The County thanks Mr. Millsap for his informed and constructive support of the project. His comments underscore that the project can be developed in a way that maintains environmental integrity while contributing to neighborhood revitalization. The Initial Study/Mitigated Negative Declaration confirms that environmental impacts are either less than significant or reduced to less-than-significant levels through mitigation, and no Environmental Impact Report is required under CEQA.

From: Sue Mazzarino <mazzarinos@hotmail.com>
Sent: Sunday, March 20, 2022 7:00 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Tentative Tract Map (TTM) 20480

Sue and Joe Mazzarino
27568 Cedarwood Drive
Lake Arrowhead 92352
P.O. Box 5256
Blue Jay 92317

Dear Mr. Warwick,

We attended the community meeting in Lake Arrowhead presented by Jesse Wright on March 19th

RE: A Zoning Amendment to Assessor Parcel Numbers:

0333-106-15 and, 0333-106-16.

As we understand the amendment, it will change the current zoning to Single Residential 14,000 sf minimum lot size as outlined in the letter sent to residents from San Bernardino County.

My husband and I have concerns about the environmental impact as well as traffic impact and trip generation of this project. The traffic implications will impact our street immensely, changing Cedarwood Drive from a "dead end" to a thoroughfare. We already have problems with weekend visitors from Short Term Rentals driving at high speeds down Cedarwood and this access point to the new development will only increase the traffic on our once peaceful and SAFE street.

In addition, the environmental impact on the endangered and indigenous wildlife who make their homes in the 15 plus acres will suffer if not be completely wiped out. What provisions/plans, if any are being made to relocate these animals?

As you are aware, Lake Arrowhead doesn't need ANYMORE building at all. The infrastructure is already overburdened and we have a finite water source which is susceptible to climate change and drought.

We understand that the property values in Lake Arrowhead have increased dramatically, which make this project highly desirable both for the developer and San Bernardino County.

May I suggest that the County hold a public hearing about this projected development before moving forward?

My husband and I are not opposed to the Zoning change RE: PROJECT-2021-00161. We are NOT opposed because we ARE opposed to a Condominium Development on this acreage. Thank you for your attention to this matter.

Sincerely,

Sue and Joe Mazzarino

mazzarinos@hotmail.com

Response to Comment 18

Comment 19

From: Riener Nielsen <RNielsen@amapm.com>

Sent: Monday, March 21, 2022 4:21 PM

To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>

Subject: Tentative Tract Map (TTM) 20480

3/21/22 4:15 PM

TO: Chris Warrick, Planning Supervisor

County of San Bernadino

Land Use Services Department, Planning Division

I am writing to strongly object to the consideration of the Proposed Tract Map and associated IS/MND and associated Zone Change as submitted and in the time frame with an end of public Comments today at 4:30 on the following basis:

1) The developer only came to explain the project to our HOA Arrowhead Lake Estates Condominium Association (ALECHA) on Saturday 3/19. Which only left me a few hours today (Monday) to read and respond to the ISD/MND. That is absolutely not enough time

and I request the Public Comment period be extended for a reasonable period perhaps 60 days) to allow a more thorough review of the information. I did not receive any Notice of this but my home is directly negatively impacted by significant increased traffic and construction activity as it drives through our private gated streets, and impact our fire evacuation access.

2) Fire Evacuation Access – there is no Wildfire study analysis or fire evacuation route analysis when they are proposing to more than double the previously approved amount of area that was approved in the original development plan. Also at a time when climate change is causing more severe wildfires. The attached article speaks to this issue.

3) The proposed development proudly says they are using the previously rough graded roads, which is not completely correct as they are also creating new roads with 3 dead ends which can be an impediment to safe evacuation in the case of a wildfire, leading to loss of life and spread of fire and entrapment of fire apparatus and fire fighters.

4) The proposed Zone change trumpeted by the Developer and the County says they are reducing density from Multi Family to Single Family. However the fallacy of that position is that the previous +/- 57 townhomes/condominiums would have been +/- 2,000 SF each = \$114,000 SF of structures and the proposed new 41 Single Family homes would be +/- 5,000 SF average = \$205,000 SF, which is an 80% INCREASE in structure density. That INCREASES to significant impact on fire safety, noise, traffic, water use, infrastructure demand, destruction of the forest environment etc. The IS/MND totally misses this impact/analysis.

5) The previous development of +/- 57 multifamily dwellings would have mirrored the existing 41 units in the ALECHA complex which allowed smaller units to be grouped together in about 19 buildings and positioned working around existing large mature trees (80-100' tall) to maintain the natural environment, which is a critical aspect of this community. However with 41 individual single family lots that ability is lost as there will be at least 41 independent structures, which will definitely lead to removal of a significantly more number of trees, perhaps as much as 1,000 over the 41 lots. Which significantly negatively impacts greenhouse gas emissions, natural habitat, soil erosion.

6) The previous street pattern which may have worked for +/- 19 buildings of a smaller size does NOT automatically work for 41 larger homes, and there has been no study of that in the IS/MND.

7) In dealing with 41 buildings as opposed to 19 buildings it takes away the ability to group buildings in order to maximize the forested spaces that are the hallmark of this community, and it would be leaving only small pieces of land which will have significantly less trees and

totally eliminates any semblance of being in the woods. A map of existing trees (which are significant in size and maturity) is absolutely a requirement to be studying in this phase as it would definitely inform the arrangement of lots and roads. This MUST be a requirement of this development before any Tract Map is approved.

8) The Developer has not done any developments of this type or in a mountain community. His credits only include a large block development in Florida on a large flat piece of land. All the flaws of the development as proposed only serve to highlight the lack of experience of the Developer for this type of development and point to the need to a more thorough consideration and NOT RUSHING this through. Also some limitations on duration of the construction after the start must be added as any Condition of Approval along with a requirement of Completion Bonds for both civil work as well as buildings so our community is not left with a partially finished project if he is not able to finance or sell the units.

9) Usually the Zoning Codes will allow a less dense units/acre (even though the building areas are more dense) development i.e. Single Family in a Multi family Zone, maintaining the flexibility to keep with Multifamily (which is the current case. So it does not seem wise to change Zoning to Single Family especially since so many critical impacts have not been addressed.

10) I tried calling Chris Warrick on Friday 3/18, left a message and have not heard back. I also tried calling the Planning Dept today, but there was a significant volume of calls and there was no chance to leave a message. This is just not right, especially when there were only a few hours today after the developer's FIRST presentation on Saturday. Which during that presentation several suggestions were made to be studied and the developer said "I am not going to do that", so much for working with the community and considering their input!

I strongly urge an extension of the Public Comment period, denial of the application and Tract Map as submitted and a requirement for a full EIR study in compliance with CEQA.

Riener Nielsen, A.I.A.

27519 Sugar Pine Dr.

Lake Arrowhead, CA

Mailing Address:

1126 Camino Del cerritos

San Dimas, CA 91773

CELL (310) 986-1889

rnielsen@amapm.com

Response to Comment 18

The County of San Bernardino acknowledges the detailed comment submitted by Mr. Riener Nielsen regarding Tentative Tract Map 20480 (PROJ-2021-00161). The commenter raises a range of concerns regarding process transparency, wildfire evacuation, tree removal, traffic, density comparisons, and overall project suitability. Each issue is addressed below consistent with CEQA and the findings of the Initial Study/Mitigated Negative Declaration (IS/MND).

1. Public Comment Period and Meeting Timing

CEQA requires that a Mitigated Negative Declaration be circulated for a **minimum of 30 days** (§15073). The County complied with this requirement. While the applicant's informational meeting on March 19, 2022, occurred near the end of this review period, it was not part of the CEQA-required noticing process, and public comments were accepted until the statutory deadline.

The County appreciates that some members of the public learned of the project late. All timely comments—including this one—are part of the administrative record and are fully considered before any decision is made.

2. Wildfire Risk, Evacuation, and Dead-End Roads

The commenter asserts that the IS/MND lacks a wildfire evacuation analysis and fails to account for new dead-end streets. As discussed in **Response 2** (SOFA), the IS/MND addresses wildfire risks under CEQA Guidelines Appendix G, Section XX, and includes a Fire Safety Review by San Bernardino County Fire. The project is located in a State Responsibility Area and mapped as a Very High Fire Hazard Severity Zone.

The tract map has been designed in consultation with County Fire to meet **minimum secondary access, cul-de-sac length, and turnaround** requirements, ensuring that emergency ingress and egress are feasible. While the commenter refers to new “dead ends,” they are limited and regulated under the County Fire Code. No evidence was presented that the design would violate fire safety codes or impede evacuation.

CEQA does not require a full-scale evacuation model unless there is substantial evidence of a new, significant impact, which the IS/MND does not identify.

3. Density, Land Use Designation, and Development Footprint

The commenter disputes the characterization that the change in land use intensity reduces overall environmental impact, asserting that the aggregate square footage of built structures may increase. However, **CEQA evaluates impacts based on environmental effects**, not whether density is labeled as “higher” or “lower.” The IS/MND analyzed the impacts of 41 single-family homes with anticipated square footage and associated grading, access, and infrastructure needs.

As discussed in **Response 17** (John Millsap), larger lot sizes with multi-story homes allow for relatively small building footprints and preservation of more open space per lot. The proposed lot configuration enables a layout that conforms with slope stability and drainage constraints, and the IS/MND evaluates the actual physical impacts of the project as proposed. The project is consistent with the controlling General Plan Land Use designation of Low Density Residential, and no additional environmental analysis of the zoning map amendment is required under CEQA.

4. Tree Removal and Forest Character

As noted in **Response 3** and **Response 7**, the IS/MND addresses tree removal as part of the project’s impact on **Biological Resources, Aesthetics, and Air Quality**. While some tree removal is required, large-scale deforestation or canopy clearance is not proposed. Mitigation Measure BIO-1 addresses nesting bird protection, and erosion control measures are included in grading and stormwater compliance.

A full tree inventory map is not required under CEQA unless tied to impacts on sensitive biological resources, which were not found. General aesthetic or habitat impacts from removal of common trees do not trigger an EIR unless evidence of significant habitat loss is presented.

5. Traffic, Road Network, and Design Suitability

As discussed in **Response 5** and **Response 16**, a Transportation Assessment was completed in accordance with County guidelines and CEQA’s adopted **Vehicle Miles Traveled (VMT)** methodology. The IS/MND concludes the project will have **less-than-significant traffic impacts**.

CEQA does not require a re-study of the legacy road layout unless that layout contributes to a new environmental impact. The proposed internal streets will be built to current County standards and are subject to review by Land Use Services and Public Works.

6. Developer Experience, Construction Duration, and Completion Bonds

The comment raises concerns about the developer’s experience in mountain communities and requests conditions of approval, such as **construction duration limits** and

completion bonds. These issues are addressed through the County’s **subdivision entitlement process**, not CEQA.

While CEQA may require analysis of construction-related impacts (e.g., noise, dust, staging), it does not govern applicant experience or financial instruments unless those factors contribute to environmental impacts—which is not the case here.

7. General Plan Consistency and Land Use Flexibility

The commenter notes that the prior zoning designation allowed for greater future flexibility. The controlling land use authority for the site, however, is the General Plan Land Use designation of Low Density Residential under the Countywide Plan, not the zoning map. Pursuant to Government Code § 65860, the zoning map must be consistent with the General Plan, and the County is amending the zoning map accordingly. CEQA does not mandate that agencies retain theoretical maximum density that is inconsistent with the General Plan, and policy-level analysis of land use flexibility is not required under CEQA.

8. CEQA Sufficiency and EIR Request

The IS/MND contains substantial evidence demonstrating that the project’s impacts are either **less than significant or mitigated to such a level**. An EIR is required only when there is a **fair argument**, based on substantial evidence, that the project may have a significant impact (Guidelines §15064(f)). This threshold has not been met.

Conclusion

The County appreciates Mr. Nielsen’s detailed comments and professional perspective. The IS/MND evaluates all potentially significant environmental impacts of the proposed project and includes mitigation measures to ensure compliance with CEQA. Based on the evidence in the record, preparation of an Environmental Impact Report is not required.

Comment 20

Daniel and Joanne Jordan

27524 Ashwood Lane - Unit 34

Arrowhead, CA 92352

March 21, 2022

To: Chris Warrick, Planning Supervisor

County of San Bernardino, Land Use Services Department, Planning Division

Subject: Tentative Tract Map-20480, Project Number: PROJ-2021-00161

Assessor Parcel Numbers: 0333-106-15 and 0333-106-16

Dear Mr. Warrick,

As a homeowner in the Arrowhead Lake Estates Homeowners Association, we have some concerns of such a large project on the property grounds right above our home on Ashwood Lane. We are hoping for a scaled-down project and more information on how it affects our access roads, traffic implications and landslide possibilities. We have read the proposal and most of the Initial Study and need more information. Is it possible to extend the public comment period for 30 days?

This proposal includes quite a bit of disturbance to access roads in our private gated community. It seems that our HOA, ALECHA has not been contacted to determine road maintenance proposals or agreements. The actual gates, gatehouse, cameras, and most of the entrance roads off of North Bay Road will be on our ALECHA roads. Also the impact of evacuation routes in emergency situations.

We would also like to understand how the sale of the homes will occur, will they be individually sold lots? Will there be an Association to communicate and share costs of roads, club house, watering, tree maintenance, snow plowing, etc.? A timeline (even if rough) of construction is desired as we (ALECHA properties) should be aware of unfamiliar workers in our community.

As we understand there undoubtedly will be deforested lands, we disagree that there is “no impact or short-term impact” on air quality, scenic vistas, and displacement of local species. I’m interpreting the verbiage from the report saying that the project site (especially Phase 3) will be blocked from view off public roads is untrue... unless they plan to replant trees which is acceptable but unknown at this point. Perhaps there can be a more detailed plan of actual home placement with each 14,000 sq. foot lot as well as a (even if vague) forest/tree preservation plan. I think this will help everybody.

Lastly, we are also concerned about the soil, rain, snow, piping and many geological factors of our homes being below this site. Could there be a study for surrounding properties to know if there are significant worries we could address sooner rather than later?

In conclusion, it’s not that we oppose the project but hope that there can be more communication, some agreed upon plans, and fewer actual structures on this amazing place we call home in Lake Arrowhead.

Sincerely,

Daniel and Joanne Jordan

Response to Comment 20

The County of San Bernardino acknowledges the detailed comment submitted by Mr. and Mrs. Jordan concerning Tentative Tract Map 20480 (PROJ-2021-00161). Their letter outlines multiple areas of concern related to traffic, access, geology, vegetation removal, visual impacts, HOA coordination, and community planning.

1. Project Access and Road Use:

The proposed project does not include or require access via private roads owned or maintained by the Arrowhead Lake Estates Condominiums Homeowners Association (ALECHA), such as Ashwood Lane. As noted in the IS/MND, primary access will be from North Bay Road and through newly constructed internal public roads. Any future use of private roads would require separate legal agreements outside the scope of this CEQA review.

2. Construction Timing and Coordination:

While a final construction schedule is not yet determined, the IS/MND assumes a multi-phase buildout. Standard mitigation measures address construction noise, traffic, dust, and safety. The County encourages the developer to coordinate with ALECHA regarding construction worker awareness, temporary signage, and safety protocols. CEQA does not mandate timeline disclosure, but concerns about unfamiliar activity in gated communities are understandable and may be discussed during project implementation.

3. Wildlife, Air Quality, and Visual Impacts:

The project's impacts on air quality, biological resources, and aesthetics were evaluated in the IS/MND. While tree removal will occur, mitigation measures ensure that protected species and nesting birds are not harmed, and slopes will be stabilized. The IS/MND concludes that impacts are less than significant with mitigation. If tree preservation or replanting is proposed in final design, it will be reviewed during the County's development process.

4. Geotechnical Safety and Drainage:

A geotechnical study was completed for the site and reviewed by the County's Building and Safety Division. The study evaluated slope stability, drainage, and soil conditions. Mitigation measures are included to address grading, runoff, and

potential erosion, ensuring that the development will not increase the risk of landslide or soil instability on downslope properties.

5. HOA Coordination and Shared Infrastructure:

The proposed project does not involve the use of ALECHA-owned facilities, including gates, roads, or cameras. However, questions regarding future maintenance agreements or shared amenities would be governed by private legal arrangements. A new homeowners association (HOA) for the project may be required as part of final subdivision approval, depending on ownership structure.

6. Public Participation and Transparency:

The County appreciates the Jordans' engagement and understands the request for more detailed plans and communication. The 30-day public review period was conducted in accordance with CEQA Guidelines. While CEQA does not require extending the comment period, all submitted comments, including this one, have been carefully reviewed and considered in the preparation of the final project documents.

In summary, the project has been evaluated under CEQA, and measures have been incorporated to address potential environmental impacts. The County supports continued dialogue between the developer and ALECHA residents to address construction coordination, neighborhood character, and community integration. The Jordans' thoughtful comments contribute meaningfully to the review process.

Comment 21

Date: March 21, 2022

Commenter: The Mountains Group of the San Gorgonio Chapter of the Sierra Club

Address: PO Box 651, Blue Jay, CA 92317

Subject: Comments on PROJ-2021-00161 (Lake Arrowhead Estates), APN 0333-106-15 and 0333-106-16

Attn: Chris Warwick, Planning Supervisor, County of San Bernardino Land Use Services Department, Planning Division, 385 N. Arrowhead Ave 1st Fl., San Bernardino, CA 92415

The Mountains Group of the San Gorgonio Chapter of the Sierra Club (Sierra Club) is responding to the project PROJ-2021-00161 located at North Bay Road, north shore of Lake Arrowhead, in the Community of Lake Arrowhead, CA, APN #: 0333-106-15 and 0333-106-16, and providing comments for the proposed development and zone amendment.

1. Environmental concerns of this project include the impacts on endangered, threatened, and sensitive species, including but not limited to, the Southern Rubber

Boa (SRB), Southern Spotted Owl, and San Bernardino Mountains Flying Squirrel. More analysis is needed to determine how this project will further degrade sensitive habitat and wildlife corridors. These environmental impacts would not be adequately analyzed under a Mitigated Negative Declaration (MND).

2. The assessed impacts on a zoning amendment to change Multiple Residential zoning to Single Residential zoning requires more analysis. It is unknown if a zone change to 41 large “high end” homes will have a larger footprint and a larger negative environmental impact than the current zoning of Multiple Residential.
3. An Environmental Impact Report (EIR) is needed to address the concerns this project will have on watershed and aquifers due to the mountains fractured granite composition. The increase in water usage for this project will have a negative impact on the already strained infrastructure and water supply.
4. This project has been presented as a three phase process. The first phase will include the development of seven large “high end” speculative homes between Whitefir Drive and Sugar Pine Drive. There is a concern should the first phase not be lucrative for the developer, then this project could be stalled or abandoned in a state of environmental degradation like the projects of Eagle Ridge and Mill Ponds.

On behalf of The Mountains Group of the San Gorgonio Chapter of the Sierra Club, we appreciate this opportunity to provide comments for PROJ-2021-00161.

Response to Comment 21

The County of San Bernardino acknowledges the comments submitted by The Mountains Group of the San Gorgonio Chapter of the Sierra Club regarding the proposed Lake Arrowhead Estates Project (Tentative Tract Map 20480, PROJ-2021-00161). The Sierra Club raises four issues: potential impacts to special-status wildlife species, the County’s amendment of the zoning map to align with the controlling General Plan Land Use designation, watershed and water-supply impacts in the context of the local fractured-granite hydrogeology, and concerns regarding the phased nature of the project. Each issue is addressed below in accordance with the California Environmental Quality Act (CEQA) and the analysis presented in the Initial Study/Mitigated Negative Declaration (IS/MND).

1. **Special-Status Species (Southern Rubber Boa, California Spotted Owl, San Bernardino Flying Squirrel):**

The IS/MND includes a Biological Resources Assessment (BRA) prepared by a qualified biologist based on a site-specific field survey. As discussed in **Response 2**

(SOFA, Section IV) and **Response 7** (David Nichols), the BRA evaluated the project site for the presence of, and habitat suitability for, special-status species, including the Southern Rubber Boa (*Charina umbratica*; CDFW Threatened), California Spotted Owl (*Strix occidentalis occidentalis*; CDFW Species of Special Concern), and San Bernardino Flying Squirrel (*Glaucomys oregonensis californicus*; CDFW Species of Special Concern). No individuals, sign, or suitable on-site habitat for these species were identified during field surveys. Reported occurrences in adjacent areas (e.g., Upper Little Bear Tract, Arrowhead Ridge) do not, by themselves, constitute substantial evidence that the project site supports these species or that the project would result in a significant impact under CEQA. CEQA Guidelines § 15064(f)(5) requires that significance determinations be supported by substantial evidence, not speculation. Mitigation Measure BIO-1 requires pre-construction nesting bird surveys and habitat avoidance protocols, and standard worker environmental awareness training will be implemented during construction. Wildlife corridor connectivity in the project vicinity is constrained by existing residential development on adjacent parcels (including the developed Arrowhead Lake Estates and Northbay Lodge communities); the project site does not function as a designated regional wildlife corridor. Based on the BRA findings and incorporated mitigation, impacts to special-status species and habitat are less than significant with mitigation incorporated, and focused protocol-level surveys are not warranted in the absence of suitable on-site habitat.

2. General Plan Land Use Designation and Zoning Map Amendment:

The commenter requests additional analysis of the proposed change in zoning designation. The controlling land use authority for the project site is the San Bernardino Countywide Plan, which designates the site as Low Density Residential (LDR). Pursuant to Government Code § 65860, county zoning ordinances must be consistent with the adopted General Plan, and the General Plan Land Use designation supersedes any inconsistent zoning. The County is amending the zoning map for the project site to bring zoning into consistency with the LDR General Plan Land Use designation. This zoning map amendment is an administrative action by the County to correct the existing inconsistency between the zoning map and the controlling General Plan; it is not a discretionary expansion of allowable density and is not, in itself, a project component requiring separate CEQA analysis under this application. As addressed in **Response 19** (Nielsen, Item 3), CEQA evaluates the actual physical environmental effects of the project as proposed, not the relative theoretical density permitted under different zoning labels (CEQA Guidelines § 15382). The IS/MND analyzes the specific physical changes proposed: 41 single-

family residential lots with associated grading, infrastructure, vegetation removal, and traffic generation. The proposed 41-lot configuration is consistent with the LDR General Plan Land Use designation and permits a site-sensitive layout that conforms to slope, drainage, and tree-retention constraints. The IS/MND's significance determinations are based on the impacts of the project as proposed, which is the appropriate CEQA baseline. No additional analysis of hypothetical buildout scenarios under the prior zoning designation is required.

3. Watershed, Aquifers, and Water Supply:

The IS/MND addresses water-related impacts in the Hydrology and Water Quality and Utilities and Service Systems sections. As discussed in **Response 2** (SOFA, Section XIX) and **Response 3** (Laws, Item 4), domestic water service for the project will be provided by the Lake Arrowhead Community Services District (LACSD), which has confirmed the ability to serve the project within its existing service area and supply planning. The 41-unit project does not meet the 500-dwelling-unit threshold under Water Code §§ 10910 et seq. (SB 610) or Government Code § 66473.7 (SB 221), and a Water Supply Assessment or Written Verification of Water Supply is not required. Watershed-level effects, including stormwater quality and runoff to Lake Arrowhead, are addressed through compliance with the Statewide Construction General Permit, preparation of a Storm Water Pollution Prevention Plan (SWPPP), and post-construction water quality requirements under the County's MS4 Permit. Local hydrogeologic conditions associated with the fractured-crystalline-rock aquifer system of the San Bernardino Mountains have been considered by LACSD in its long-term supply planning. The commenter has not provided substantial evidence that the addition of 41 single-family residential connections would result in a project-level significant impact to either surface watershed conditions or to groundwater supplies as defined by CEQA Guidelines Appendix G thresholds. Based on substantial evidence in the record, hydrology, water quality, and water supply impacts are less than significant.

4. Phased Construction and Risk of Project Abandonment:

CEQA evaluates the whole of the action as proposed (CEQA Guidelines § 15378), and the IS/MND analyzes the entire 41-lot subdivision and its three-phase construction sequence as a single project. Construction-phase impacts (air quality, noise, traffic, erosion, and biological resources) are evaluated for the full buildout and for each phase, with mitigation measures applied throughout. Concerns regarding potential financial outcomes for the applicant or the possibility of mid-project abandonment are speculative and do not constitute substantial evidence of a significant environmental effect under CEQA Guidelines § 15064(f)(5). The

County's subdivision entitlement process addresses site stabilization, erosion control, and improvement assurance through standard mechanisms outside CEQA, including conditions of approval, subdivision improvement agreements, performance and labor-and-materials bonds under the Subdivision Map Act (Government Code §§ 66499 et seq.), and grading-permit requirements that mandate stabilization of disturbed areas regardless of construction continuation. The Eagle Ridge and Mill Ponds projects referenced by the commenter are unrelated developments under separate entitlements and are outside the project description and the scope of CEQA review for PROJ-2021-00161. Phased construction risk, as described in the comment, is therefore not a basis for requiring an EIR under CEQA Guidelines §§ 15064 or 15065.

Conclusion

The County appreciates the participation of The Mountains Group of the San Geronio Chapter of the Sierra Club in the CEQA review of PROJ-2021-00161. The IS/MND, supported by the Biological Resources Assessment, Hydrology and Water Quality analysis, Utilities and Service Systems analysis, and consultation with LACSD and the San Bernardino County Fire Department, contains substantial evidence demonstrating that the project's potentially significant impacts can be reduced to less-than-significant levels through implementation of the identified mitigation measures. The commenter has not presented substantial evidence supporting a fair argument that the project may have a significant effect on the environment that cannot be mitigated (CEQA Guidelines § 15064(f)). Accordingly, preparation of an Environmental Impact Report is not required, and the IS/MND is the appropriate environmental document for this project.

EXHIBIT C

ERRATA TO THE INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Tentative Tract No. 20480 — Lake Arrowhead Residential Subdivision

County of San Bernardino, Land Use Services Department

May 2026

Project:	Tentative Tract No. 20480 — Lake Arrowhead Residential Subdivision
Lead Agency:	County of San Bernardino, Land Use Services Department
Project No.:	PROJ-2021-00161
APNs:	0333-106-15; 0333-106-16
Applicant:	Lake Arrowhead Development LLC / California Retail Properties Corp. 22939 Hawthorne Blvd, Suite 100, Torrance, CA 90505
CEQA Document:	Initial Study/Mitigated Negative Declaration (IS/MND) Circulated for Public Review: 2025 Pending County Action
Errata Prepared By:	Geovironment Consulting LLC
Errata Date:	May 2026
Prior TTM Reference:	Tentative Tract No. 20480, dated March 5, 2025 (Hillwig-Goodrow, Inc.)
Revised TTM Reference:	Tentative Tract No. 20480, Proposed Alternative Option #3, dated March 10, 2026 (Hillwig-Goodrow, Inc.)
Construction Access Exhibit:	Exhibit — Construction Routes, dated April 9, 2026 (Hillwig-Goodrow, Inc.)

Section 1 — Purpose and Scope of Errata

This Errata is prepared pursuant to Section 15073.5 of the State CEQA Guidelines to document project design changes that have occurred during the review of the Initial Study/Mitigated Negative Declaration (IS/MND) for Tentative Tract No. 20480, which was circulated for public review in 2022 and is pending final County action. This Errata also addresses a material regulatory change in the status of the mountain lion (*Puma concolor*) under the California Endangered Species Act (CESA), which occurred on February 12, 2026, during the IS/MND review period.

Section 15073.5 of the State CEQA Guidelines requires recirculation of a Mitigated Negative Declaration prior to adoption if the lead agency determines that a substantial revision to the document is necessary based on new information or project changes. As demonstrated in the analysis that follows, the project changes documented in this Errata do not constitute a substantial revision requiring recirculation. Rather, the revisions reflect: (1) a net reduction in the proposed number of residential lots from 41 to 37, driven by the County's application of hillside development restrictions under the San Bernardino County Development Code, which

required the revised TTM to avoid steep slope areas; (2) the adoption of a revised Tentative Tract Map identified as Alternative Option #3, dated March 10, 2026; (3) the addition of a Construction Route Access Exhibit dated April 9, 2026, providing specific construction vehicle routing details in response to neighbor concerns; and (4) the formal CESA listing of the Southern California/Central Coast mountain lion Distinct Population Segment (DPS) as an endangered species effective February 12, 2026; and (5) clarification of the Land Use and Planning and Population and Housing analysis (IS/MND Sections XI and XII) to reflect the County's position that the project is processed under the implementing zoning of the Low Density Residential (LDR) Policy Plan Land Use Category pursuant to Government Code Section 65860 and Section 6 of Resolution No. 2020-197.

The project changes result in a reduced development footprint, reduced grading, reduced traffic generation, and reduced wildfire exposure. No new significant impacts are identified, and no existing impacts analyzed in the IS/MND are made substantially more severe. Accordingly, recirculation of the IS/MND is not required under CEQA Guidelines Section 15073.5.

The mountain lion CESA listing constitutes a new regulatory development requiring supplemental analysis of the Biological Resources section of the IS/MND (Section IV). As described in Section 5 of this Errata, the project as redesigned, combined with updated and new mitigation measures, continues to support a finding of Less than Significant Impact with Mitigation Incorporated for all Biological Resources checklist items.

Section 2 — Revised Project Description

2.1 Summary of Changes

The applicant, Lake Arrowhead Development LLC, has revised the project layout from the 41-lot design analyzed in the IS/MND to a 37-lot design reflected in the March 10, 2026 Tentative Tract Map (TTM 20480, Proposed Alternative Option #3, prepared by Hillwig-Goodrow, Inc.). The revised design represents a net reduction of four (4) residential lots. The lot reduction was necessitated by the County's application of hillside development restrictions under the San Bernardino County Development Code, which require that development avoid steep slope areas. The revised TTM reconfigures lots to comply with these restrictions while retaining consistency with the RS zoning district.

The project is proposed as a lot sale subdivision. Individual lot purchasers will be responsible for obtaining all required permits and constructing homes in conformance with all applicable County of San Bernardino building and architectural guidelines, the Lake Arrowhead community design standards, applicable state and local building codes, and requirements of the San Bernardino County Development Code, including provisions governing native tree removal (Development Code Chapter 88.01). For purposes of CEQA analysis, the project is evaluated at full build-out of all 37 lots as a whole, consistent with CEQA's prohibition on piecemealing of project impacts.

The maximum buildable envelope on each lot — based on lot size, required setbacks, and applicable zoning standards — is estimated at approximately 3,000 square feet for Phase 1 lots and 4,000 to 5,000 square feet for Phase 2 and Phase 3 lots. These figures represent the upper bound for impact analysis purposes under this TTM and are carried forward from the original IS/MND project description. The overall project site boundary, APNs, total acreage (approximately 15.95 acres), location, and implementing zoning district (RS, Single Residential) under Government Code Section 65860 remain unchanged from the IS/MND.

The revised map reflects internal lot reconfiguration, adjustments to lot boundaries along Whitefir Drive, Arrowhead Lane, and Cedarwood Drive, and modified internal road geometry within the existing street network. The revised layout continues to utilize the same access roads — North Bay Road, Sugar Pine Drive, Arrowhead Lane, and Cedarwood Drive — as the original design. The revised TTM includes one (1) open space lot.

In addition to the revised TTM, a Construction Route Access Exhibit dated April 9, 2026, prepared by Hillwig-Goodrow, Inc., provides specific routing details for construction vehicles during site preparation, grading, and infrastructure improvement phases. The exhibit identifies two construction access points — Access Point A (north, via North Bay Road / Sugar Pine Drive) and Access Point B (south, via North Bay Road / Cedarwood Drive) — with the designated construction vehicle corridor depicted in yellow hatching. This exhibit was prepared in response to neighbor concerns and constitutes a clarification and formalization of the construction traffic information discussed generally in Section XVII (Transportation) of the IS/MND.

2.2 Comparison of Original and Revised Project

Feature / Element	Original Project (03/05/25 TTM — 41 Lots)	Revised Project (03/10/26 TTM — 37 Lots)
Total Residential Lots	41 lots	37 lots (net reduction of 4)
Basis for Lot Reduction	N/A	County hillside development restriction — steep slopes removed from developable area
Open Space / Lettered Lots	5 lettered lots (A–E)	1 open space lot
Project Type	Lot sale subdivision	Unchanged
Site Acreage	~15.95 acres (2 parcels)	~15.95 acres (unchanged)
APNs	0333-106-15; 0333-106-16	Unchanged
Zoning Amendment	RM to RS	No longer required — Project processed under implementing RS zoning pursuant to Government Code §65860 and Resolution No. 2020-197, §6
Minimum Lot Size	14,000 sq ft	Unchanged
Max. Buildable Envelope (per IS/MND)	Phase 1: ~3,000 sq ft Phases 2–3: 4,000–5,000 sq ft	Unchanged — upper bound for CEQA analysis
Architectural / Design Requirements	County and Arrowhead guidelines	Unchanged — applies to all lot purchasers
Internal Road Network	Whitefir Dr, Ashwood Ln, Arrowhead Ln, Cedarwood Dr	Unchanged; revised geometry within existing alignment
External Access Routes	North Bay Road (primary)	Unchanged
Construction Access	General discussion only in IS/MND	Formalized: 2 access points per 04/09/26 Exhibit
Preliminary Earthwork	~5 CY stated in original TTM notes	Proportionately reduced; final quantities per grading plans
Estimated ADT (Full Build-Out)	~410 ADT (41 × 10, ITE Code 210)	~370 ADT (37 × 10, ITE Code 210)

2.3 Construction Route Access Exhibit

The Construction Route Access Exhibit (April 9, 2026) formalizes construction vehicle routing that was generally anticipated in the IS/MND Transportation section. The exhibit designates:

- Access Point A: Northern entry via North Bay Road connecting to Sugar Pine Drive, serving the upper portion of the site.
- Access Point B: Southern entry via North Bay Road connecting to Cedarwood Drive, serving the lower and central portions of the site.
- The designated construction vehicle corridor (shown with yellow hatching) follows existing paved roadways within the gated North Bay community and does not require construction of new access roads.

- No new off-site road improvements are required for construction access.

Because construction access follows existing paved roads already analyzed in the IS/MND (North Bay Road, Sugar Pine Drive, Cedarwood Drive, Whitefir Drive, and Arrowhead Lane), the exhibit does not introduce new physical impacts. The revised 37-lot project generates proportionately fewer construction trips than the 41-lot project analyzed in the IS/MND.

Section 3 — Updated Analysis: Wildfire Hazards (IS/MND Sections IX and XX)

3.1 Original IS/MND Finding

The IS/MND (Section IX, Hazards and Hazardous Materials, and Section XX, Wildfire) concluded that the project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) in a State Responsibility Area (SRA), as designated by CAL FIRE. The IS/MND found impacts related to wildfire hazards to be Less than Significant with Mitigation Incorporated, based on a 41-lot project design that included multiple ingress/egress routes connecting to North Bay Road (a County-designated evacuation route), internal fuel modification zones, and five lettered lots available for open space and fuel management.

The IS/MND included the following mitigation measures applicable to wildfire:

- HAZ-1: Fire Sprinkler Systems — All residences constructed as part of the project shall include interior fire sprinkler systems compliant with the California Building Code and California Fire Code applicable to VHFHSZ structures, approved by the San Bernardino County Fire Authority prior to building permit issuance.
- HAZ-2: Fuel Modification Plan — Prior to grading permits, the applicant shall submit a Fuel Modification Plan compliant with San Bernardino County Development Code § 82.13.040(c), addressing slopes and terrain, fuel loading, emergency access, on-site water supply, ongoing maintenance, erosion control, and fire-resistant landscaping.
- HAZ-3: Fire Safety and Evacuation Plan — Prior to occupancy of any residence, a Fire Safety and Evacuation Plan shall be prepared, approved by the San Bernardino County Fire Authority, and distributed to all residents.

3.2 How the Revised Project Affects the Fire Hazard Analysis

The reduction from 41 to 37 residential lots, with the redesign specifically avoiding steep slope areas pursuant to County hillside development restrictions, reduces the project's exposure to and contribution to wildfire hazards as follows:

- **Reduced Structural Density.** Four fewer structures reduces the total maximum combustible footprint within the VHFHSZ and simplifies defensible space planning at the project perimeter.
- **Steep Slope Avoidance.** The revised TTM removes development from steep slope areas, directly reducing the risk of upslope fire spread associated with structures on steep terrain — a primary wildfire risk factor identified in the IS/MND.
- **Reduced Population at Risk.** Four fewer households reduces the number of future residents requiring evacuation during a wildfire event.
- **Internal Road Geometry Unchanged in Function.** The revised TTM continues to provide multiple ingress and egress routes connecting to North Bay Road, a designated evacuation route. No evacuation routes are eliminated or degraded.

- Formalized Construction Access. The Construction Route Access Exhibit limits construction vehicle routing to existing paved roads, reducing fire ignition risk from vegetation disturbance during construction.
- Open Space Lot. The revised TTM's single open space lot remains available for fuel modification and defensible space management pursuant to HAZ-2.

Mitigation measures HAZ-1, HAZ-2, and HAZ-3 apply to the TTM project as a whole and will be required as conditions of TTM approval applicable to the subdivision and to all subsequent development within the 37 lots, consistent with County requirements. HAZ-1 and HAZ-3 are carried forward without modification. HAZ-2 is amended as follows to reference the revised site configuration:

**HAZ-2
(Revised)**

Fuel Modification Plan — Revised

Prior to issuance of grading permits, the Project applicant shall submit a Fuel Modification Plan in compliance with San Bernardino County Development Code § 82.13.040(c). The Fuel Modification Plan shall be prepared based on the revised 37-lot site configuration as depicted in Tentative Tract No. 20480, Proposed Alternative Option #3 (March 10, 2026), and shall address: (1) natural, ungraded slopes within and adjacent to the Project site, including areas where development has been avoided pursuant to County hillside development restrictions; (2) existing fuel loads and required fuel reductions; (3) emergency access to the Project and designated fuel-modified areas, consistent with the construction access points identified in the April 9, 2026 Construction Route Access Exhibit; (4) availability of on-site water sources for firefighting; (5) continual maintenance requirements of fuel-modified areas; (6) soil erosion and sediment control measures; and (7) recommendations for fire-resistant landscaping materials. The Fuel Modification Plan shall be reviewed concurrently with development application materials by the County of San Bernardino Department of Land Use Services and shall require final approval by the responsible Fire Authority prior to grading permit issuance.

3.3 Updated Wildfire Finding

The revised project continues to support a finding of Less than Significant with Mitigation Incorporated for all wildfire-related checklist items in IS/MND Sections IX and XX. No new significant impacts are identified, and no existing wildfire impacts are made substantially more severe by the project redesign.

Section 4 — Updated Analysis: Transportation and Traffic (IS/MND Section XVII)

4.1 Original IS/MND Finding

The IS/MND (Section XVII, Transportation) analyzed traffic impacts associated with full build-out of the 41-lot project using ITE Land Use Code 210 (Single-Family Detached Housing) as the basis for trip generation. The IS/MND found that construction vehicle access would be provided through the northern portion of the site and that daily construction vehicle trips would be within levels consistent with surrounding development. Traffic impacts were found to be Less than Significant.

4.2 Construction Route Access Exhibit (April 9, 2026)

The Construction Route Access Exhibit dated April 9, 2026 provides specific routing details for construction traffic consistent with the general assumptions in the IS/MND. The exhibit formalizes two construction access points and designates specific roadways for construction vehicle ingress and egress, all on existing paved roadways within the North Bay gated community. No new road construction or improvement of unpaved routes is required. This exhibit is a project clarification prepared in response to neighbor concerns and does not introduce new physical impacts to the transportation system.

4.3 Updated Transportation Finding — Revised 37-Lot Project

Consistent with CEQA's prohibition on piecemealing, traffic generation is analyzed at full build-out of all 37 lots. Using ITE Land Use Code 210 — consistent with the original IS/MND analysis — estimated operational traffic at full build-out is reduced by approximately 40 Average Daily Trips (ADT), from approximately 410 ADT (41 lots × 10 ADT) to approximately 370 ADT (37 lots × 10 ADT), a reduction of approximately 10 percent. The original IS/MND did not identify any roadway level-of-service thresholds approaching exceedance at 41 lots; accordingly, a 10 percent reduction in trips does not alter any finding. The revised project continues to support a finding of Less than Significant for all transportation-related checklist items in IS/MND Section XVII. No mitigation measures are modified.

Section 5 — Updated Analysis: Biological Resources, Mountain Lion CESA Listing, and Native Tree Removal (IS/MND Section IV)

5.1 Original IS/MND Finding

The IS/MND (Section IV, Biological Resources) relied on biological habitat assessments prepared by Dugan Biological Services in September 2021 (report dated October 20, 2021) and updated in a second assessment with field work conducted on October 11, 2024 (report dated December 19, 2024). The IS/MND found the project site to consist of disturbed mixed conifer forest and ruderal habitat, fragmented and previously disturbed, without riparian habitat, wetlands, or jurisdictional waters. The site is vacant and supports forested areas interspersed among existing paved and dirt access roads, surrounded by residential development and paved public roads on all sides within the North Bay at Lake Arrowhead community.

Special-status species evaluated included the Southern Rubber Boa (*Charina umbratica*), San Bernardino Flying Squirrel (*Glaucomys sabrinus californicus*), and Bald Eagle (*Haliaeetus leucocephalus*); all three were determined to be unlikely to occur on site due to lack of suitable habitat. The IS/MND found that the project site does not occur within or adjacent to a Multiple Species Habitat Conservation Plan (MSHCP) Core, Linkage, Constrained Linkage, or Non-Contiguous Habitat Block, and does not function as a wildlife movement corridor for large mammals (Dugan Biological Services, 2021, 2024). The IS/MND concluded that, with implementation of Mitigation Measure BIO-1 (Nesting Bird Surveys), biological resource impacts would be Less than Significant with Mitigation Incorporated.

Neither the 2021 nor the 2024 Dugan Biological Services assessments were scoped to include mountain lion as a target species. Both assessments were commissioned specifically to evaluate habitat suitability for Southern Rubber Boa, San Bernardino Flying Squirrel, and Bald Eagle. The absence of mountain lion documentation in those reports reflects the scope of work assigned, not the results of a targeted mountain lion survey. The low-likelihood-of-use determination for mountain lion in the IS/MND is based on habitat assessment conclusions — specifically the disturbed, fragmented, and developed context of the site — rather than on targeted survey detections.

At the time the IS/MND was circulated for public review in 2025, the Southern California/Central Coast mountain lion DPS was a candidate species under CESA, having received candidate status on April 16, 2020. As a candidate species, mountain lions were afforded protections equivalent to a listed endangered species under Fish and Game Code Section 2085(b). The IS/MND did not include a dedicated mountain lion impact analysis.

5.2 New Regulatory Development — Mountain Lion CESA Listing

On February 12, 2026, the California Fish and Game Commission voted 3-0 to formally list the Southern California/Central Coast mountain lion DPS as an endangered species under CESA (Fish and Game Code §§ 2050–2115.5), based on the Commission’s review of the California Department of Fish and Wildlife December 9, 2025 Status Review and public comment. The listing is based on concerns regarding the DPS’s risk of extinction due to habitat fragmentation, barriers to movement, and human-caused mortality.

The listed DPS includes San Bernardino County, which encompasses the project site (T02N R03W, Section 16, Lake Arrowhead 7.5-minute USGS quadrangle). The project site is within the San Gabriel/San Bernardino Mountains (SGSB) subpopulation — one of six subpopulations within the listed DPS.

The SGSB subpopulation occupies the San Gabriel and San Bernardino mountain ranges, encompassing primarily the Angeles National Forest (approximately 694,000 acres) and San Bernardino National Forest (approximately 678,000 acres). The precise subpopulation range boundary is delineated in Figure 1 of Dellinger et al. (2020) as referenced in the CDFW Status Review. Using a Bayesian Spatial Capture Recapture model applied to scat DNA from 335 individual mountain lions collected statewide between 2017 and 2022, CDFW estimated the SGSB subpopulation at 94 individuals (95% CI: 82–107), encompassing all age classes including dependent young (California Department of Fish and Wildlife, 2025, Table 3). The Status Review further documents that the SGSB subpopulation has a very small effective population size (N_e) estimated at only 2.3–5 individuals (California Department of Fish and Wildlife, 2025, Table 6; Gustafson et al., 2019; Gustafson et al., 2022) — meaning the number of individuals meaningfully contributing genetic material to the next generation is critically small — and exhibits evidence of inbreeding and extremely low observed genetic variation. The SGSB area is comprised of two discrete mountain ranges separated by roads and largely surrounded by urbanized areas and desert, further limiting connectivity and increasing extinction risk (California Department of Fish and Wildlife, 2025).

Within the broader Southern California context, the Status Review documents that home range sizes for individual mountain lions vary from 41 to 497 km² (16 to 192 mi²), with female mean home ranges averaging 188 km² (73 mi²) and male mean home ranges averaging 316 km² (122 mi²) in the Santa Ana Mountains and Eastern Peninsular Range (Zeller et al., 2017, as cited in California Department of Fish and Wildlife, 2025). Applying the CDFW population estimate of 94 individuals to the combined approximately 1.37-million-acre (2,140 mi²) National Forest land base yields a mean population density of approximately 0.044 individuals per square mile — or roughly one mountain lion per 23 square miles of range area. Each resident mountain lion requires an area orders of magnitude larger than the 15.95-acre (0.025 mi²) project site, which represents approximately 0.001 percent of a single female home range at the lower end of the documented range.

As a listed endangered species under CESA, mountain lions are now subject to the take prohibitions of Fish and Game Code Section 2080 without an Incidental Take Permit (ITP) issued by CDFW. “Take” under CESA is defined as to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill. CEQA requires that the lead agency analyze whether the project may result in take of a listed species or substantially reduce the habitat of a listed species (CEQA Guidelines § 15065).

5.3 Mountain Lion Impact Analysis — Revised 37-Lot Project

Site Characteristics and Mountain Lion Habitat Assessment

The project site consists of approximately 15.95 acres of disturbed mixed conifer forest and ruderal habitat within the developed North Bay gated community at Lake Arrowhead. The site is vacant land supporting forested areas interspersed among existing paved and dirt access roads, bordered on all sides by paved roads and existing residential development. As documented in the Dugan Biological Services assessments (2021, 2024), the site's forested areas are fragmented and previously disturbed, the understory has been largely cleared, soil conditions are desiccated and compacted, and the site lacks the dense, undisturbed wildland character associated with primary mountain lion habitat.

No targeted mountain lion survey has been conducted on the project site. The site does not contain primary mountain lion habitat features such as rugged terrain with limited human access, significant prey base concentrations, or direct connectivity to undisturbed wildland corridors. The nearest undisturbed wildland areas are located beyond the established road and residential network surrounding the site. Lake Arrowhead forms an eastern barrier to wildlife movement along the eastern project boundary.

The reduction from 41 to 37 lots, combined with steep slope avoidance required by the County, marginally reduces the total site disturbance footprint relative to the original TTM — a minor beneficial change from a biological resources perspective.

CEQA Significance Thresholds — Mountain Lion

A significant biological resources impact would occur if the project would:

- Result in take of an individual mountain lion of the listed Southern California/Central Coast DPS; or
- Substantially reduce or degrade mountain lion habitat within the SGSB subpopulation range; or
- Substantially interfere with mountain lion movement through a mapped wildlife corridor; or
- Conflict with a regional habitat conservation plan applicable to mountain lions.

Impact Analysis

Take of Individual Mountain Lions. No mountain lions were detected on or adjacent to the project site during the biological assessments conducted in 2021 and 2024, though those assessments were not scoped for mountain lion detection. The site's location within a fully developed, gated residential community substantially limits the probability of an individual mountain lion being present during construction or operation. Nonetheless, given that the SGSB subpopulation is estimated at only 94 individuals occupying the broader regional landscape, the potential for incidental encounters during construction grading cannot be categorically excluded. With implementation of Mitigation Measure BIO-2, the probability of construction-related take is reduced to a less than significant level.

Habitat Reduction. Development of 37 residential lots on the 15.95-acre site would convert approximately 15.95 acres of disturbed conifer and ruderal habitat. Within the context of the SGSB subpopulation range — which encompasses hundreds of thousands of acres of the San Bernardino National Forest and adjacent wildlands — the loss of this disturbed, isolated, and developed-context site is not expected to substantially reduce the carrying capacity or available habitat for the mountain lion DPS.

Wildlife Movement Corridors. The IS/MND documented that the project site does not occur within or adjacent to an MSHCP Core, Linkage, Constrained Linkage, or Non-Contiguous Habitat Block, and does not function as a wildlife movement corridor for large mammals (Dugan Biological Services, 2021, 2024). The existing road network already forms effective barriers to wildlife movement through the site. Development of the site is not expected to substantially interfere with mountain lion movement at the landscape scale.

Conflict with Conservation Plans. The project site is not located within an MSHCP Core or Linkage area. No adopted regional habitat conservation plan specifically addresses the SGSB mountain lion subpopulation. CDFW's recovery recommendations for the listed DPS — including wildlife crossings and habitat connectivity improvements — are landscape-level actions directed at major transportation corridors, not infill residential development within established communities.

Incidental Take Permit Applicability. Given the site conditions, the absence of documented mountain lion use, and the isolated, developed character of the project site, CDFW is not expected to require a formal ITP under Fish and Game Code Section 2081 for this project. However, the applicant shall consult with CDFW during pre-construction surveys pursuant to Mitigation Measure BIO-2 to confirm the appropriate level of CESA compliance. If CDFW determines that formal ITP authorization is required, the applicant shall obtain such authorization prior to commencement of ground disturbance.

5.4 Native Tree Removal — Regulatory Framework

The project site is located within the Mountain Region as defined by San Bernardino County Development Code Chapter 88.01 (Plant Protection and Management). Under Development Code § 88.01.070, a Tree or Plant Removal Permit is required for the removal of any living native tree with a stem diameter of six inches or greater (19 inches or greater in circumference) measured at 4.5 feet above natural grade level (diameter at breast height; DBH). The dominant native tree species documented on the project site by Dugan Biological Services (2021, 2024) include Jeffrey pine (*Pinus jeffreyi*), ponderosa pine (*Pinus ponderosa*), sugar pine (*Pinus lambertiana*), incense cedar (*Calocedrus decurrens*), and black oak (*Quercus kelloggii*), all of which are regulated under this provision.

Under Development Code § 88.01.050(a)(1), the Director may approve the removal of regulated trees or plants when requested in conjunction with a land use application, a building permit, or other development permit, including a grading permit. An approved land use application and/or development permit shall be considered to include a Tree or Plant Removal Permit if the land use application or development permit specifically reviews and approves the removals. Under § 88.01.050(b), the applicable review authority may require certification from a qualified arborist or registered professional forester that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and in compliance with Chapter 88.01.

No person may commence land disturbance — including grading or land clearing — without first obtaining approval to ensure that disturbance will not result in the removal of any regulated native trees or plants (Development Code § 88.01.050). This requirement applies to all grading and clearing activities associated with the TTM project, including site preparation for road and infrastructure improvements, as well as to individual lot purchasers at the time of home construction. New Mitigation Measures BIO-3 and BIO-4 are added to ensure compliance with these requirements and to protect regulated native trees and nesting birds during tree removal activities.

5.5 Revised and New Mitigation Measures — Biological Resources

BIO-1 Nesting Bird Surveys (Carried Forward Unchanged)

To avoid impacts to nesting birds during general vegetation clearing and ground disturbance, the Project applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey within all suitable habitat onsite and within a 300-foot buffer no more than 7 days prior to any vegetation removal or ground disturbance between February 1 and August 31. If active nests are located, an appropriate avoidance buffer (generally 100 feet for songbirds, up to 300 feet for raptors) shall be

established, and work within the buffer shall be delayed until a qualified biologist determines the nest is no longer active. This mitigation measure applies to the revised 37-lot project layout.

BIO-2 (New) Mountain Lion Pre-Construction Survey and Construction Monitoring Protocol

(a) Pre-Construction Survey. Prior to commencement of any vegetation clearing, grading, or ground disturbance, a qualified biologist with demonstrated mountain lion survey experience shall conduct a pre-construction survey of the project site and a 500-foot buffer to document presence or absence of mountain lion sign (tracks, scat, scrapes, prey remains, camera evidence). The survey shall be conducted within 14 days prior to initiation of ground disturbance. Survey results shall be submitted to CDFW and the County of San Bernardino Land Use Services Department.

(b) Construction Period Monitoring. A qualified biological monitor shall conduct periodic site checks (minimum weekly) during active ground disturbance and vegetation removal phases to monitor for mountain lion activity. If a mountain lion is detected on or immediately adjacent to the construction site, all ground disturbance activities shall cease within 200 feet of the sighting location. Work shall not resume until the mountain lion has voluntarily moved away from the active work zone and the qualified biologist has confirmed it is safe to resume activities.

(c) CDFW Consultation. Prior to grading permit issuance, the project applicant shall consult with the California Department of Fish and Wildlife (CDFW) regarding the project's consistency with CESA protections for the mountain lion DPS. If CDFW determines that a formal Incidental Take Permit (ITP) under Fish and Game Code Section 2081 is required, the applicant shall obtain such authorization prior to commencement of ground disturbance.

(d) Worker Environmental Awareness Training. Prior to commencement of construction activities, all construction workers shall receive environmental awareness training from a qualified biologist. Training shall include mountain lion identification, behavior, reporting requirements, and the prohibition on take of mountain lions under CESA.

BIO-3 (New) Native Tree Inventory, Tree or Plant Removal Permit, and Preconstruction Inspection

(a) Native Tree Inventory. Prior to submittal of grading plans, the Project applicant shall retain a qualified arborist or registered professional forester to conduct a field inventory of all regulated native trees within the project site and any areas proposed for grading or clearing. The inventory shall identify, tag, and map all native trees with a stem diameter of six inches DBH or greater, consistent with San Bernardino County Development Code § 88.01.070, and shall document species, DBH, condition, and location of each regulated tree. The completed inventory shall be submitted to the County of San Bernardino Land Use Services Department as part of the grading permit application.

(b) Tree or Plant Removal Permit. Prior to the issuance of any grading permit or commencement of any land disturbance, vegetation clearing, or grading, the Project applicant shall obtain Director approval for the removal of any regulated native trees under San Bernardino County Development Code § 88.01.050(a). Tree removal

approval shall be requested in conjunction with the grading permit application. An approved grading permit shall be considered to include a Tree or Plant Removal Permit if the grading permit specifically reviews and approves the removals, consistent with § 88.01.050(a)(1). The County review authority may require certification from a qualified arborist or registered professional forester that the proposed tree removal, replacement, or revegetation activities are appropriate and in compliance with Chapter 88.01, pursuant to § 88.01.050(b). The Project applicant shall cooperate fully with any such certification request and shall not commence grading or clearing in areas containing regulated native trees until Director approval has been obtained.

(c) Tree Protection During Grading. Regulated native trees identified for retention shall be protected during grading and construction in accordance with the requirements of the approved Tree or Plant Removal Permit and any conditions imposed by the County review authority. Tree protection measures, including protection fencing at the drip line of retained trees, shall be shown on grading plans prior to grading permit issuance and shall remain in place until all grading and construction activities in the vicinity of retained trees are complete.

(d) Applicability to Lot Purchasers. This mitigation measure applies to all grading and clearing activities associated with the TTM project, including project-wide grading and infrastructure improvements. Individual lot purchasers shall comply with all applicable requirements of San Bernardino County Development Code Chapter 88.01 for the removal of any regulated native trees in connection with home construction on individual lots, including obtaining Director approval under § 88.01.050(a) prior to commencement of any grading or clearing on individual lots.

BIO-4 (New)

Pre-Removal Nesting Bird Survey for Regulated Native Tree Removal

(a) Applicability. This mitigation measure applies to the removal of any regulated native tree under San Bernardino County Development Code § 88.01.070, whether as part of project-wide grading and infrastructure improvements or as part of individual home construction on lots within the TTM. It supplements Mitigation Measure BIO-1 by providing specific requirements for nesting bird surveys conducted in connection with individual tree removal activities.

(b) Pre-Removal Nesting Bird Survey. If tree removal is proposed between February 1 and August 31 (the nesting season), a qualified biologist shall conduct a focused nesting bird survey of the trees proposed for removal and all trees within a 300-foot radius (minimum 100 feet for songbirds) no more than 5 days prior to commencement of removal. The survey shall document the presence or absence of active nests in or immediately adjacent to the trees to be removed. Survey results shall be documented and retained for the project record.

(c) Active Nest Avoidance. If active nests are identified in or immediately adjacent to trees proposed for removal, the trees supporting active nests and a biologist-determined exclusion buffer around each active nest shall be excluded from removal until the nesting cycle is complete and the nest is no longer active, as confirmed by a qualified biologist. Tree removal within the exclusion buffer shall not resume until the qualified biologist has confirmed that all nestlings have fledged and the nest is no longer in use.

(d) Coordination with Tree or Plant Removal Permit. The pre-removal nesting bird survey required by this mitigation measure shall be coordinated with the Tree or Plant Removal Permit process required under BIO-3. Survey results shall be provided to the County of San Bernardino Land Use Services Department as a supplemental submittal to the grading permit or Tree or Plant Removal Permit application, and shall be made available to the Director upon request as part of the § 88.01.050(b) certification process if required by the County review authority.

(e) Off-Season Removal. Tree removal activities conducted entirely outside the nesting season (September 1 through January 31) are not subject to the pre-removal nesting bird survey requirement of this measure, unless site-specific conditions suggest year-round nesting activity, in which case a qualified biologist shall be consulted to determine whether a survey is warranted.

5.6 Updated Biological Resources Finding

With implementation of Mitigation Measures BIO-1 (carried forward unchanged), BIO-2 (Mountain Lion Pre-Construction Survey and Construction Monitoring Protocol), BIO-3 (Native Tree Inventory, Tree or Plant Removal Permit, and Preconstruction Inspection), and BIO-4 (Pre-Removal Nesting Bird Survey for Regulated Native Tree Removal), the revised 37-lot project would not result in take of an individual mountain lion, would not substantially reduce or degrade mountain lion habitat, would not interfere with wildlife movement corridors, and would not conflict with an applicable habitat conservation plan. Regulated native trees within the project site will be inventoried, and their removal will be managed through the County's tree permitting process with appropriate nesting bird protection during the nesting season.

The formal CESA listing of the mountain lion DPS as an endangered species on February 12, 2026 constitutes a material change in the regulatory environment since IS/MND circulation. However, this regulatory change does not alter the fundamental biological conditions documented on the project site, and does not result in a new significant impact. The revised project, with new Mitigation Measures BIO-2 through BIO-4, supports a continued finding of Less than Significant with Mitigation Incorporated for all Biological Resources checklist items in IS/MND Section IV, including checklist items (a) through (f).

Section 6 — Clarification of Land Use and Planning Analysis (IS/MND Section XI)

6.1 Purpose of Clarification

This Section clarifies the analysis in IS/MND Section XI, Land Use and Planning, item (b), to reflect the County of San Bernardino's position regarding the regulatory pathway for processing the Tentative Tract Map under the implementing zoning of the Low Density Residential (LDR) Policy Plan Land Use Category. The clarification does not alter the project description, does not introduce a new significant environmental impact, and does not make any existing impact substantially more severe. The clarification is incorporated pursuant to CEQA Guidelines Section 15073.5 to ensure that the administrative record accurately reflects the legal basis for the lead agency's findings.

6.2 Regulatory Framework — General Plan and Zoning Nonconformity

The Project site is located within the Policy Plan's Low Density Residential (LDR) Land Use Category designation. Implementing zoning districts for the LDR designation include single residential (RS, RS-10M, or RS-14M). The Project site, however, currently remains zoned Multiple Residential (RM); thus, creating a nonconformity in the general plan and zoning designations. The density established by the LDR designation is 2 to 5 dwelling units per acre, while the minimum density in the RM district is 5 dwelling units per acre. Further, the RM district does not provide for the development of single-family residential subdivisions.

Section 6 of Resolution No. 2020-197 that amended the County's general plan sets forth criteria on the procedure for development while a nonconformity in the general plan and zoning exists. The local procedure for resolving conflicts was further altered with subsequent changes in State law. Specifically, State law provides that in the event that the zoning of a property becomes inconsistent with a general plan by reason of amendment to the general plan and a local agency receives a development application for a project that is consistent with the general plan, but inconsistent with the zoning, the local agency shall process the development application in accordance with all applicable laws, including the application of objective general plan standards to facilitate and accommodate development at the density allowed on the site by the general plan. (Government Code section 65860.) Under this procedure, a proposed development shall not be deemed inconsistent with any zoning standard or criteria and shall not be required to be rezoned to accommodate the proposed development as long as there is substantial evidence to conclude that the proposed development is consistent with objective general plan standards. The applicable law to process the application for the Project is under the "implementing zoning" established by the specific Policy Plan Land Use Category, RS (Single Residential) in this case.

6.3 Application to the Project

Accordingly, Tentative Tract Map No. 20480 to subdivide the 15.95-acre site comprised of two parcels into thirty-seven (37) (2.3 d.u./ac.) single-family residential lots and one (1) remainder open space parcel is in conformance with the density allowed on the site by the general plan and the applicable implementing Single Residential (RS) zoning district pursuant to Government Code Section 65860. The RS (Single Residential) zoning district is the specific implementing zoning applicable to the Project based on the minimum lot size proposed in the revised Tentative Tract Map (March 10, 2026).

Pursuant to Development Code Section 82.01.020(c)(2)(B), "[t]he RS (Single Residential) land use zoning district provides sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses." Therefore, the Tentative Tract Map is a permitted use within the implementing Single Residential (RS) zoning district. The Project includes no components that would cause a significant impact related to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

6.4 Updated Land Use Finding

With the clarification set forth above, the IS/MND finding of No Impact under Section XI(b) (consistency with applicable land use plans, policies, and regulations) is supported by the Government Code Section 65860 processing pathway and the implementing RS zoning district of the LDR Policy Plan Land Use Category. No mitigation is required. This clarification does not constitute a substantial revision under CEQA Guidelines Section 15073.5, as no new significant impact is identified and no existing impact is made substantially more severe. Recirculation is not required.

Section 7 — Clarification of Population and Housing Analysis (IS/MND Section XII)

7.1 Purpose of Clarification

This Section clarifies the analysis in IS/MND Section XII, Population and Housing, item (a), to: (1) reflect the revised 37-lot project layout (reduced from the 41 lots analyzed in the IS/MND); and (2) restate the regulatory framework governing the processing of the Project under the implementing RS-14M zoning of the LDR Policy Plan Land Use Category pursuant to Government Code Section 65860 and Resolution No. 2020-197, Section 6. The clarification supersedes any prior reference in the IS/MND or this Errata to a separate Zoning Amendment as a required component of the Project. The clarification does not introduce a new significant environmental impact and does not make any existing impact substantially more severe.

7.2 Revised Project Scale

The proposed Project would involve the development of 37 residential lots on approximately 15.95 acres (revised from the 41 lots analyzed in the IS/MND). The existing dirt road that runs through the Project site is planned to be paved during the construction phase. The Project would not require any roadway or infrastructure improvements other than those required to solely serve the Project site.

7.3 Regulatory Framework — General Plan and Zoning Nonconformity

The Project site is located within the Policy Plan's Low Density Residential (LDR) Land Use Category designation. Implementing zoning districts for the LDR designation include single residential (RS, RS-10M, or RS-14M). The Project site, however, currently remains zoned Multiple Residential (RM); thus, creating a nonconformity in the general plan and zoning designations. The density established by the LDR designation is 2 to 5 dwelling units per acre, while the minimum density in the RM district is 5 dwelling units per acre.

Section 6 of Resolution No. 2020-197 that amended the County's general plan sets forth criteria on the procedure for development while a nonconformity in the general plan and zoning exists. The local procedure for resolving conflicts was further altered with subsequent changes in State law. Specifically, State law provides that in the event that the zoning of a property becomes inconsistent with a general plan by reason of amendment to the general plan and a local agency receives a development application for a project that is consistent with the general plan, but inconsistent with the zoning, the local agency shall process the development application in accordance with all applicable laws, including the application of objective general plan standards to facilitate and accommodate development at the density allowed on the site by the general plan. (Government Code section 65860.) Under this procedure, a proposed development shall not be deemed inconsistent with any zoning standard or criteria and shall not be required to be rezoned to accommodate the proposed development as long as there is substantial evidence to conclude that the proposed development is consistent with objective general plan standards. The applicable law to process the application for the Project is under the "implementing zoning" established by the specific Policy Plan Land Use Category, RS (Single Residential) in this case.

7.4 Updated Population and Housing Finding

The revised 37-lot Project, processed under the implementing RS-14M zoning of the LDR Policy Plan Land Use Category pursuant to Government Code Section 65860, represents a net reduction in housing production relative to the 41-lot project analyzed in the IS/MND. The revised Project does not induce substantial unplanned population growth, does not displace existing housing, and does not displace existing residents. The IS/MND finding of Less than Significant Impact under Section XII is supported by the revised Project scale and the regulatory framework set forth above. No mitigation is required. This clarification does not constitute a substantial revision under CEQA Guidelines Section 15073.5, as no new significant impact is identified and no existing impact is made substantially more severe. Recirculation is not required.

Section 8 — Other Environmental Topics: Conformance Review

The following IS/MND sections are affected by the project description change from 41 to 37 lots. In each case, the reduction in project scale results in equal or reduced impacts relative to the original analysis. No new significant impacts are identified in any topic area.

8.1 Air Quality and Greenhouse Gas Emissions (IS/MND Sections III and VIII)

The IS/MND analyzed air quality and greenhouse gas emissions for construction and operational phases of the 41-lot project using CalEEMod. The reduction to 37 lots results in proportionally reduced construction emissions (fewer equipment hours, reduced grading quantities — approximately 10 percent fewer construction-related emissions) and reduced operational emissions (approximately 10 percent fewer vehicle trips and fewer residents at full build-out). The original IS/MND did not identify any South Coast AQMD significance thresholds approaching exceedance at 41 lots; accordingly, a proportional 10 percent reduction does not alter any finding. All IS/MND air quality and greenhouse gas findings remain valid.

8.2 Geology and Soils (IS/MND Section VII)

The IS/MND assessed geologic and soils impacts, including slope stability, erosion, and grading on the 15.95-acre site. The reduction from 41 to 37 lots, combined with the steep slope avoidance required by the revised TTM, is expected to reduce total grading quantities relative to the original design. The steep slope avoidance directly addresses the County's hillside development restriction concerns that required the revised TTM, and represents an improvement from a grading and slope stability perspective. All IS/MND geology findings and applicable mitigation measures remain valid.

8.3 Noise (IS/MND Section XIII)

Construction-period noise impacts are proportionally reduced with fewer lots, a reduced construction footprint, and a reduced construction schedule. Operational noise impacts associated with traffic generation are also proportionally reduced. All noise findings and mitigation measures in the IS/MND remain valid and are not made more severe.

8.4 Utilities and Services (IS/MND Section XIX)

Demand for water, wastewater, electricity, and solid waste services is proportionally reduced with 37 lots versus 41 at full build-out. All utility and service findings in the IS/MND remain valid.

8.5 Cultural Resources and Tribal Cultural Resources (IS/MND Sections V and XVIII)

The revised site layout does not change the project site boundary, APNs, or overall disturbance area boundary. Cultural resource mitigation measures — including construction monitoring during grading — remain applicable to the revised 37-lot layout. Yuhaaviatam of San Manuel Nation tribal consultation and mitigation measures incorporated in the IS/MND remain in effect unchanged.

Section 9 — CEQA Recirculation Analysis

CEQA Guidelines Section 15073.5 requires recirculation of a Mitigated Negative Declaration prior to adoption if the lead agency determines that a substantial revision to the document is necessary because: (1) a new, avoidable significant effect is identified, and mitigation measures or project revisions will be required to reduce the effect to insignificance; or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance, and new measures or revisions are required.

None of the recirculation triggers under Section 15073.5 are met by the project changes documented in this Errata:

- **Project Scope Reduction.** The revised 37-lot project is smaller than the 41-lot project in every measurable dimension: fewer lots, reduced grading, fewer structures, fewer residents, approximately 10 percent fewer ADT, and proportionally reduced utility demands and emissions. No new avoidable significant effect is created by the reduction and redesign.
- **Steep Slope Avoidance.** The lot reduction specifically avoids steep slope areas pursuant to County hillside development restrictions. This change reduces, rather than increases, the severity of geology, grading, and wildfire impacts analyzed in the IS/MND.
- **Mountain Lion CESA Listing.** The February 12, 2026 listing is a regulatory change that occurred after IS/MND circulation. The mountain lion DPS had been a candidate species since April 16, 2020, affording equivalent CESA protections throughout the IS/MND preparation and circulation period. The biological conditions on the project site — absence of targeted mountain lion survey, disturbed and fragmented habitat, no corridor function — are documented in assessments from 2021 and 2024. New Mitigation Measures BIO-2 through BIO-4 address the listing and tree removal requirements. These new measures reduce the probability of impact to a less than significant level and do not themselves create a new significant impact.
- **Construction Route Exhibit.** The April 9, 2026 exhibit formalizes construction vehicle routing on existing paved roads. No new impacts are introduced.
- **No New Avoidable Significant Effect Identified.** All impacts identified in the IS/MND remain Less than Significant or Less than Significant with Mitigation Incorporated. No impact previously found Less than Significant has become potentially significant as a result of the project changes or new regulatory developments documented in this Errata.

Accordingly, recirculation of the IS/MND is not required. This Errata, together with the IS/MND as circulated, constitutes the complete CEQA environmental review record for the revised Tentative Tract No. 20480 project pending County action.

Section 10 — Summary of Revised and New Mitigation Measures

The following table summarizes all mitigation measures added or revised by this Errata. All IS/MND mitigation measures not listed below remain in full force and effect as originally circulated.

MM No.	Topic	Status	Summary of Change
HAZ-2 (Revised)	Wildfire / Fuel Modification	Revised	Updated to reference revised 37-lot site configuration, steep slope avoidance areas, and construction access points per 04/09/26 Exhibit. Substantive requirements unchanged.
BIO-1	Biological Resources / Nesting Birds	Carried Forward	No change to measure language. Applies to revised 37-lot layout.
BIO-2 (New)	Biological Resources / Mountain Lion CESA	New	Addresses CESA endangered listing of Southern California/Central Coast mountain lion DPS (02/12/2026). Requires pre-construction survey, weekly construction monitoring, CDFW consultation, and worker environmental awareness training.
BIO-3 (New)	Biological Resources / Native Tree Removal Permit	New	Addresses San Bernardino County Development Code Chapter 88.01 regulated native tree requirements. Requires native tree inventory, Tree or Plant Removal Permit, preconstruction inspection, tree protection during grading, and compliance by individual lot purchasers.
BIO-4 (New)	Biological Resources / Nesting Birds — Tree Removal	New	Requires focused pre-removal nesting bird surveys for regulated native tree removal during nesting season (February 1 – August 31). Supplements BIO-1. Coordinates with County Tree or Plant Removal Permit process under BIO-3.

Section 11 — Conclusion

This Errata documents project design changes and a new regulatory development that have occurred since circulation of the IS/MND for Tentative Tract No. 20480 in 2025. The revised project proposes 37 single-family residential lots on a 15.95-acre site, representing a net reduction of 4 lots from the 41-lot project analyzed in the IS/MND. The lot reduction was driven by the County's application of hillside development restrictions, which required the revised TTM to avoid steep slope areas. A formalized Construction Route Access Exhibit clarifies construction vehicle routing using existing paved roads. The mountain lion (*Puma concolor*) Southern California/Central Coast DPS was listed as an endangered species under CESA on February 12, 2026.

The revised project does not result in new significant environmental impacts in any CEQA topic area. No existing impacts analyzed in the IS/MND are made substantially more severe. The mountain lion CESA listing is addressed through new Mitigation Measure BIO-2. New Mitigation Measures BIO-3 and BIO-4 address County

native tree removal permit requirements and nesting bird protection during tree removal activities. Mitigation Measure HAZ-2 has been revised to reference the updated site configuration without substantive change to its requirements.

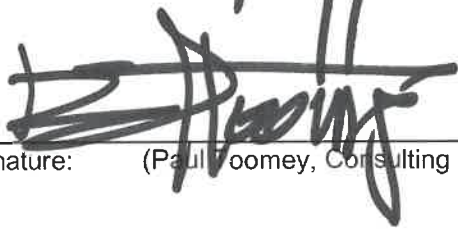
Recirculation of the IS/MND is not required under CEQA Guidelines Section 15073.5. This Errata, together with the IS/MND as circulated, constitutes the complete CEQA environmental review record for the revised Tentative Tract No. 20480 project pending County action.

Certification

I certify that this Errata has been prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), and that the environmental analysis and conclusions contained herein reflect the independent judgment of the preparer based on the project record and information available as of the date of this Errata.


Signature: (Oliver Mujica, Contract Planner III)

May 14, 2020
Date


Signature: (Paul Doomey, Consulting Planning Manager)

5/14/20
Date

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EXHIBIT D

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Lake Arrowhead Estates Project

Prepared by:



County of San Bernardino, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
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APRIL 2026

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
1 INTRODUCTION	1
2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE.....	3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Lake Arrowhead Estates Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and wildfire.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
Biological Resources				
<p>BIO-1: Nesting Bird Surveys</p> <ul style="list-style-type: none"> To avoid impacts to nesting birds during general vegetation clearing and ground disturbance, the Project applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey within all suitable habitat onsite and within a 300-foot buffer no more than 7 days prior to any vegetation removal or ground disturbance between February 1 and August 31. If active nests are located, an appropriate avoidance buffer (generally 100 feet for songbirds, up to 300 feet for raptors) shall be established, and work within the buffer shall be delayed until a qualified biologist determines the nest is no longer active. This mitigation measure applies to the revised 37-lot project layout. 	<p>Prior to issuance of Land Disturbance or Grading Permit</p> <p>This measure shall be implemented prior to or during initiation of construction depending on the specifications of the measure.</p> <p>Any additional measures identified by the qualified biologist shall be implemented in the timeframe specified.</p>	Project applicant and their construction contractor	County of San Bernardino	
<p>BIO-2: Mountain Lion Pre-Construction Survey and Construction Monitoring Protocol</p> <ul style="list-style-type: none"> (a) Pre-Construction Survey. Prior to commencement of any vegetation clearing, grading, or ground disturbance, a qualified biologist with demonstrated mountain lion survey experience shall conduct a pre-construction survey of the project site and a 500-foot buffer to document presence or absence of mountain lion sign (tracks, scat, scrapes, prey remains, camera evidence). The survey shall be conducted within 14 days prior to initiation of ground disturbance. Survey results shall be submitted to CDFW and the County of San Bernardino Land Use Services Department. 	<p>Prior to and during Land Disturbance or Grading</p> <p>Pre-construction survey: within 14 days prior to ground disturbance.</p> <p>Monitoring: weekly during active ground disturbance.</p> <p>CDFW consultation: prior to grading permit issuance.</p> <p>Worker training: prior to commencement of construction.</p>	Project applicant and qualified biologist	County of San Bernardino; CDFW	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<ul style="list-style-type: none"> • (b) Construction Period Monitoring. A qualified biological monitor shall conduct periodic site checks (minimum weekly) during active ground disturbance and vegetation removal phases to monitor for mountain lion activity. If a mountain lion is detected on or immediately adjacent to the construction site, all ground disturbance activities shall cease within 200 feet of the sighting location. Work shall not resume until the mountain lion has voluntarily moved away from the active work zone and the qualified biologist has confirmed it is safe to resume activities. • (c) CDFW Consultation. Prior to grading permit issuance, the project applicant shall consult with the California Department of Fish and Wildlife (CDFW) regarding the project's consistency with CESA protections for the mountain lion DPS. If CDFW determines that a formal Incidental Take Permit (ITP) under Fish and Game Code Section 2081 is required, the applicant shall obtain such authorization prior to commencement of ground disturbance. • (d) Worker Environmental Awareness Training. Prior to commencement of construction activities, all construction workers shall receive environmental awareness training from a qualified biologist. Training shall include mountain lion identification, behavior, reporting requirements, and the prohibition on take of mountain lions under CESA. 				
<p><u>BIO-3: Native Tree Inventory, Tree or Plant Removal Permit, and Preconstruction Inspection</u></p> <ul style="list-style-type: none"> • (a) Native Tree Inventory. Prior to submittal of grading plans, the Project applicant shall retain a qualified arborist or registered professional forester to conduct a field inventory of all regulated native trees within the project site and any areas proposed for grading or clearing. The inventory shall identify, tag, and map all native trees with a stem diameter of six 	<p>Prior to issuance of Land Disturbance or Grading Permit Inventory prior to grading plan submittal; permit approval prior to grading permit issuance; protection measures in place through</p>	<p>Project applicant; qualified arborist or registered professional forester; individual lot purchasers</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>inches DBH or greater, consistent with San Bernardino County Development Code § 88.01.070, and shall document species, DBH, condition, and location of each regulated tree. The completed inventory shall be submitted to the County of San Bernardino Land Use Services Department as part of the grading permit application.</p> <ul style="list-style-type: none"> • (b) Tree or Plant Removal Permit. Prior to the issuance of any grading permit or commencement of any land disturbance, vegetation clearing, or grading, the Project applicant shall obtain Director approval for the removal of any regulated native trees under San Bernardino County Development Code § 88.01.050(a). Tree removal approval shall be requested in conjunction with the grading permit application. An approved grading permit shall be considered to include a Tree or Plant Removal Permit if the grading permit specifically reviews and approves the removals, consistent with § 88.01.050(a)(1). The County review authority may require certification from a qualified arborist or registered professional forester that the proposed tree removal, replacement, or revegetation activities are appropriate and in compliance with Chapter 88.01, pursuant to § 88.01.050(b). • (c) Tree Protection During Grading. Regulated native trees identified for retention shall be protected during grading and construction in accordance with the requirements of the approved Tree or Plant Removal Permit and any conditions imposed by the County review authority. Tree protection measures, including protection fencing at the drip line of retained trees, shall be shown on grading plans prior to grading permit issuance and shall remain in place until all grading and construction activities in the vicinity of retained trees are complete. 	<p>completion of grading and construction.</p>			

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<ul style="list-style-type: none"> (d) Applicability to Lot Purchasers. This mitigation measure applies to all grading and clearing activities associated with the TTM project, including project-wide grading and infrastructure improvements. Individual lot purchasers shall comply with all applicable requirements of San Bernardino County Development Code Chapter 88.01 for the removal of any regulated native trees in connection with home construction on individual lots, including obtaining Director approval under § 88.01.050(a) prior to commencement of any grading or clearing on individual lots. 				
<p>BIO-4: Pre-Removal Nesting Bird Survey for Regulated Native Tree Removal</p> <ul style="list-style-type: none"> (a) Applicability. This mitigation measure applies to the removal of any regulated native tree under San Bernardino County Development Code § 88.01.070, whether as part of project-wide grading and infrastructure improvements or as part of individual home construction on lots within the TTM. It supplements Mitigation Measure BIO-1 by providing specific requirements for nesting bird surveys conducted in connection with individual tree removal activities. (b) Pre-Removal Nesting Bird Survey. If tree removal is proposed between February 1 and August 31 (the nesting season), a qualified biologist shall conduct a focused nesting bird survey of the trees proposed for removal and all trees within a 300-foot radius (minimum 100 feet for songbirds) no more than 5 days prior to commencement of removal. The survey shall document the presence or absence of active nests in or immediately adjacent to the trees to be removed. Survey results shall be documented and retained for the project record. (c) Active Nest Avoidance. If active nests are identified in or immediately adjacent to trees proposed for removal, the trees supporting active 	<p>Prior to and during regulated native tree removal Applies to nesting season (February 1 – August 31). Survey no more than 5 days prior to tree removal. Off-season removal (September 1 – January 31) exempt absent site-specific conditions.</p>	<p>Project applicant; individual lot purchasers; qualified biologist</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>nests and a biologist-determined exclusion buffer around each active nest shall be excluded from removal until the nesting cycle is complete and the nest is no longer active, as confirmed by a qualified biologist. Tree removal within the exclusion buffer shall not resume until the qualified biologist has confirmed that all nestlings have fledged and the nest is no longer in use.</p> <ul style="list-style-type: none"> • (d) Coordination with Tree or Plant Removal Permit. The pre-removal nesting bird survey required by this mitigation measure shall be coordinated with the Tree or Plant Removal Permit process required under BIO-3. Survey results shall be provided to the County of San Bernardino Land Use Services Department as a supplemental submittal to the grading permit or Tree or Plant Removal Permit application. • (e) Off-Season Removal. Tree removal activities conducted entirely outside the nesting season (September 1 through January 31) are not subject to the pre-removal nesting bird survey requirement of this measure, unless site-specific conditions suggest year-round nesting activity, in which case a qualified biologist shall be consulted to determine whether a survey is warranted. 				
Cultural Resources				
<p>CR-1: Prior to construction of the proposed Project, a qualified archaeological monitor with relevant San Bernardino County experience and who will work directly under the direction of a Secretary of the Interior's (SOI) professional archaeologist, shall be retained by the Project proponent. If resources cannot be avoided, an Archaeological Management Plan shall be prepared to establish procedures for monitoring.</p>	<p>Prior to Issuance of Land Disturbance or Grading Permit</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	
<p>CR-2: Initial construction-related ground disturbances activities associated with the development of the Project shall be monitored by an archaeologist.</p>	<p>Prior to Issuance of Land Disturbance or Grading Permit</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>CR-3: The Project archaeologist may, at their discretion, terminate monitoring if no subsurface cultural resources have been detected. If buried cultural resource artifacts are uncovered during ground disturbance activities the archaeological monitor will have the authority to re-direct grading activities to other location within the Project to examine the resources and possibly conduct subsurface testing (Phase II), as indicated in the Archaeological Management Plan. A research design associated with such work must be written before any subsurface fieldwork begins. The Plan shall include a description of how and where artifacts will be curated. Impacts to the resource must take place either through avoidance or a Phase 3 excavation. Should any prehistoric or tribal cultural resources be identified within the Project Area, Native American consulting parties shall be contacted regarding the disposition and treatment of the resource(s).</p>	<p>Prior to Issuance of Land Disturbance or Grading Permit</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	
<p>CR-4: In the event unanticipated human remains, work in the immediate vicinity of the find shall stop and no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to CEQA, Section 15064.5(e), State of California Health and Safety Code Section 7050.5 and PRC Section 5097.98. The County Coroner shall be notified of the find immediately. If the Coroner determines that the human remains are of Native American in origin, then the Coroner shall notify the NAHC, who is responsible for identifying and notifying the Native American most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and make recommendations regarding the treatment and disposition of human remains and items associated with Native American burials. If an agreement regarding disposition of human remains between the MLD and the Landowner or a MLD cannot be identified the landowner shall comply with the</p>	<p>During all Land Disturbance or Grading Activities</p> <p>This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
disposition and documentation required as defined by PCR 5097.98 Section (e).				
<p>CR-5: In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD would have the opportunity to offer recommendations for the disposition of the remains.</p>	<p>During all Land Disturbance or Grading Activities</p> <p>This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.</p>	Project applicant and their construction contractor	County of San Bernardino	
Geology and Soils				
<p>GEO-1: <u>Remove Unstable Surface Boulders</u></p> <ul style="list-style-type: none"> Remove unstable surface boulders. 	Prior to construction	Geotechnical Engineer; Developer	County of San Bernardino (Building Dept.)	
<p>GEO-2: <u>Retaining Walls / Soil Nails</u></p> <ul style="list-style-type: none"> Construct retaining walls or soil nails as specified in approved geotechnical report. 	During grading	Geotechnical Engineer; Developer	County of San Bernardino (Building Dept.)	
Hazards and Hazardous Materials / Wildfire				
<p>HAZ-1: <u>Fire Sprinkler Systems</u></p> <ul style="list-style-type: none"> All residences constructed as part of the project shall include interior fire sprinkler systems compliant with the California Building Code and California Fire Code applicable to Very High Fire Hazard Severity Zone (VHFHSZ) structures, approved by the San Bernardino County Fire Authority prior to building permit issuance. 	Prior to building permit issuance; installed prior to occupancy	Project applicant / builder	San Bernardino County Fire Authority; County of San Bernardino	
<p>HAZ-2 (Revised per Errata): <u>Fuel Modification Plan</u></p> <ul style="list-style-type: none"> Prior to issuance of grading permits, the Project applicant shall submit a Fuel Modification Plan in 	Prior to issuance of grading permits	Project applicant	County of San Bernardino; San Bernardino County Fire Authority	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>compliance with San Bernardino County Development Code § 82.13.040(c).</p> <ul style="list-style-type: none"> The Fuel Modification Plan shall be prepared based on the revised 37-lot site configuration as depicted in Tentative Tract No. 20480, Proposed Alternative Option #3 (March 10, 2026), and shall address: (1) natural, ungraded slopes within and adjacent to the Project site, including areas where development has been avoided pursuant to County hillside development restrictions; (2) existing fuel loads and required fuel reductions; (3) emergency access to the Project and designated fuel-modified areas, consistent with the construction access points identified in the April 9, 2026 Construction Route Access Exhibit; (4) availability of on-site water sources for firefighting; (5) continual maintenance requirements of fuel-modified areas; (6) soil erosion and sediment control measures; and (7) recommendations for fire-resistant landscaping materials. The Fuel Modification Plan shall be reviewed concurrently with development application materials by the County of San Bernardino Department of Land Use Services and shall require final approval by the responsible Fire Authority prior to grading permit issuance. 				
<p>HAZ-3: Fire Safety and Evacuation Plan</p> <ul style="list-style-type: none"> Prior to occupancy of any residence, a Fire Safety and Evacuation Plan shall be prepared, approved by the San Bernardino County Fire Authority, and distributed to all residents. 	<p>Prior to occupancy of any residence</p>	<p>Project applicant / HOA</p>	<p>San Bernardino County Fire Authority; County of San Bernardino</p>	
<p>Hydrology and Water Quality</p>				
<p>HWQ-1: NPDES and Water Quality Compliance</p> <ul style="list-style-type: none"> Ensure compliance with applicable NPDES and water quality standards. 	<p>During construction</p>	<p>Civil Engineer; Project applicant</p>	<p>County of San Bernardino (Public Works)</p>	
<p>HWQ-2: Drainage and Erosion Control</p> <ul style="list-style-type: none"> Install drainage and erosion control systems per approved plans. 	<p>Prior to and during construction</p>	<p>Civil Engineer; Project applicant</p>	<p>County of San Bernardino (Public Works)</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<i>Tribal Cultural Resources</i>				
<p>TCR-1: Treatment of Tribal Cultural Resources: If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended sixty (60) feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the archaeologist/applicant, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.</p> <p>Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the</p>	<p>Prior to issuance of Land Disturbance or Grading Permit</p> <p>This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>original find location during Project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial process/ location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis Project plans, conservation/ preservation easements, etc.).</p> <p>Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p>				

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.</p>				
<p>TCR-2: Inadvertent Discoveries of Human Remains/ Funerary Objects: In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-</p>	<p>During Construction This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<p>eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.</p> <p>Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.</p> <p>It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).</p>				
<p>TCR-3 (from prepared MMRP): <u>Coordinate Treatment and Disposition with Tribes</u></p> <ul style="list-style-type: none"> Coordinate treatment and disposition of resources with tribes. 	As needed	Project applicant; Tribal Representatives	County of San Bernardino	

EXHIBIT E

FINDINGS: TENTATIVE TRACT MAP. For the proposed Lake Arrowhead Estates, the Applicant is requesting approval of Tentative Tract Map No. 20480 to subdivide a 15.95-acre open space area comprised of two parcels into 37 single-family residential lots and one remainder open space parcel (Project). The following are the required findings per the San Bernardino County Development Code Section 87.02.060 and supporting facts for approval of Tentative Parcel Map No. 20480:

1. The proposed map, subdivision design, and improvements are consistent with the Countywide Plan, any applicable community plan, and any applicable specific plan.

The Project involves the subdivision of a 15.95-acre open space area comprised of two parcels into 37 single-family residential lots and one remainder open space parcel. Based on the evidence contained in the Project's supporting documents, the Tentative Tract Map is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) including, but not limited to, the findings below:

Policy LU-2.1 Compatibility with Existing Uses

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.

Consistency: The site design and development features for the Tentative Tract Map is consistent with the Development Code. Along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods. The average lot size of 14,106 square feet in the proposed subdivision is comparable and compatible with the minimum lot sizes of the surrounding single family zoning districts of 10,000 and 14,000 square feet.

Policy LU-2.4 Land Use Map 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.

Consistency: As detailed in the Planning Commission Staff Report, the Project site is located within the Policy Plan's Low Density Residential (LDR) Land Use Category designation and the Multiple Residential (RM) Land Use Zoning District designation. Pursuant to Government Code Section 65860, the Project application is being processed without a zoning amendment. Substantial evidence in the record supports the determination that the Project is consistent with all applicable objective general

plan standards and criteria related to the Low Density Residential (LDR) Land Use Category designation, including, but not limited to, density and intensity range and primary purpose of a single residential land use. In accordance with the mandate in Government Code Section 65860 that the application be processed in accordance with all applicable laws, the Project is being developed in accordance with the Single Residential (RS) Land Use Zoning District, which will be the future implementing zone when the comprehensive Zoning Map is approved. The development of the Project conforms with the performance standards that are identified in the Development Code for the Single Residential (RS) zoning district. The subdivision is an allowed use within the proposed Single Residential (RS) zoning district subject to the approval of a Tentative Tract Map. The Project site plan identifies compliance with the Development Code.

Policy LU-2.5 Hillside Preservation

We require that new development in sloping hillside areas preserve the natural character of the surrounding environment and does not further exacerbate natural hazards or erosion.

Consistency: The construction of the future custom homes will utilize a terraced split-level design for the “uphill” and “downhill” lot configurations as illustrated in the Planning Commission Staff Report, rather than the use of graded building pads in order to preserve the natural character of the surrounding environment. This concept is typically utilized for residential developments with this similar topography throughout the mountain community. Grading of the Project site will be limited to the final construction and improvements of the private streets (Sugar Pine Drive, Arrowhead Lane, and Cedarwood Drive) which were previously rough graded as part of the original Tract Map. Lots in this subdivision are subject to Hillside Grading Standards and Hillside Grading Review as applicable by the current San Bernardino County Development Code at the time of building permit issuance. The Preliminary Drainage Study and Preliminary Grading Plan has been approved by the Land Development Division, and the proposed Project has been conditioned to provide adequate provisions to intercept and control 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. The Project will not further exacerbate natural hazards or erosion.

2. The site is physically suitable for the type and proposed density of development.

The proposed Tentative Tract Map is adequately sized for the proposed subdivision for the development of the Project. The Project site is consistent with the density requirements of the Low Density Residential (LDR) land use category and Single Residential (RS) zoning district. The proposed Project also complies with the requirements and standards of the Development Code, including hillside development. Therefore, the Project site is suitable for the proposed Project.

- 3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

An Initial Study/Mitigated Negative Declaration (IS/MND) (Sch. No. 2022020637) was prepared in compliance with the California Environmental Quality Act (CEQA). The IS/MND, together with an Errata, concludes that the Project will not have a significant effect on the environment with implementation of the Mitigation Monitoring and Reporting Program. In accordance with CEQA, a Notice of Determination will be filed. Therefore, the proposed improvements for the Project are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- 4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.**

In addition to the implementation of the CEQA mandated Mitigation Monitoring and Reporting Program, compliance with the Conditions of Approval will ensure the prevention of serious public health or safety problems are caused in relation to the Project.

- 5. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The proposed Tentative Tract Map has been designed with the required dedications pursuant to the Development Code, as well as the Subdivision Map Act, and has been reviewed and accepted by the County's Land Use Services and Public Works Departments. The Planning Division staff has confirmed there is no recorded land use restriction which prevents the development of the Project site. Therefore, no improvements are required that would conflict with any easements of record. Once recorded, the Final Tract Map will replace the existing open space area.

- 6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.**

The Lake Arrowhead Community Services District (LACSD) provides both water and wastewater treatment for properties within the City of Lake Arrowhead. It is not expected that the Project will burden the existing ability of LACSD to treat wastewater. Additionally, each individual lot shall mitigate its Post Development flows prior to building permit Issuance which may require a Final Drainage Study for

each lot consistent with the approved Preliminary Drainage Study. Therefore, the Project will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

7. The design of the subdivision provides, to the extent, feasible, passive or natural heating and cooling opportunities.

The design of the subdivision allows for future development to be designed in any alignment to take advantage of passive or natural heating and cooling opportunities that exist on the Project site.

8. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

The Tentative Tract Map has been designed in compliance with Development Code and the Subdivision Map Act, has also been reviewed and accepted by the County's Land Use Services and Public Works Departments, as well as the San Bernardino County Fire Protection District standards. Therefore, the Project conforms to the regulations of the Development Code and the Subdivision Map Act.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined through the preparation of an Initial Study to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND), including an Errata prepared for the MND, will be adopted and a Notice of Determination (NOD) will be filed in accordance with CEQA. The findings and conclusions in the Errata regarding the recirculation of the MND are incorporated herein by reference. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

END OF FINDINGS

EXHIBIT F



Conditions of Approval

Record:	PROJ-2021-00161	System Date:	05/21/2026
Record Type:	Project Application	Primary APN:	0333106150000
Record Status:	Pending Decision	Application Name:	LAKE ARROWHEAD ESTATES TENTATIVE TRACT MAP 20480
Effective Date:		Expiration Date:	

Description: TENTATIVE TRACT MAP NO. 20480 TO SUBDIVIDE A 15.95-ACRE PROJECT SITE INTO THIRTY-SEVEN (37) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE (1) REMAINDER OPEN SPACE PARCEL GENERALLY LOCATED EAST OF SUGAR PINE DRIVE, SOUTH OF WHITEFIR DRIVE, AND WEST OF NORTH BAY ROAD, LAKE ARROWHEAD, (APN: 0333-106-15 & 16): WITHIN THE COUNTYWIDE POLICY PLAN LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND MULTIPLE RESIDENTIAL (RM) ZONING DISTRICT; 3rd SUPERVISORIAL DISTRICT; PROJ-2021-00161.

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

- Project Approval Description (TTM)** - Status: Outstanding
This Tentative Tract Map No. 20480 is conditionally approved to allow the subdivision of a 15.95-acre project site into thirty-seven (37) single-family lots for build-to-suit custom homes and one (1) remainder open space parcel, 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.

APN: 0333106150000

Effective Date:

PROJ-2021-00161

Expiration Date:

2 **Project Location** - Status: Outstanding

The Project site is located generally east of Sugar Pine Drive, south of White Fir Drive, and west of North Bay Road.

3 **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.

4 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

5 **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.

6 **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)

7 **Project Account** - Status: Outstanding

The Project account number is PROJ-2021-00161. 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 \$1,500.00 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.

8 **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

9 **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

10 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.

11 Underground Utilities - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

12 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.

13 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.

14 Cultural Resources - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

Land Use Services - Building and Safety**15 On-going Condition** - Status: Outstanding

The potential for landslides on the site is low, however, loose boulders that were encountered throughout the property shall be removed or stabilized during site development. Retaining walls or soil nail walls shall be considered as mitigation measures in the vicinity of over-steepened slope areas along the proposed roadways.

16 On-going Condition - Status: Outstanding

Undocumented fill and loose native soils shall be over-excavated and re-compacted in at least the upper 4 feet of existing soils in areas to be graded for the proposed building pads. All undocumented artificial fill shall be removed in areas proposed for structures or engineered fill.

17 On-going Condition - Status: Outstanding

Where cut / fill transition zones extend through a proposed building pad area, a compacted mat of fill shall be constructed under the building area to prevent differential settlement between the two (2) dissimilar materials.

18 On-going Condition - Status: Outstanding

The over-excavation limit shall laterally extend to a minimum of 4.0 feet beyond outlines of the proposed building footprints on the lots.

19 On-going Condition - Status: Outstanding

All engineered fills shall be compacted to at least 90% relative compaction per the ASTM D1557 test method.

20 On-going Condition - Status: Outstanding

Cut and fill slopes shall be no steeper than 2:1 (horizontal/vertical). Although the report indicates that cut slopes in granitic bedrock materials may be as steep as 1:1, the County's development code does not allow cut or fill slopes to be steeper than 2:1.

INFORMATIONAL

Land Use Services - Planning

21 **Subdivisions - Extension of Time/TPM** - Status: Outstanding

Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Land Use Services may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

County Fire - Community Safety

22 **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.

23 **F03 Fire Condition Letter Expiration** - Status: Outstanding

Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

24 **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.

25 **F12 Fuel Modification Zone** - Status: Outstanding

A Fuel Modification Zone (FMZ) plan designed specifically for the subject project is required and shall be designed by a consultant approved by the Fire Department. The FMZ plan shall be submitted to the Fire Department for review and approval in compliance with County standards.

26 **F15 Access – 30% slope** - Status: Outstanding

Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

27 **F17 Access Road Grade** - Status: Outstanding

Fire access roadways shall not exceed a maximum of twelve (12%) percent grade at any point. Fire access roadways or driveways may be increased to fourteen (14%) percent grade for a distance not to exceed five hundred (500) feet. Fire access roadways providing access to no more than two (2) one or two-family dwellings may be increased to a maximum of sixteen (16%) percent grade not to exceed five hundred (500) feet. Grades across the width of a fire access roadways shall not exceed five (5%) percent. In order to accommodate proper angles of approach and departure, gradient shall not exceed five (5%) percent change along any ten (10) foot section.

28 **F20 Access – 150+ feet** - Status: Outstanding

Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

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

Every parcel shall apply for a single family fire letter permit for each structure being built onsite prior to building permit issuance.

30 **F71 Proposal Changes** - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

Land Use Services - Land Development

31 **Natural Drainage** - Status: Outstanding

The natural drainage courses traversing the site shall not be occupied or obstructed.

32 **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.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

33 **Grading/Land Disturbance Condition** - Status: Outstanding

CUL-1: A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

34 **Grading/Land Disturbance Condition** - Status: Outstanding

CUL-2 Human Remains. It is against the law to knowingly mutilate or disinter, disturb or removes any human remains from any location other than a dedicated cemetery without authority of law. If human remains are encountered, pursuant to California Health and Safety Code Section 7050.5, no further disturbance shall occur within 100-feet of the remains until the County of San Bernardino Planning Division and the County Coroner have made the necessary findings as to origin, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

35 **Grading/Land Disturbance Condition** - Status: Outstanding

GEO-1 Comply with Project Geotechnical/Geological Study Report and Grading Specifications and Grading Plans. The Project shall, with discretionary geotechnical oversight by a qualified professional, comply with the recommendations detailed in the geology report, including but not limited, to site preparation and grading, over excavation/grading office building, new pavement areas, new pavement areas, compacted fills/imported soils, shrinkage and subsidence, foundation design/allowable bearing value, concrete slabs on-grade, special considerations, concrete joint/hardscape areas, concrete curing, lateral earth pressures/ retaining walls/canopy caissons, expansion index/soluble sulfates, seismic consideration, groundwater, tentative pavement design, pavement subgrade/base compaction/drainage, erosion control/drainage/planter areas, Cal/OSHA classification/ temporary excavations/ trench excavations, additional observations and testing/quality control, and final report.

36 **Grading/Land Disturbance Condition** - Status: Outstanding

GEO-2 Paleontological Resources. In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the SVP (2010) and BLM (2009). A repository will be identified, and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the county in the current General Plan (San Bernardino County Countywide Plan/Policy Plan 2020), the museum may not always be available as a repository. Therefore, any accredited institution may serve as a repository.

37 **Grading/Land Disturbance Condition** - Status: Outstanding

TCR-1: If a pre-contact cultural resource is discovered during archaeological presence/absence testing, the discovery shall be properly recorded and then reburied in situ. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the archaeologist/applicant, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), avoidance (or other appropriate treatment) of the discovered resource, and the potential need for construction monitoring during project implementation. Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.). Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-

accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

38 **Grading/Land Disturbance Condition** - Status: Outstanding

TCR-2: In the event that any human remains are discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Land Use Services - Building and Safety

39 **Grading/Land Disturbance Condition** - Status: Outstanding

The project geotechnical consultant shall inspect and approve all areas and depths of overexcavation prior to any fill placement. The project geotechnical consultant shall inspect and approve all foundation excavations prior to placement of any forms, steel, or concrete.

40 **Grading/Land Disturbance Condition** - Status: Outstanding

The project geotechnical consultant shall review and approve foundation, grading, and/or erosion control plans to confirm that the recommendations made in the above referenced report and response are adhered to in the design and construction of the project. The geotechnical consultant shall sign and stamp the foundation, grading, and erosion control plans indicating that the plans conform to the geotechnical report recommendations.

41 **Grading/Land Disturbance Condition** - Status: Outstanding

The above-mentioned geotechnical conditions of approval shall be incorporated into the notes on the project foundation and/or grading plans.

42 **Grading/Land Disturbance Condition** - Status: Outstanding

The project grading plans shall include the following note: "A geotechnical report was prepared for this project by Hilltop Geotechnical, Inc. dated November 12, 2021, and August 24, 2022. This report and response as amended by the conditions of approval are hereby incorporated by reference and are a part of the grading construction documents. The recommendations outlined in this report and response shall be strictly adhered to during the construction of this project."

Land Use Services - Land Development

43 **Drainage Easements** - Status: Outstanding

Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.

44 **Drainage Improvements** - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the 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. Submit drainage study for review and approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

45 **Drainage Improvements** - Status: Outstanding

Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

46 **FEMA Flood Zone** - Status: Outstanding

The project is located within Flood Zone D according to FEMA Panel Number 06071C7240H dated 08/28/2008. 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.

47 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be submitted for review and approval obtained prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study. 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.

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

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

49 **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.

50 **Project Specific Conditions** - Status: Outstanding

Erosion Control Installation. 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.

51 **Regional Board Permit** - Status: Outstanding

State Construction Stormwater General Permit: 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

Public Works - Surveyor52 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

53 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO BUILDING PERMIT ISSUANCE**County Fire - Community Safety**54 **F02 Fire Fee** - Status: Outstanding

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

55 **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.

56 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

57 **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.

58 **F22 Primary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

59 **F23 Secondary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

60 **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.

61 **F27 Water System** - Status: Outstanding

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 500 GPM for a 30 minute duration at 20 psi residual operating pressure. Fire Flow is based on a 3,600 sq.ft. structure.

62 **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.

63 **F33 Water System Certification** - Status: Outstanding

The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site

64 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**65 Issuance/Building Permit Condition** - Status: Outstanding

The foundation plans shall include the following note: "A geotechnical report and response were prepared for this project by Hilltop Geotechnical, Inc. dated November 12, 2021, and August 24, 2022. This report and response as amended by the conditions of approval are hereby incorporated by reference and are a part of the foundation construction documents. The recommendations outlined in this report and response shall be strictly adhered to during the construction of this project."

66 Issuance/Building Permit Condition - Status: Outstanding

The placement of buildings and structures on or adjacent to slopes steeper than 3:1 (horizontal/vertical) shall be in accordance with Section 1808.7 of 2019 California Building Code (2019 CBC). The building clearance from ascending slopes shall meet a minimum setback requirement in Section 1808.7.1 of 2019 CBC, which is 1/2 H but not need exceed 15 feet nor less than 5 feet horizontally from the toe of slope to the building, where H represents the slope height. Foundation setbacks from descending slope surfaces shall meet the minimum requirements in Section 1808.7.2 of the 2019 CBC, which is 1/3 H but not need exceed 40 feet nor less than a minimum of five feet horizontally from footing bottom to slope surface.

67 Issuance/Building Permit Condition - Status: Outstanding

The bottoms of all footings shall be at least 24 inches below the lowest adjacent grades and embedded into the compacted fill or competent bedrock.

68 Issuance/Building Permit Condition - Status: Outstanding

Caissons, if proposed, shall be designed for a minimum of 24 inches in diameter, extend a minimum of 5 feet into competent bedrock, and meet the 2019 CBC required slope foundation setback, whichever is deeper.

69 Issuance/Building Permit Condition - Status: Outstanding

Positive drainage shall be established away from the tops of slopes, the exterior walls of structures, the back of retaining walls, trash enclosure walls, and/or decorative concrete block walls.

Land Use Services - Land Development**70 Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction 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. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

71 **Project Specific Conditions** - Status: Outstanding

Open Roads/Cash Deposit. Existing County roads that will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. The cash deposit may be refunded upon completion of the road and drainage improvement to the satisfaction of the County Department of Public Works.

Public Works - Surveyor

72 **Corner Records Required Before Building** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

73 **Monument Disturbed by Building** - Status: Outstanding

If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO OCCUPANCY

County Fire - Community Safety

74 **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".

Land Use Services - Land Development

75 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

76 **LDD Requirements** - Status: Outstanding

Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to the County Department of Public Works.

77 **LDD Requirements** - Status: Outstanding

Landscape maintenance. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Department of Public Works/current Planning and maintained by the adjacent property owner or other County-approved entity.

78 **Phased Projects** - Status: Outstanding

Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant, inspected and approved for construction of that phase, prior to final inspection or occupancy for any buildings or other structures in that phase. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project." In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to ensure protection from storm or drainage runoff, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

79 **Private Roads/Improvements** - Status: Outstanding

Prior to occupancy, all required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

80 **Road Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.

81 **Structural Section Testing** - Status: Outstanding

Prior to occupancy, a thorough evaluation of the structural road section, including parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

PRIOR TO RECORDATION

Land Use Services - Planning

CDP/Split-Level Building Configuration - Status: Outstanding

A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD, prior to recordation of the Final Map (statements in quotations shall be verbatim):

"Land Use Services Department – Planning Division

- i. To ensure compliance with the Hillside Grading Regulations a split-level building configuration shall be required as depicted in Exhibit G and incorporated into the building construction documents.
- ii. A covenant will be recorded over each lot in the subdivision requiring the proposed house design to be reviewed and approved by the developer.

County Fire - Community Safety

82 **F16 Access** - Status: Outstanding

The development shall have a minimum of two points 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.

83 **F16(a) Street Parking** - Status: Outstanding

Parking of vehicles shall not be allowed to obstruct fire apparatus access at any time. The following criteria shall be used to determine parking allowed on fire access roadways: a) Parking is not permitted on roadways that are less than thirty-two (32) feet in width. b) Roadways that are a minimum of thirty-two (32) feet in width but less than forty (40) feet in width may have parallel parking on one (1) side of the roadway in accordance with County or City Standards. c) Roadways that are a minimum of forty (40) feet in width may be designated to have parallel parking on both sides of the roadway. For higher density development, public or private streets that are a minimum of thirty-six (36) feet in width may be allowed to have parking on both sides of the street with the approval of the Fire Code Official, taking into consideration additional access provisions and other factors. d) In addition, parking that is perpendicular or diagonal to the edge of the roadway shall not obstruct the required minimum width of twenty-six (26) feet for fire access.

Land Use Services - Building and Safety

84 **Geotechnical (Soil) Report Required** - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to recordation of the final map.

Land Use Services - Land Development

85 **CDP-Drainage** - Status: Outstanding

A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD, prior to recordation of the Final Map (statements in quotations shall be verbatim): "Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311"

- i. Drainage Easement. Natural drainage course(s) contained within the drainage easement(s) and delineated on the parcel map shall be kept free and clear of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed.
- ii. Each individual lot shall mitigate its Post Development flows prior to building permit issuance. This may require a Final Drainage Study for each lot consistent with the Preliminary Approved Drainage Study prepared by Hillwig-Goodrow Land Surveying dated 4/27/2027.
- iii. Lots in this subdivision are subject to Hillside Grading Standards and Hillside Grading Review as applicable by the current San Bernardino County Development Code at the time of building permit issuance.

- 86 **Drainage Easements** - Status: Outstanding
Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
- 87 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safety manner that will not adversely affect adjacent or downstream properties. Submit a drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 88 **On-site Drainage Easement** - Status: Outstanding
On-site flows shall be directed within a drainage easement.
- 89 **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.
- 90 **Project Specific Conditions** - Status: Outstanding
NPDES Permit: An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
- 91 **Project Specific Conditions** - Status: Outstanding
State Construction Stormwater General Permit: 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
- 92 **Project Specific Conditions** - Status: Outstanding
Grading Plans. Grading and erosion control plans shall be submitted for review and approval prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study. 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.
- 93 **CDP-Private Roads/Improvements** - Status: Outstanding
CDP/LDD - Roads. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD prior to recordation of the Parcel Map (Statements in quotations shall be verbatim): "Land Use Services Department / Land Development Division – Roads (909) 387-8311"
"Private Roads/Improvements Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria."

- 94 **CMRS Exclusion** - Status: Outstanding
Road improvements required for this development will not be entered into the County Maintained Road System (CMRS).
- 95 **Construction Permits** - Status: Outstanding
Prior to installation of road and drainage improvements, a construction 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. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
- 96 **Improvement Securities** - Status: Outstanding
Any required public road, drainage, and/or utility improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
- 97 **Maintenance Bond** - Status: Outstanding
Once all required public road, drainage, and/or utility improvements have been constructed and approved, then a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
- 98 **Road Dedication/Improvements** - Status: Outstanding
The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements designed by a Registered Civil Engineer (RCE) licensed in the State of California:
- Sugar Pine Drive (Private Street, Mountain Local Standard 114B – 50 feet):
- Road Dedication. A grant of easement is required to provide a full-width right-of-way of 50 feet for the full length of the street.
 - Street Improvements. Design AC Dike with full width pavement section of 36 feet.
- Whitefir Drive (Private Street, Mountain Local Standard 114B – 50 feet):
- Road Dedication. A grant of easement is required to provide a full-width right-of-way of 50 feet for the full length of the street.
 - Street Improvements. Design AC Dike with full width pavement section of 26 feet minimum.
- Arrowhead Lane (Private Street, Mountain Local Standard 114B – 50 feet):
- Road Dedication. A grant of easement is required to provide a full-width right-of-way of 50 feet for the full length of the street.
 - Street Improvements. Design AC Dike with full width pavement section of 26 feet minimum.
 - Cul-de-sac Design. The proposed cul-de-sac shall be designed to County Standard 120.
- Cedarwood Drive (Private Street, Mountain Local Standard 114B - 50 feet):
- Road Dedication. A grant of easement is required to provide a full-width right-of-way of 50 feet for the full length of the street.
 - Street Improvements. Design AC Dike with full width pavement section of 26 feet minimum.
- Cedarwood Place/Street "A" (Private Street, Mountain Local Standard 114B – 50 feet):

APN: 0333106150000

Effective Date:

PROJ-2021-00161

Expiration Date:

- Road Dedication. A grant of easement is required to provide a full-width right-of-way of 50 feet for the full length of the street.
- Street Improvements. Design AC Dike with full width pavement section of 26 feet minimum.
- Cul-de-sac Design. The proposed cul-de-sac shall be designed to County Standard 120.

North Bay Place/Street "C" (Private Street, Mountain Local Standard 114B – 50 feet):

- Road Dedication. A grant of easement is required to provide a full-width right-of-way of 50 feet for the full length of the street.
- Street Improvements. Design AC Dike with full width pavement section of 26 feet minimum.
- Cul-de-sac Design. The proposed cul-de-sac shall be designed to County Standard 120.

99 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. A Street (Major Arterial – 120') (INSERT DEDICATION/STREET IMPROVEMENT REQUIREMENTS INCLUDING CURB/GUTTER/SIDEWALK/DRIVEWAY HERE)

100 **Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Mountain Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

101 **Slope Easements** - Status: Outstanding

Slope rights shall be dedicated, where necessary.

102 **Soils Testing** - Status: Outstanding

Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

103 **Street Gradients** - Status: Outstanding

Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.

104 **Street Type Entrance** - Status: Outstanding

Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

105 **Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

106 Utilities - Status: Outstanding

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

Public Health– Environmental Health Services**107 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.

108 New OWTS - Status: Outstanding

If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

109 Sewage Disposal - Status: Outstanding

Method of sewage disposal shall be sewer service provided by Lake Arrowhead CSD or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

110 Sewer Service Verification Letter - Status: Outstanding

Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).

111 Water Purveyor - Status: Outstanding

Water purveyor shall be Lake Arrowhead CSD or EHS approved.

112 Water Service Verification Letter - Status: Outstanding

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

Public Works - Surveyor**113 Easements** - Status: Outstanding

Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

114 Easements of Record - Status: Outstanding

Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

115 **Final Map Review** - Status: Outstanding

Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.

116 **Final Map Signatures** - Status: Outstanding

Final Parcel map notarized signatures by the Owner (and Beneficiaries if applicable), County Auditor, Land Surveyor or Engineer of Record.

117 **Non-Interference Letter** - Status: Outstanding

Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.

118 **Security Deposit** - Status: Outstanding

Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor's Office as established per the current County Fee Ordinance on file with the Clerk of the Board.

119 **Tentative and Final Map Required** - Status: Outstanding

A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.

120 **Title Report** - Status: Outstanding

A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

Public Works - Traffic

121 **Street Name Review** - Status: Outstanding

Prior to recordation of the subdivision map, all street names shall be reviewed and approved by the Department of Public Works, Traffic Division pursuant to 87.06.050(j) of the Development Code.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

122 **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

123 F25 Street Sign - Status: Outstanding

This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

124 F35 Hydrant Marking - Status: Outstanding

Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

125 F39 Fire Sprinkler NFPA 13D - Status: Outstanding

An automatic life safety fire sprinkler system complying with NFPA Pamphlet #13D and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor or be an approved owner/builder. The fire sprinkler contractor/installer shall submit plans with hydraulic calculations and manufacture's specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. Minimum water supply shall be in accordance with current fire department standards. The applicant or contractor shall contact their local water purveyor to obtain specifications on installing a residential fire sprinkler system within the jurisdiction of the water purveyor. The applicant shall attach a letter from the water purveyor indicating the types of systems allowed in that jurisdiction.

126 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 (1/2) 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 (1/2) inch stroke.

127 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.

APN: 0333106150000

Effective Date:

PROJ-2021-00161

Expiration Date:

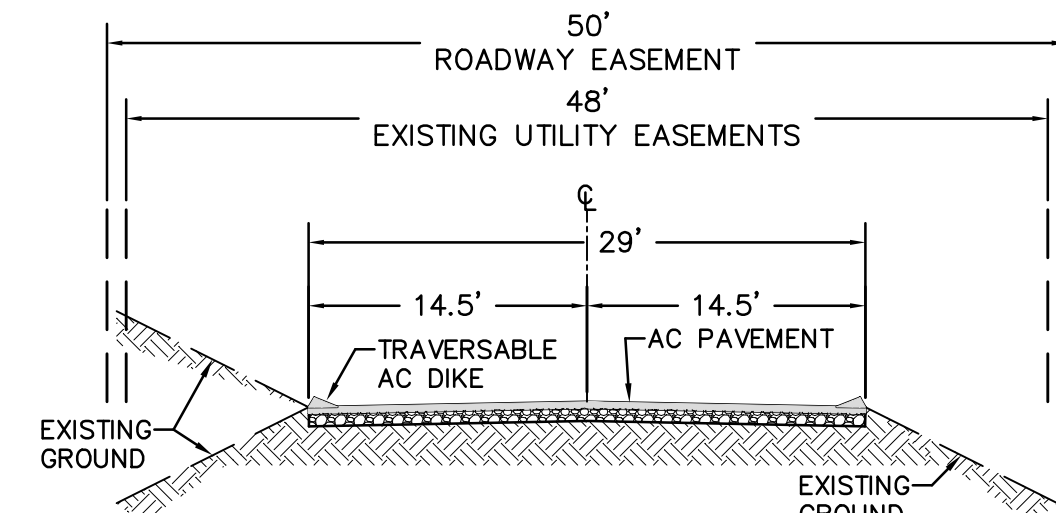
If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

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>

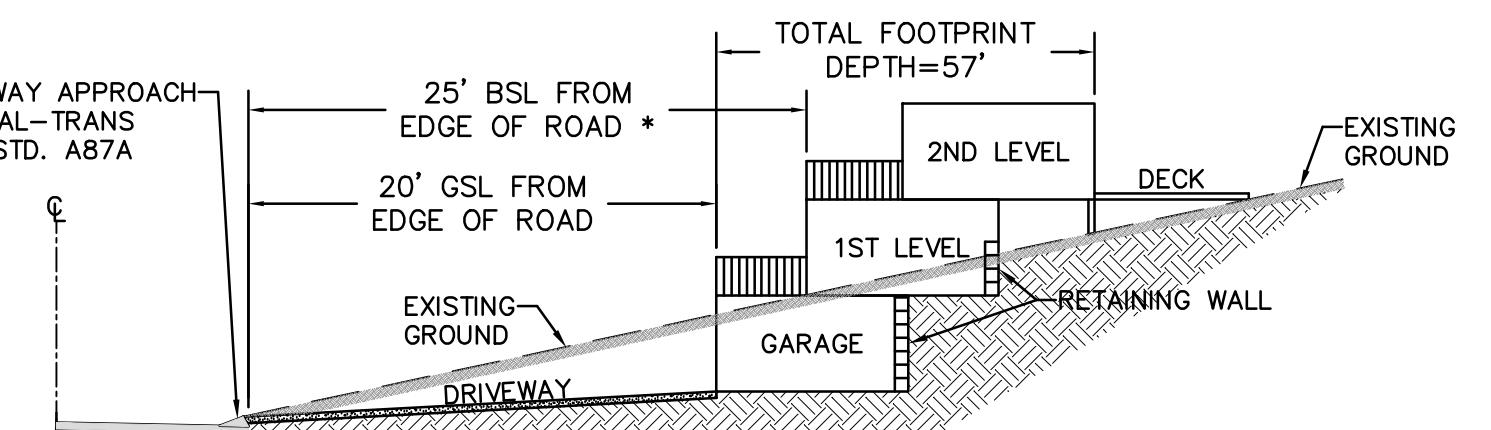
EXHIBIT G

TENTATIVE TRACT NO. 20480

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4, TRACT NO. 11040, MAP BOOK 162, PAGES 94-97, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

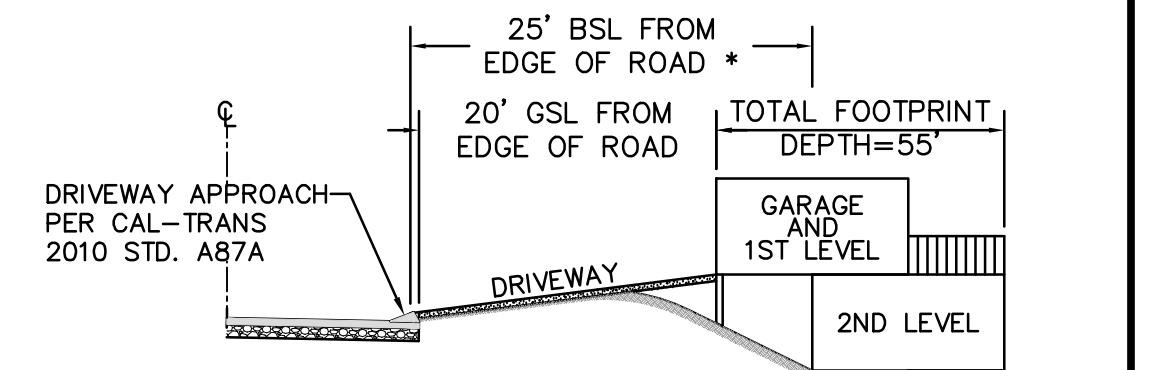


SECTION A-A
ARROWHEAD LANE, SUGAR PINE DRIVE, CEDARWOOD DRIVE STREET SECTION
N.T.S.



UPHILL CONDITION HOUSE SECTION
N.T.S.

*NOTE: THE 25' BSL SHALL BE FROM THE EDGE OF ROADWAY IMPROVEMENTS TO ANY HABITABLE SPACE.



DOWNHILL CONDITION HOUSE SECTION
N.T.S.

LEGAL DESCRIPTION

PARCEL A:
LOT 3 OF TRACT NO. 11040 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 162, PAGES 94 THROUGH 97 INCLUSIVE OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THAT PORTION BEING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 2 OF SAID TRACT NO. 11040; THENCE ALONG THE BOUNDARY OF LOT 3 OF SAID TRACT NO. 11040, SOUTH 88 DEG. 27' 48" EAST 127.75 FEET; THENCE SOUTH 08 DEG. 23' 30" WEST 221.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3, SAID SOUTHERLY LINE BEARS NORTH 89 DEG. 50' 00" EAST, SAID POINT BEING NORTH 89 DEG. 50' 00" EAST 149.43 FEET FROM THE MOST WESTERLY POINT OF SAID SOUTHERLY LINE, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.
THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT CERTIFICATE NO. M0250-91, DATED SEPTEMBER 25, 1991, RECORDED DECEMBER 2, 1991, INSTRUMENT NO. 91-453273, OFFICIAL RECORDS.
ASSESSOR'S PARCEL NUMBER: 0333-106-15-0-000

PARCEL B:
LOT 4 OF TRACT NO. 11040 AS RECORDED IN BOOK 162, PAGES 94 THROUGH 97 INCLUSIVE OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THAT PORTION BEING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4 OF SAID TRACT NO. 11040; SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 160.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID LOT 4 THROUGH AN ANGLE OF 60 DEG. 00' 00" AND A DISTANCE OF 167.55 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, A RADIAL LINE TO SAID POINT BEARS NORTH 07 DEG. 51' 00" EAST; THENCE CONTINUING EASTERLY SAID CURVE AND THE CENTERLINE OF A 28 FEET WIDE EASEMENT AS SHOWN ON SAID TRACT NO. 11040 THROUGH AN ANGLE OF 16 DEG. 45' 55" AND A DISTANCE OF 46.82 FEET TO THE INTERSECTION WITH A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS NORTH 08 DEG. 54' 55" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 46 DEG. 24' 23" AND A DISTANCE OF 137.69 FEET; THENCE SOUTH 52 DEG. 30' 52" EAST 99.00 FEET TO THE TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 89 DEG. 29' 17" AND A DISTANCE OF 347.28 FEET TO THE MOST EASTERLY CORNER OF LOT 2 OF SAID TRACT NO. 11040 AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.
THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT CERTIFICATE NO. M0251-91, DATED SEPTEMBER 25, 1991, RECORDED DECEMBER 2, 1991 AS INSTRUMENT NO. 91-453274, OFFICIAL RECORDS.
ASSESSOR'S PARCEL NUMBER: 0333-106-16-0-000

OWNER/DEVELOPER

LAKE ARROWHEAD DEVELOPMENT LLC
ATTN: JESSE WRIGHT
22939 HAWTHORNE BLVD., SUITE 100
TORRANCE, CA 90505
OFFICE: 310-465-6311
CELL: 817-337-6868
EMAIL: JESSE.WRIGHT@CALIFORNIARETAILPROPERTIES.COM

ENGINEER/LAND SURVEYOR

HILLWIG-GOODROW, INC.
11001 WILSON BLVD., SUITE 1-200
REDLANDS, CA 92373
OFFICE: 909-794-2673
EMAIL: HILLWIG-GOODROW.COM

SOILS ENGINEER

HILLTOP GEOTECHNICAL
ATTN: ASHLEY HULETT
788 SOUTH OFFORD AVENUE
SAN BERNARDINO, CA 92408
OFFICE: 909-890-9079
EMAIL: AHULETT@HILLTOPGEOTECH.COM

BIOLOGICAL STUDIES

DUGAN BIOLOGICAL SERVICES, LLC
2546 THUNDER MOUNTAIN ROAD
UPLAND, CA 91784
OFFICE: 951-545-2457
EMAIL: ERIC.DUGAN@DBSBO.COM

CEQA, ENVIRONMENTAL STUDIES

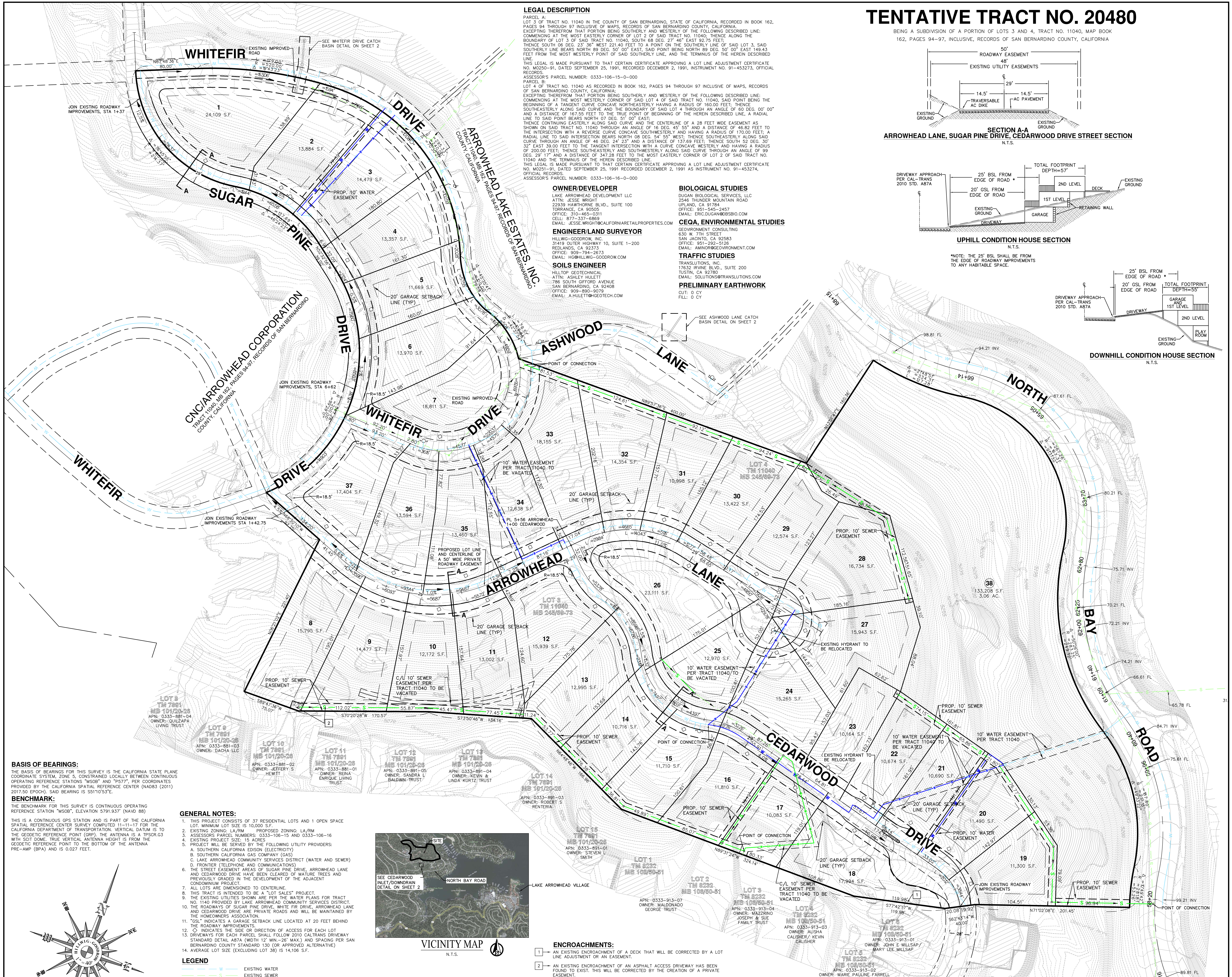
GEOWORK CONSULTING
630 W. 7TH STREET
SAN JACINTO, CA 92583
OFFICE: 951-292-5126
EMAIL: AMINOR@GEOWORK.COM

TRAFFIC STUDIES

TRANSLATIONS, INC.
17632 IRVINE BLVD., SUITE 200
TUSTIN, CA 92780
EMAIL: SOLUTIONS@TRANSLATIONS.COM

PRELIMINARY EARTHWORK

CUT: 0 CY
FILL: 0 CY



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, CONSTRAINED LOCALLY BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS "MS08" AND "P577", PER COORDINATES PROVIDED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (NAD83 (2011) 2017.50 EPOCH), SAID BEARING IS S511°0'53"E.

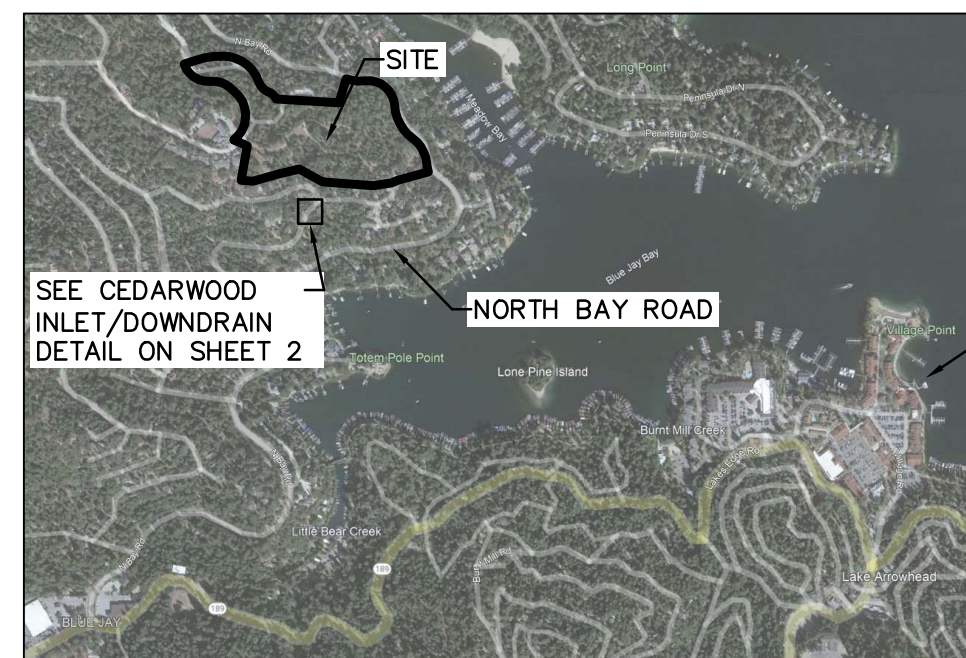
BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS CONTINUOUS OPERATING REFERENCE STATION "MS08", ELEVATION 5791.937' (NAVD 88)

GENERAL NOTES:

- THIS PROJECT CONSISTS OF 37 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT. MINIMUM LOT SIZE IS 10,000 S.F.
- EXISTING ZONING: LA/RM. PROPOSED ZONING: LA/RM
- ASSESSOR'S PARCEL NUMBERS: 0333-106-15 AND 0333-106-16
- EXISTING PROJECT SIZE: 15 ACRES
- PROJECT WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
A. SOUTHERN CALIFORNIA EDISON (ELECTRICITY)
B. SOUTHERN CALIFORNIA GAS COMPANY (GAS)
C. LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT (WATER AND SEWER)
D. FRONTIER (TELEPHONE AND COMMUNICATIONS)
- THE STREET EASEMENT AREAS OF SUGAR PINE DRIVE, ARROWHEAD LANE AND CEDARWOOD DRIVE HAVE BEEN CLEARED OF MATURE TREES AND PREVIOUSLY GRADED IN THE DEVELOPMENT OF THE ADJACENT CONDOMINIUM PROJECT.
- ALL LOTS ARE DIMENSIONED TO CENTERLINE.
- THIS TRACT IS INTENDED TO BE A "LOT SALES" PROJECT.
- THE EXISTING UTILITIES SHOWN ARE PER THE WATER PLANS FOR TRACT NO. 1140 PROVIDED BY LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT
- THE ROADWAYS OF SUGAR PINE DRIVE, WHITE FIR DRIVE, ARROWHEAD LANE AND CEDARWOOD DRIVE ARE PRIVATE ROADS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- "GSL" INDICATES A GARAGE SETBACK LINE LOCATED AT 20 FEET BEHIND THE ROADWAY IMPROVEMENTS.
- INDICATES THE SIDE OR DIRECTION OF ACCESS FOR EACH LOT
- DRIVEWAYS FOR EACH PARCEL SHALL FOLLOW 2010 CALTRANS DRIVEWAY STANDARD DETAIL AB7A (WIDTH 12' MIN.-26' MAX.) AND SPACING PER SAN BERNARDINO COUNTY STANDARD 130 (OR APPROVED ALTERNATIVE)
- AVERAGE LOT SIZE (EXCLUDING LOT 38) IS 14,106 S.F.

LEGEND

- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING WATER TO BE REMOVED
- PROPOSED STORM DRAIN PIPE
- EXISTING SEWER TO BE REMOVED



VICINITY MAP
N.T.S.

ENCROACHMENTS:

- AN EXISTING ENCROACHMENT OF A DECK THAT WILL BE CORRECTED BY A LOT LINE ADJUSTMENT OR AN EASEMENT.
- AN EXISTING ENCROACHMENT OF AN ASPHALT ACCESS DRIVEWAY HAS BEEN FOUND TO EXIST. THIS WILL BE CORRECTED BY THE CREATION OF A PRIVATE EASEMENT.

Revisions:	No.	Date:	By:	Description:	Approved:	Seal:

Prepared under the Supervision of:
DATE: _____
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 0137
REGISTRATION EXPIRES: 6-30-27

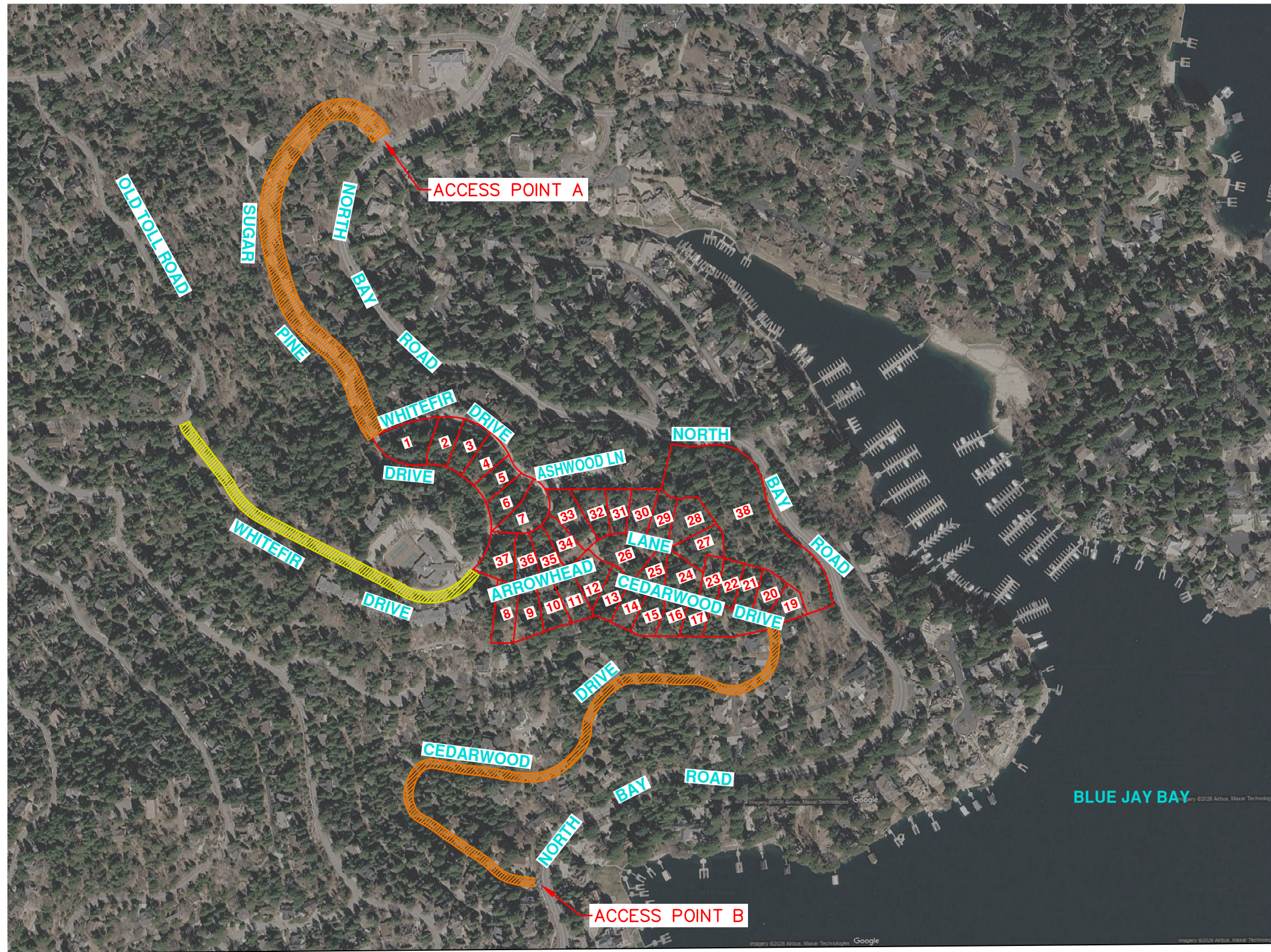


HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31407 Outer Highway 10 • Redlands, CA 92374 • (909) 794-2673
Scale: 1" = 40'
BENCHMARK: SEE NOTE ON SHEET 1
Date: March 10, 2026

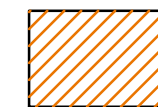
TENTATIVE TRACT NO. 20480
PROPOSED ALTERNATIVE OPTION #3
PREPARED FOR:
JESSE WRIGHT
LAKE ARROWHEAD DEVELOPMENT LLC
22939 HAWTHORNE BLVD SUITE 100
TORRANCE, CA 90505

Sheet No. 1
OF 2 SHEET
FILE NO. 1007-01
F.N. For F.B.

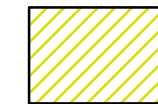
EXHIBIT H



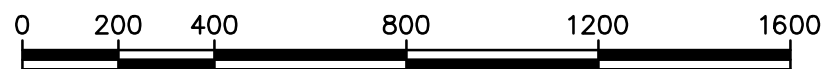
LEGEND:



— INDICATES PRIMARY ACCESS ROAD TO SITE



— INDICATES EMERGENCY ACCESS ROAD TO SITE



SCALE: 1 INCH= 400 FEET



HILLWIG - GOODROW, INC.

Land Surveying • GPS Surveys • Aerial Mapping
31419 Outer Highway 10, Ste. 1-200 • Redlands, CA 92373 (909) 794-2673

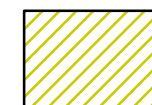
TENTATIVE TRACT NO. 20480
EXHIBIT - ACCESS TO PROJECT SITE
PREPARED FOR:
JESSE WRIGHT
LAKE ARROWHEAD DEVELOPMENT LLC
22939 HAWTHORNE BLVD SUITE 100
TORRANCE, CA 90505

F.N. For F.B.

EXHIBIT I



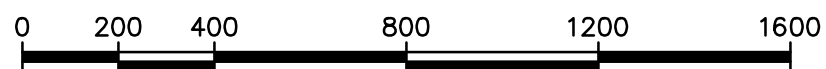
LEGEND:



– INDICATES ACCESS ROUTES DURING CONSTRUCTION

NOTE:

THE PROPOSED USE OF WHITEFIR DRIVE FOR CONSTRUCTION ACTIVITIES WILL REQUIRE A PERMIT FROM SAN BERNARDINO COUNTY TRANSPORTATION DEPARTMENT. SIGNAGE AND TRAFFIC CONTROL WILL BE NEEDED AT WHITEFIR DRIVE AND OLD TOLL ROAD.



SCALE: 1 INCH= 400 FEET



HILLWIG - GOODROW, INC.

Land Surveying • GPS Surveys • Aerial Mapping
31419 Outer Highway 10, Ste. 1-200 • Redlands, CA 92373 (909) 794-2673

TENTATIVE TRACT NO. 20480
EXHIBIT - CONSTRUCTION ROUTES

PREPARED FOR:
JESSE WRIGHT
LAKE ARROWHEAD DEVELOPMENT LLC
22939 HAWTHORNE BLVD SUITE 100
TORRANCE, CA 90505

F.N. For F.B.

EXHIBIT J

March 21, 2022

Chris Warrick, Planning Supervisor
County of San Bernadino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Floor
San Bernadino, CA 92415

Re: Tentative Tract Map (TTN) 20480, a development of 41 homesites
Project No. PROJ-2021-00161

Dear Mr. Warrick

We are the Arrowhead Lake Estates Condominiums Homeowners Association (ALECHA), a private gated community consisting of 41 townhomes style residences to which the referenced development **will have significant impact, and we request that the public comment period be extended for 60 days.**

A 20 day comment period is vastly insufficient to be able to review and understand a 251 page submittal laden with highly technical reports and references to County , State and Federal standards, criteria and plans. A majority of our members did not receive the notification from the County as their physical address many be further from the corner of the closest lot of the proposed development, however as the project access actually proposes to run through our private gated community along Sugar Pine Dr. and White Fir Lane, all members should have received a direct notification from the County.

Further, the Developer has only come to talk with our community on Saturday 3/19, two calendar days before the end of the public comment period on 3/21, giving us only 8 hours on a business day to assemble comments and converse with technical professionals in order to evaluate the proposed development in order to comment. **This is entirely unacceptable.**

It is unclear if the developer will just establish the legal lots and sell them off individually or all together, or build all homes himself. Also whether this development is an HOA and how that will interface with the ALECHA and/or North Bay operations/responsibilities/maintenance/cost sharing/use of common facilities.

From what our quick review has been able to determine the IS/MND is severely inadequate, incomplete and contains a significant number of mis-statements, misleading information, wrong evaluations along with a complete lack of identifying the impacts on our local community as follows:

- 1) The project is described as a gated community, however it requires access through our private gated community on our private roads (Sugar Pine Dr. and White Fir Lane) and there has been no agreement or discussion with the developer on this access or responsibility for costs of maintenance of those roads, gates, gatehouse, phone entry system. There is no indication of where they plan to install additional gates and how those would work, and in fact the road configuration seems to indicate access from Cedarwood Drive, which is a public street that would allow unrestricted access to our gated community.
- 2) The project as currently laid out contains 3 dead end roads which is hazardous for fire evacuation in a very high fire zone. A different road configuration should be studied.

3) There are options for a different configuration of roads and lots that could have all been accessed from North Bay Road and avoid going through our private gated community, but nothing has been discussed or presented to our community. This also can provide for all construction access from North Bay Road or Old Toll Road to avoid going thru our private gated community past all or our residents along Sugar Pine Dr and White Fir Lane.

2) The development of 41 new luxury homes, each much larger than any of the residences in our community of 41 condominiums, will more than double traffic, noise traveling on our private roads and past all or our residences in perpetuity. This is a significant impact, and is not acknowledged or studied in the IS/MND.

3) With the doubling of residents, the impact on the Clubhouse at North bay development which is a common facility for use by residents would have a significant impact and degradation of those facilities. This is not even addressed in the IS/MND and in fact is notes as only nom impact on public parks.

4) The construction of the actual lots and then the actual building of the residences will produce a significant amount of traffic on our private roads and noise which is conveniently noted as less than significant or no impact. This is simply not true.

5) The IS/MND does not even address the impact of perhaps 1,000 or more trees in a heavily forested area will be cut down with the full buildout of the proposed 41 lots. Nor is any mitigation measure discussed, nor the impact to wildlife habitat as the area if full of Blue Jays (hence the name of the town of Blue Jay), Robins, Woodpeckers and numerous other species. This needs to be fully studied and evaluated.

6) This development as proposed will create a significant loss of forest land and view shed with perhaps a loss of 1,000 trees (41 lots x 25 trees/lot avg = 1,025). There is not even the attempt to establish natural view corridors to prevent building on certain portions of the lots in order to maintain the trees (i.e along Sugar Pine Road, Pine Dr., Whitefir Dr. , Ashwood Lane), or even a map of where the mature significant trees are located with an attempt to configure lots around those trees to protect them from removal by 41 individual homeowners, or to configure roads to avoid cutting down those trees.

7) The project describes that roads have all bee rough graded and they are only going to pave and complete them. This is not true and what they describe a existing dirt roads have nature walks thru the forest, and the IS/MND does not address that. Further that with the change from nature walks to the full development of streets, there are many mature trees that will likely be cut down and the IS/MND does not address that as there is no plan of the location and sizes of existing trees.

8) The lot phasing (page 2) should be marked on the site plan. And it should disclose the maximum or average size of the majority of the homes in phase 3.

9) The duration of the lot work should be defined for comment, along with the construction duration of the homes themselves and have time limit on duration so the area is not left in an "under construction" condition for an extended period of time. Also a completion bond for each phase of work should be posted along with the limit to completion. These need to be included to allow review and comment. This could easily extend over 5, 10, 15 or 20 years.

10) There is no mention of grading which can be significant and should be mentioned so comments can be made. A Haul Route approval process should also be mentioned as this will have a great impact on traffic, noise, emissions, hazardous material etc.

11) Page 11 Environmental Factors Potentially Affected – missing checking boxes for Aesthetics, Biological Resources, Noise, Forestry Resources, Greenhouse Gas Emissions, Population/Housing, Transportation, Air Quality, Energy. The following pages in the report that lead to these boxes not being checked are not properly drafted, with missing data/analyses, or erroneous conclusions/assumptions and/or misleading statements.

12) Page 12 Determination – this is a major error in that the second box of having no significant effect allowing a MND (as opposed to an EIR is wrong. Either the 3rd or 4th box should be checked that will require an EIR. We request this determination be rescinded and redone to require an EIR. Comments supporting this are contained in the body of this letter and will be further defined with an adequate amount of time for public review.

13) Page 13

Item a, b, c) adverse impact, damage, degrade on a scenic vistas - marked “no impact” or “less than significant” this is completely wrong as there will be a substantial degradation to the scenic vistas within the community. What is the escape clause used about them being “designated” . ALECHA considers them “designated” This should be marked as “Potentially Significant Impact”

Item d) marked as “less than significant” - however this needs to be marked as “..with Mitigation Incorporated” as the mitigations on siting structures behind forested tree zones, height of structures and position of elevation on the steeply sloping lots, materials, reflectivity, glass, lighting, colors all need mitigation measures.

14) Page 14 item c – stating that forested views block vies of the project site – this will not be true when the development is done unless there are significant scenic area established by mapping existing trees and establishing forested area protection/no build zones as part of this TTM. Item d) – clarify what the five lettered lots are to be.

15) Page 15 items c) and e) limiting “forest” to as defined in Public Resources Code, is an unnecessary limitation that does not consider the substantial forested areas within the community. This needs to be amended to include the impact on those areas.

16) Page 16 – Air Quality – the report does not take into consideration all the trees likely in range of 1,000 that will be removed as part of this development. That is a significant degradation of air quality. If this is not true it needs to be substantiated by a tree location map, and siting of lots and roads to avoid major trees and establishment of no build zones to maintain trees, scenic vistas, and forested land.

Citing an Air Quality Management Plan from the Mojave Desert to substantiate development in mountain community of Lake Arrowhead is completely wrong.

17) Page 17 – mentions short term air quality impacts, however this term needs a definitions is that 5 months, 5 years or longer? There needs to be time duration references and not a generalization of short/medium/long term activities or impacts. These activities mentioned can easily go on for 5, 10, 20 years as has been seen in other developments that go into bankruptcy or have slow lot sales/home

builds . Also there is nothing to say whether this is a lot establishment then sale of each lot to individual buyers to build their homes, or if the developer is going to build all the homes and then sell them. Which also has an affect on duration of these "short term" impacts.

18) Page 18 item b) There are several roads that will run thru the development and not all of them have been "rough graded", so this is a misleading statement.

19) Page 20 – “.. nuisance or annoyance to any considerable number of persons...” - absolutely to 100% of the existing residents. This needs to be reflected in the report.

20) Page 21 item e) tree preservation policy there is one from the Arrowhead Woods Architectural Committee as well as from ALECHA, but these are not mentioned in the report.

Item a) seems to say the forested areas in the development have all been disturbed and are well maintained and compacted soils this is absolutely not true, and hence the resulting conclusions are all invalid.

We have similar comments throughout the remainder of the report and their appendix attachments and can provide them with an extension of the Public Comment period.

Thank you

Arrowhead Lake Estates Condominium Association (ALECHA)

EXHIBIT K

21 March 2022

Chris Warrick, Planning Supervisor
County of San Bernardino Land Use Services
Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415

The Save Our Forest Association (SOFA) is responding to the Project No. PROJ-2021-00161 located on North Bay Road in the community of Lake Arrowhead, APN #0333—106-15 and #0333-106-16.

SOFA has reviewed the Initial Study and wants to express our concerns with the lack of significant review in the areas of Biological Resources, Hazards and Hazardous Materials, Transportation, Utilities and Service Systems, Wildfire, Recreation, and Mandatory Findings of Significance. SOFA does not agree that the Determination leading to a Mitigated Negative Declaration is appropriate and that the proposed project may have a significant effect on the environment and that an Environmental Impact Report is required.

IV. Biological Resources : a) Significant populations of southern rubber boa (SRB), San Bernardino Flying Squirrel, and California Spotted Owl have been identified in the Upper Little Bear Tract and the Arrowhead Ridge properties in close proximity to this proposed development. Focused surveys for these sensitive or special status species, as identified by CA Department of Fish and Wildlife, should be required to better understand their presence on the proposed development site and if there are potentially significant impacts.

IX. Hazards and Hazardous Materials : g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving woodland fires? The project site is located in a very high fire hazard severity zone in a state responsibility area (SRA). It is well known that "Human error, arson, high voltage lines, vehicles, and lightning are the primary causes of wildfires." Page 56, Initial Study. Increased structures and human habitation are directly related to the spread of wildfires, as evidenced in the Lake Arrowhead community in 2003 and 2007. These conditions cannot be considered as "Less than Significant Impacts".

XVI. Recreation : b). This project would include the use of existing North Bay Condominiums clubhouse, pool and tennis courts which are potentially in need of expansion or upgraded maintenance to serve an additional 41 homes. Failure to recognize and mitigate the impacts on current facilities that would be used by new homeowners would lead to further degradation of existing facilities. No Impact is simply not correct given the project location within the existing gated community and current discussions about HOA status.

XVII. Transportation : d) Result in inadequate emergency access? This project is in a gated community with restricted access and multiple winding roadways. The areas of emergency ingress and egress are not clearly marked on the site plan and lead to concerns of access for emergency vehicles and for safe evacuation routes. The stated No Impact in the IS does not seem plausible.

XIX. Utilities and Service Systems. b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? The impacts of climate change and greater severity of California drought are not considered in the IS. The Lake Arrowhead community is completely dependent on snowfall and rainfall on the watershed surrounding the lake and also has state imposed limits on the amount of domestic water use/lake level. The reference to imported water available through

CLAWA is grossly overstated and is subject to termination as supplies from the state water project are diminished or eliminated completely. The local water agency, LACSD, cannot accurately predict projected water use by the Project without significantly more detail on home sizes, number of fixtures and landscaping details. The finding of "Less than significant" in the IS places a completely unrealistic expectation on CLAWA's ability to provide any water on a predictable or consistent basis. LACSD groundwater wells have been inconsistent in their production and the expectation of greater successful well drilling should be highly conservative rather than relying on additional groundwater supplies. Currently the CA State Water Resources Board is hearing a draft Cease & Desist Order regarding the Nestle/Blue Triton Brands diversions of water in Strawberry Canyon on the San Bernardino National Forest only a couple of miles from this project site; given the fractured granite composition of our mountain, it is unclear if these water diversions are negatively impacting the level of Lake Arrowhead and groundwater supplies.

XX. Wildfire : a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan ? The IS cites No Impact yet is contradictory in the Substantiation, stating "Human error, arson, high-voltage lines, vehicles and lightning are the primary causes of wildfires." Increased numbers of structures leads to greater human error, high-voltage lines, and vehicles...all magnifying fire risk. The proposed project site is located in a SRA or land classified as very high FHSZ.15. There is no evident discussion of an evacuation plan for the existing gated community, particularly with the additional 41 homes adding greater evacuation complexity . In other areas of California with new proposed housing developments the efficacy of wildfire evacuation has led the courts to strike down county approved projects where evacuation planning has been inadequate.

XXI. Mandatory Findings of Significance: a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels...? The IS cites a "Less than significant with mitigation incorporated". This may actually be the case, yet without more detailed and focused study the conclusion is guesswork.

The project has multiple areas with potentially significant impacts requiring an Environmental Impact Report to rigorously evaluate these impacts. SOFA believes that a Mitigated Negative Declaration (MND) is not supported with the amount and detail of information presented in this Initial Study .

Thank you for the opportunity to comment on the proposed project.

Sincerely,

Hugh A. Bialecki, DMD
Pres., Save Our Forest Association, Inc.

EXHIBIT L



SIERRA CLUB

SAN GORGONIO

San Bernardino Mountains Group

PO Box 651 Blue Jay, CA 92317
(909) 353-3501

HYPERLINK

"mailto:mountainsgroup@sangorgonio.sierraclub.org"
mountainsgroup@sangorgonio.sierraclub.org

www.sangorgonio.sierraclub.org/mountains

March 21, 2022

Attn: Chris Warwick, Planning Supervisor, County of San Bernardino Land Use Services
Department, Planning Division
385 N. Arrowhead Ave 1st Fl., San Bernardino, CA 92415

The Mountains Group of the San Gorgonio Chapter of the Sierra Club (Sierra Club) is responding to the project PROJ-2021-00161 located at North Bay Road, north shore of Lake Arrowhead, in the Community of Lake Arrowhead, CA, APN #: 0333-106-15 and 0333-106-16, and providing comments for the proposed development and zone amendment.

1. Environmental concerns of this project include the impacts on endangered, threatened, and sensitive species, including but not limited to, the Southern Rubber Boa (SRB), Southern Spotted Owl, and San Bernardino Mountains Flying Squirrel. More analysis is needed to determine how this project will further degrade sensitive habitat and wildlife corridors. These environmental impacts would not be adequately analyzed under a Mitigated Negative Declaration (MND).
2. The assessed impacts on a zoning amendment to change Multiple Residential zoning to Single Residential zoning requires more analysis. It is unknown if a zone change to 41 large "high end" homes will have a larger footprint and a larger negative environmental impact than the current zoning of Multiple Residential.
3. An Environmental Impact Report (EIR) is needed to address the concerns this project will have on watershed and aquifers due to the mountains fractured granite composition. The increase in water usage for this project will have a negative impact on the already strained infrastructure and water supply.
4. This project has been presented as a three phase process. The first phase will include the development of seven large "high end" speculative homes between Whitefir Drive and Sugar Pine Drive. There is a concern should the first phase not be lucrative for the developer, then this project could be stalled or abandoned in a state of environmental degradation like the projects of Eagle Ridge and Mill Ponds.

On behalf of The Mountains Group of the San Gorgonio Chapter of the Sierra Club, we appreciate this opportunity to provide comments for PROJ-2021-00161.

The Mountain Group of the San Gorgonio Chapter of the Sierra Club.

EXHIBIT M

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:42 AM
To: Morrissey, Jim
Subject: FW: Re Community meeting on March 19 with Mr. Jesse Wright.

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Marie Farrell <marie25662@gmail.com>
Sent: Monday, March 21, 2022 10:54 AM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Re Community meeting on March 19 with Mr. Jesse Wright.

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 Chris,

I live at 27608 Cedarwood Drive and my house is on the circulating map re: Jesse Wright's purposely to build.

I am petitioning for a traffic study on Cedarwood Drive. I am extremely worried about the traffic which increased since Covid-19 and Airbnb homes which have many cars at a time that has and continues to be an issue for the county to enforce as it is. This traffic study will provide a true and accurate and study as it stands today since Covid-19 and the influx of Airbnb on Cedarwood Drive and it's access road Cedarwood Court. Card continually struggle to make a u-turn on Cedarwood Drive and use our driveway's constantly causing damage to my driveway do to a deep dip on my apron. It's tiring.

Our street is roughly 23 feet wide when cars are parked on Cedarwood Drive as you near the cul de sac to Mr. Wrights property where he will build a gated entrance. Additionally two Airbnbs are within 3 parcels of this same location.

This cul de sac serves where your county snow plows dump Cedarwood Drive's collection of because this road is too narrow to make a u-turn.

In summary the traffic issues occur when cars need to turn around in this type of setting because the road narrows and especially so during the winter months. Often times only one car can pass at a time as you near Mr. Wright's property. A traffic study can bring some solace and provide us evidence- based information that is now needed.

Lastly, "No Overnight Parking" signs on the streets would likely deter these overnight parking violations on Cedarwood Drive as you near Mr. Wright's property line but as of now we have no leverage and my fear is that these issues will increase many-fold once these homes are built.

Thank you for your consideration.

Sincerely yours,
Marie Farrell
27608 Cedarwood Drive
Lake Arrowhead

|

--

Marie Farrell

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:44 AM
To: Morrissey, Jim
Subject: FW: Re Community meeting on March 19 with Mr. Jesse Wright.

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
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From: Marie Farrell <marie25662@gmail.com>
Sent: Monday, March 21, 2022 11:58 AM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Re: Re Community meeting on March 19 with Mr. Jesse Wright.

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Chris one possible solution could be to have Me. Weight rename his private access road from Cedarwood Drive as he shows it on his map to reflect a private road for the maps. People already think Cedarwood Drive is a through street. Unless of course he will allow this road a public access which I don't think he will do.

We get big UPS and Fed Ex trucks for our living as full time residents at my house and Mr Millsap's house next door and those deliveries have much difficulty making uturns of their vehicles and do back in their trucks to make delivery much like the trash truck company drivers.

Thanks again!

Marie Farrell

On Mon, Mar 21, 2022 at 10:53 AM Marie Farrell <marie25662@gmail.com> wrote:

Dear Chris,

I live at 27608 Cedarwood Drive and my house is on the circulating map re: Jesse Wright's purposely to build.

I am petitioning for a traffic study on Cedarwood Drive. I am extremely worried about the traffic which increased since Covid-19 and Airbnb homes which have many cars at a time that has and continues to be an issue for the county to enforce as it is. This traffic study will provide a true and accurate and study as it stands today since Covid-19 and the influx of Airbnb on Cedarwood Drive and it's access road Cedarwood Court. Card continually struggle to make a u-turn on Cedarwood Drive and use our driveway's constantly causing damage to my driveway do to a deep dip on my apron. It's tiring.

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Thank you for your consideration.

Sincerely yours,
Marie Farrell
27608 Cedarwood Drive
Lake Arrowhead

|

--

Marie Farrell

--

Marie Farrell

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 9:19 AM
To: Morrissey, Jim
Subject: FW: 15 Acres project – Tentative Tract Map 20480 – APN #: 0333-106-15 and 0333-106-16

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
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Cell: 909-601-4747
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San Bernardino, CA 92415



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From: scott gordon <repioneer32@gmail.com>
Sent: Monday, March 21, 2022 1:37 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: 15 Acres project – Tentative Tract Map 20480 – APN #: 0333-106-15 and 0333-106-16

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15 Acres project – Tentative Tract Map 20480 – APN #: 0333-106-15 and 0333-106-16

Good afternoon,

I attended a meeting on March 19th at the North Bay Clubhouse in Lake Arrowhead concerning the project referenced above. This was an informational meeting held by the developer regarding proposed zoning changes.

I understand that the developer would like to rezone the parcels (APN #: 0333-106-15 and 0333-106-16) from their current high-density zoning of 51 condo/multifamily dwellings to 41 single family lots.

My concerns with the rezoning of this land to single family lots are several. First, there is already a shortage of affordable housing on the mountain and the situation is getting increasingly difficult for working class families who work in our shops, restaurants, businesses, public services, and government.

While more housing is welcome and needed, Lake Arrowhead is not experiencing a shortage of multimillion-dollar homes such as those proposed by the developer, but rather a shortage of affordable housing. I believe the current zoning will provide for more overall housing to better address the shortage (10 more units) and propose that a percentage of those (10-20%) be reserved as affordable housing.

Additionally, the finished condominiums will likely be sold at a much more reasonable market price than the \$1,500,000.00 'starting' price for one of the proposed single-family homes. In my community (Arrowhead Lake Estates), 1,500 to 2,000 square foot homes can still be purchased for under \$500,000. And while this may not sound affordable to some, it's 1/3 the proposed *starting* price of the cheapest of these single-family homes.

I don't want to see Lake Arrowhead turned into Aspen or Telluride, CO where affordability has become such an issue, that working class families are fleeing the area, resulting in systemic staffing shortages and business closures. (<https://coloradosun.com/2021/05/11/colorado-resort-towns-real-estate-records-pricing-out-locals/>).

"The high cost of housing and the lack of available affordable housing in resort communities, exacerbated by the real estate boom created by the pandemic, is another factor in businesses not being able to fill jobs, Vraland said." (aspendailynews.com/news/aspen-s-summer-shortage-of-workers-continues-unabated/article_d1d92462-e5e1-11eb-ab54-b7d79234ad59.html).

Beyond the unaffordable nature of this new development is its potential impact on local wildlife. The forest in which these single-family residences are proposed acts as a wildlife corridor and provides forage for many of the local animals. For example, the manzanita stands on the property provide much needed forage for Black Bears which frequent the area and can be confirmed by scat and tracks. Also, the large drainage pipes that lead from our community under North Bay Road to Lake Arrowhead provide safe passage for bobcats, raccoons, coyotes, mountain lions, and skunks who need to access the lake during hot summers to obtain drinking water. I've both observed many of these animals using the drainage pipes to access the lake and have captured them doing so with night vision trail cameras installed for that purpose. These animals are able to access these safe underpasses because the property is largely open and unfenced.

While the proposed 14,000 square foot lots would be less dense than much of the development on the mountain, there is a strong probability that much of this will be fenced off from the surrounding wildlands thereby inhibiting wildlife passage or cutting it off altogether.

I believe high-density housing will have a mitigated impact on the forest and local resources (like water) by:

1. Having a smaller and more concentrated footprint
2. Resulting in the removal of fewer trees (some of which are over 100 feet tall)
3. Requiring fewer fences and gates that would restrict the movement of local wildlife
4. Requiring fewer access roads
5. Requiring significantly less water for irrigation than 41 scattered lots
6. Leaving more of the surrounding forest untouched

In summary, the current high-density zoning has the potential to both provide more affordable housing options for local working families and have a lower overall environmental and resource impact and I encourage the County of San Bernardino to not make any zoning changes, but rather work with the developer to follow the initial approved zoning plan dating back decades for all of the reasons expressed above.

Thank you,

Scott Gordon
469 Sugarpine Drive
Lake Arrowhead, CA

Daniel and Joanne Jordan
27524 Ashwood Lane - Unit 34
Arrowhead, CA 92352

March 21, 2022

Chris Warrick / Planning Supervisor
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave. 1st Floor
San Bernardino, CA 92415

Project Title: **Tentative Tract Map-20480**
Project Number: **PROJ-2021-00161**
Assessor Parcel Number: **0333-106-15 and 0333-106-16**

Dear Mr. Warrick,

As a homeowner in the Arrowhead Lake Estates Homeowners Association, we have some concerns of such a large project on the property grounds right above our home on Ashwood Lane. We are hoping for a scaled down project and more information on how it affects our access roads, traffic implications and landslide possibilities. We have read the proposal and most of the Initial Study and need more information. Is it possible to extend the public comment period for 30 days?

This proposal includes quite a bit of disturbance to access roads in our private gated community. It seems that our HOA, ALECHA has not been contacted to determine road maintenance proposals or agreements. The actual gates, gatehouse, cameras, and most of the entrance roads off of North Bay Road will be on our ALECHA roads. Also the impact of evacuation routes in emergency situations.

We would also like to understand how the sale of the homes will occur, will they be individually sold lots? Will there be an Association to communicate and share costs of roads, club house, watering, tree maintenance, snow plowing, etc.? A timeline (even if rough) of construction is desired as we (ALECHA properties) should be aware of unfamiliar workers in our community.

As we understand there undoubtedly will be deforested lands, we disagree that there is "no impact or short-term impact" on Air quality, Scenic vistas, and displacement of local species. I'm interpreting the verbiage from the report saying that the project site (especially Phase 3) will be blocked from view off public roads is untrue...unless they plan to replant trees which is acceptable but unknown at this point. Perhaps there can be a more detailed plan of actual home placement with each 14,000 sq. foot lot as well as a (even if vague) forest/tree preservation plans. I think this will help everybody.

Lastly we are also concerned about the soil, rain, snow, piping and many geological factors of our homes being below this site. Could there be a study for surrounding properties to know if there are significant worries we could address sooner rather than later.

In conclusion, it's not that we oppose the project but hope that there can be more communication, some agreed upon plans, and fewer actual structures on this amazing place we call home in Lake Arrowhead.

Sincerely,

Daniel and Joanne Jordan
Email: jojordan777@gmail.com
Phone: (310) 880-4593

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:25 AM
To: Morrissey, Jim
Subject: FW: Tentative Tract Map (TTM) 20480

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Sue Mazzarino <mazzarinos@hotmail.com>
Sent: Sunday, March 20, 2022 7:00 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Tentative Tract Map (TTM) 20480

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Sue and Joe Mazzarino
27568 Cedarwood Drive
Lake Arrowhead 92352

P.O. Box 5256
Blue Jay 92317

Dear Mr. Warwick,

We attended the community meeting in Lake Arrowhead presented by Jesse Wright on March 19th
RE: A Zoning Amendment to Assessor Parcel Numbers:
0333-106-15 and, 0333-106-16.

As we understand the amendment, it will change the current zoning to Single Residential 14,000 sf minimum lot size as outlined in the letter sent to residents from San Bernardino County.

My husband and I have concerns about the environmental impact as well as traffic impact and trip generation of this project. The traffic implications will impact our street immensely, changing Cedarwood Drive from a "dead end" to a thoroughfare. We already have problems with weekend visitors from Short Term Rentals driving at high speeds down Cedarwood and this access point to the new development will only increase the traffic on our once peaceful and SAFE street.

In addition, the environmental impact on the endangered and indigenous wildlife who make their homes in the 15 plus acres will suffer if not be completely wiped out. What provisions/plans, if any are being made to relocate these animals?

As you are aware, Lake Arrowhead doesn't need ANYMORE building at all. The infrastructure is already overburdened and we have a finite water source which is susceptible to climate change and drought. We understand that the property values in Lake Arrowhead have increased dramatically, which make this project highly desirable both for the developer and San Bernardino County.

May I suggest that the County hold a public hearing about this projected development before moving forward? My husband and I are not opposed to the Zoning change RE: PROJECT-2021-00161. We are NOT opposed because we ARE opposed to a Condominium Development on this acreage. Thank you for your attention to this matter.

Sincerely,
Sue and Joe Mazzarino
mazzarinos@hotmail.com

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Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:25 AM
To: Morrissey, Jim
Subject: FW: Tentative Tract Map (TTM) 20480, Proj. No. PROJ-2021-00161

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
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From: John Millsap <johnemillsap@gmail.com>
Sent: Sunday, March 20, 2022 10:58 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Tentative Tract Map (TTM) 20480, Proj. No. PROJ-2021-00161

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Dear Mr Warrick: My name is John Millsap. I am an architect and my home on 27620 Cedarwood Drive, parcel number 0333-913-01-000 is directly adjacent to the above project. Prior to my move here 4 years ago I was the Facilities Development Director for Sutter Health, a 22 hospital company in Sacramento, and was in charge of the design and construction of all their buildings. I was also the Facilities Representative to the State of California Hospital Safety Board for two terms. During that time we wrote the regulations for SB1953, the Seismic Safety Act. As you may know any additions or new construction of hospitals requires a conditional use permit so I am familiar with the approval process for the above project.

I attended a presentation next door Saturday, March 19, 2022. I am in full support of the project and would like to comment on some of the concerns of neighbors in the adjacent condo properties. Little has changed since that construction in the early 1980's. Deferred maintenance is a big problem. As so often in these meetings the major concerns were density, trees and wildlife.

Density and trees: While there may be some tree removal for roads and lot grading, two major streets, Sugar Pine and Cedarwood are already existing or graded. There was some concern that single home sites would remove more trees than a multi-family condo project. Part of this confusion was the lack of understanding of the size of the proposed single family home footprint. Sheet 1 shows sections of how the houses could be

located. For example a 3600 s.f. three story home would only have a 1200 s.f footprint plus garage. That is a very small portion of a 14,000 s.f. lot. My home has a 1600 s.f. footprint on a 10,000 s.f. lot and I have 10 indiginous trees and 6 ornamental trees. This ratio is very typical of Cedarwood Drive and the surrounding community.

Wildlife: Birds of all types (especially Blue Jays), squirrels, chipmunks, bobcats and coyotes are prevalent throughout our built neighborhood.

It is very important to my family and our neighbors on Cedarwood Drive that a high quality single family community be developed next door. In his presentation the developer offered to work closely with the condo owners to resolve long standing HOA problems. The opportunity is there to have a complete, comprehensive vital neighborhood of existing condos, existing clubhouse and new single family homes that will be a fine asset to the community.

Thank you for your consideration,

John E Millsap AIA Emeritus
PO BOX 3404
27620 Cedarwood Drive
Lake Arrowhead, CA 92352

(909) 744-9634 home
(909) 436-9065 cell

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 9:23 AM
To: Morrissey, Jim
Subject: FW: Tentative Tract Map (TTM) 20480
Attachments: Wildfire Evacuation Court Cases (003).pdf

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Riener Nielsen <RNielsen@amapm.com>
Sent: Monday, March 21, 2022 4:21 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Tentative Tract Map (TTM) 20480

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3/21/22 4:15 PM
TO: Chris Warrick, Planning Supervisor
County of San Bernadino
Land Use Services Department, Planning Division

I am writing to strongly object to the consideration of the Proposed Tract Map and associated IS/MND and associated Zone Change as submitted and in the time frame with an end of public Comments today at 4:30 on the following basis:

1) The developer only came to explain the project to our HOA Arrowhead Lake Estates Condominium Association (ALECHA) on Saturday 3/19. Which only left me a few hours today (Monday) to read and respond to the ISD/MND. That is absolutely not enough time and I request the Public Comment period be extended for a reasonable period perhaps 60 days) to allow a more thorough review of the information. I did not receive any Notice of this but me home is directly negatively impacted by significant increased traffic and construction activity as it drives through our private gated streets, and impact our fire evacuation access.

2) Fire Evacuation Access – there is no Wildfire study analysis or fire evacuation route analysis when they are proposing to more than double the previously approved amount of area that was approved in the original development plan. Also at a time when climate change is causing more severe wildfires. The attached article speaks to this issue.

3) The proposed development proudly says they are using the previously rough graded roads, which is not completely correct as they are also creating new roads with 3 dead ends which can be an impediment to safe evacuation in the case of a wildfire, leading to loss of life and spread of fire and entrapment of fire apparatus and fire fighters.

4) The proposed Zone change trumpeted by the Developer and the County says they are reducing density from Multi Family to Single Family. However the fallacy of that position is that the previous +/- 57 townhomes/condominiums would have been +/- 2,000 SF each = \$114,000 SF of structures and the proposed new 41 Single Family homes would be +/- 5,000 SF average= \$205,000 SF, which is an 80% INCREASE in structure density. That INCREASES to significant impact on fire safety, noise, traffic, water use, infrastructure demand, destruction of the forest environment etc. The IS/MND totally misses this impact/analysis.

5) The previous development of +/- 57 multifamily dwellings would have mirrored the existing 41 units in the ALECHA complex which allowed smaller units to be grouped together in about 19 buildings and positioned working around existing large mature trees (80-100' tall) to maintain the natural environment, which is a critical aspect of this community. However with 41 individual single family lots that ability is lost as there will be at least 41 independent structures, which will definitely lead to removal of a significantly more number of trees, perhaps as much as 1,000 over the 41 lots. Which significantly negatively impacts greenhouse gas emissions, natural habitat, soil erosion.

6) The previous street pattern which may have worked for +/- 19 buildings of a smaller size does NOT automatically work for 41 larger homes, and there has been no study of that in the IS/MND.

7) In dealing with 41 buildings as opposed to 19 buildings it takes away the ability to group buildings in order to maximize the forested spaces that are the hallmark of this community, and it would be leaving only small pieces of land which will have significantly less trees and totally eliminates any semblance of being in the woods. A map of existing trees (which are significant in size and maturity) is absolutely a requirement to be studying in this phase as it would definitely inform the arrangement of lots and roads. This MUST be a requirement of this development before any Tract Map is approved.

8) The Developer has not done any developments of this type or in a mountain community. His credits only include a large block development in Florida on a large flat piece of land. All the flaws of the development as proposed only serve to highlight the lack of experience of the Developer for this type of development and point to the need to a more thorough consideration and NOT RUSHING this through. Also some limitations on duration of the construction after the start must be added as any Condition of Approval along with a requirement of Completion Bonds for both civil work as well as buildings so our community is not left with a partially finished project if he is not able to finance or sell the units.

9) Usually the Zoning Codes will allow a less dense units/acre (even though the building areas are more dense) development i.e. Single Family in a Multi family Zone, maintaining the flexibility to keep with Multifamily (which is the current case. So it does not seem wise to change Zoning to Single Family especially since so many critical impacts have not been addressed.

10) In tried calling Chris Warrick on Friday 3/18, left a message and have not heard back. I also tried calling the Planning Dept today, but there was a significant volume of calls and there was no chance to leave a message. This is just not right, especially when there were only a few hours today after the developer's FIRST presentation on Saturday. Which during that presentation several suggestions were made to be studied and the

developer said "I am not going to do that", so much for working with the community and considering their input!

I strongly urge an extension of the Public Comment period, denial of the application and Tract Map as submitted and a requirement for a full EIR study in compliance with CEQA.

Riener Nielsen, A.I.A.
27519 Sugar Pine Dr.
Lake Arrowhead, CA

Mailing Address:
1126 Camino Del cerritos
San Dimas, CA 91773
CELL (310) 986-1889
rnielsen@amapm.com

Wildfires, CEQA, Climate Change & the Courts

Recent Court Decisions Halt Building Projects, Invalidate CEQA Reviews for Failing to Assess Wildfire Hazards



Environmental and conservation groups have for a number of years attempted to convince California courts of the need to integrate climate change considerations into environmental analyses prepared under the state's most important environmental law, the California Environmental Quality Act (CEQA). However, the California judiciary has demonstrated little appetite for doing so. Until now.

Recently, courts at either end of the state issued remarkably similar rulings invalidating environmental impact reports two California counties prepared under CEQA in connection with large development projects. As a result, those projects are currently on hold.

Both of these cases were filed by the Center for Biological Diversity (CBD). Both drew the attention of the California Attorney General's Office, which intervened in both lawsuits, aligning itself with CBD to argue successfully that the CEQA analyses for both projects were legally inadequate. For residents of California and much of the American West, the single most alarming manifestation of climate change is the frequency, size and intensity of wildfires that have ravaged the region in recent years. It is the increased risk to public health, safety and the environment posed by wildfires that is at the heart of the new court decisions.

[As reported in the Sacramento Bee](#), the proposed Guenoc Valley Resort is a \$1 billion luxury housing and resort project proposed for a rural portion of Lake County, near the Napa County border. The project encompasses 16,000 acres and would bring over 4000 people to a currently sparsely populated area. Notably, a substantial portion of the project site burned in a 2020 wildfire. CBD and other environmental groups oppose new housing and business projects in remote areas posing extreme wildfire risks. That's a legitimate concern: the Sacramento Bee article notes that as many as 1.2 million new homes are projected to be built in California between 2000-2050 in what the California Department of Forestry & Fire Protection (CalFire) classifies as the state's highest wildfire risk areas. And as Lake County Superior Court Judge J. David Markham noted in [his decision in the Guenoc Valley Resort case](#), "a significant number of wildfire-related deaths occur during attempts to evacuate" during wildfires. Indeed, in the 2018 Camp Fire—the worst in California's history—at least eight people burned to death in their cars while trying to escape from their homes, stuck in evacuation traffic on clogged country roads. That was the key CEQA issue in the *CBD v. County of Lake* case: whether analysis of public safety risk and community evacuation plans is required under CEQA, and if the Guenoc project would exacerbate existing environmental hazards. CBD and California Attorney General Rob Bonta asserted that the answer to both questions was yes, and Judge Markham agreed. As Markham wrote in his lengthy decision, the project EIR "does not focus on the issue that is required to be addressed by CEQA: whether evacuation of the residents in the nearby area would be affected by evacuation of the project's residents during a wildfire." The judge observed:

[People drawn to the area by the Guenoc project] "will likely compete with residents in the surrounding area for safe evacuation routes. The additional people competing for the same limited routes can cause congestion and delay in evacuation, resulting in increased wildfire related deaths. This is undoubtedly a situation where the Project, by bringing a significant number of people into the area, may significantly exacerbate existing environmental hazards; specifically, wildfires and their associated risks."

Attorney General Bonta commented on the Lake County ruling:

“This is a win for Lake County residents who can rest easier knowing that this project will only move forward if the developer takes proactive steps to ensure their safe evacuation if and when a wildfire occurs.”

Meanwhile, a quite similar CEQA lawsuit played out in San Diego County recently. There, a developer proposed building the Otay Ranch project on 23,000 acres in an unincorporated, rural area—the largest development project in county history. The planned development includes nearly 2000 new residential units, a resort, and commercial and office space. Together, the project is projected to bring 7850 new permanent residents and guests to the area on a daily basis.

CalFire has designated the area in which the Otay Ranch project is proposed as a “very high fire hazard severity zone”—CalFire’s most dangerous classification. And with good reason: the project site was completely burned in the 2003 Mine Otay fire, and the majority of the site burned again in a 2007 wildfire.

CBD filed a CEQA lawsuit against San Diego County and the Otay Ranch developer, making the same arguments on which it prevailed in the Lake County case. Again, the California Attorney General intervened on CBD’s behalf. Late last year, [the San Diego Superior Court ruled](#), consistent with the Lake County Superior Court, that the Otay Ranch EIR was legally deficient for its failure to assess the increase in wildfire danger and public safety posed by the Otay Ranch project.

(In a related development, opponents of the massive Tejon Ranch Centennial Project, which proposed 19,300 new homes be built in a rural portion of northern Los Angeles County, successfully advanced the same CEQA/wildfire/public safety argument before the Los Angeles County Superior Court. After the judge ruled in their favor, that case quickly settled.)

These recent decisions in Lake County, San Diego County and L.A. County reflect an important CEQA trend. They represent the first time California courts have acknowledged that at least one key consequence of climate change—the increased frequency and intensity of wildfires—warrants analysis under CEQA.

To be sure, opposition to large development projects in rural areas is offset by California's acknowledged housing crisis and the need to expand dramatically the amount of statewide housing stock. But it's profoundly poor public policy to site major housing projects in remote, wildfire-prone areas with minimal road infrastructure and inadequate evacuation routes. A far safer and environmentally-superior housing strategy is to concentrate new housing developments in existing urban areas of the state.

Finally, two wildfire-related postscripts: first, [a coalition of news organizations published a 2019 study](#) concluding that only 22% of communities in California's most fire-prone areas currently have adequate, publicly-available evacuation plans. That's an alarming statistic.

Second, California Insurance Commissioner Richard Lara recently suggested that the State of California should discourage new development in fire-prone areas by withholding state funds for infrastructure "where risk from climate disasters is too high." That is an excellent proposal.

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 11:29 AM
To: Morrissey, Jim
Subject: FW: Project 2021-00161

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

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www.SBCounty.gov

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

From: Darla O'Leary <ddoleary60@gmail.com>
Sent: Tuesday, March 22, 2022 6:33 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Project 2021-00161

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Hi Chris,

I was given your name and email address by Hugh A. Bialecki, President of the Save Our Forest Association, Inc.

Our cabin is in the same neighborhood as the proposed project (2021-00161) of 41 single family homes off North Bay. I am extremely concerned about the environmental impact on the surrounding area, especially concerning our wildlife. It is my understanding that we have some endangered species in this area and we also have a pair of bald eagles that I believe are nesting off of Cottonwood and North Bay. I have personally observed these bald eagles hunting and roosting in the trees on our street (I have a few pictures). As a neighborhood, we have kept fairly quiet about these particles so as not to draw attention to them. However the area that the eagles have been roosting, hunting, and possibly nesting in is very near to this proposed project. In fact, it is just a couple streets over.

If, in fact, this pair of bald eagles is actively nesting in our neighborhood, this project may have a devastating impact on their habitat.

I am proposing that we ask for an environmental study and have experts come and verify that that these eagles are indeed in the area and actively nesting.

Thank you for your help and consideration, Darla O'Leary
949-295-9542

Sent from my iPhone

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 9:26 AM
To: Morrissey, Jim
Subject: FW: Jesse Wright, CEO Ca. Retail Properties Corp. TitusvilleResortAndDestination.Com

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Cecilia Ponce de Leon <ceconcedeleon@gmail.com>
Sent: Monday, March 21, 2022 5:32 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>; Morrissey, Jim <Jim.Morrissey@lus.sbcounty.gov>
Subject: Jesse Wright, CEO Ca. Retail Properties Corp. TitusvilleResortAndDestination.Com

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Good afternoon

My name is Cecilia Ponce de Leon, Realtor in Lake Arrowhead and Owner of Marks Management. I attended the meeting presented Saturday, March 19, 2022 at the Clubhouse located by the proposed project. I believe that all questions asked at the meeting were answered. The meeting did not end until everyone had a chance to speak. I believe the plans were very thorough and issues were addressed. Traffic, environmental, noise and the process of the phases were explained and addressed. Please feel free to contact me if you have any questions.

Best regards,



Cecilia Ponce de Leon, CalBRE# 01296335

Owner/Realtor

CAPRE Real Estate

Office 909-337-6111 ext. 102

Cell 909-631-9960

www.CAPRErealestatepro.com



Error! Filename not specified.

John Wirtz

27528 Ashwood Lane
Lake Arrowhead Estates
Lake Arrowhead, CA. 92352
(909) 851-3250
jcwirtz04@gmail.com

2022 MAR 17 AM 8:06

03/11/2022

Chris Warrick/Planning Supervisor

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Flr
San Bernardino, CA 92415

Dear Mr. Warrick,

I am writing this letter to express our strong opposition to the proposed 15 Acres Project , "tentative Tract Map (TTM) 20480".

First of all, as residents/property owners at the base of the development it would be 100 feet from our front door. I am shocked and somewhat suspicious that some of the people that would be most affected by this development have never been notified by our HMO, County of San Bernardino or the developer. We have only recently heard of this development by word of mouth from our neighbors in the Lake Arrowhead Estates community. We were only notified by mail on March 9th, 2022, leaving only 12 days to register our opposition. While our local community may be unable to prevent development , that in itself will be detrimental to the area, nearly all residents in the Lake Arrowhead Estates Community are completely opposed to the subdivision of the 41 lots for single family homes for the following reasons;

1. Traffic and safety of pedestrians/pets are major areas of concern. The developer is asking for egress and ingress to the proposed 41 residential units. This in itself is a non-starter in my opinion. The road through our community is already too narrow. There is barely enough room for two cars to squeeze by on dry months. During the winter months , the road can only accommodate one car at a time due to snow plowed to the sides of the road. I've had to stop and back up to a clear spot to allow a vehicle going the opposite direction to get by.

With the addition of 82 more vehicles, (assuming 2 vehicles per unit), this situation would cause a logistical nightmare. In addition, I live at the base of the hill leading up to the existing clubhouse and the proposed development. The hill becomes impassable when ice is on the road. I've witnessed many cars sliding backwards into snow banks as they were not able to get up the hill. They would turn around and park in our assigned parking places and walk up.

Construction vehicles using our roads could cause damage to our road and various other incidents that residents can suffer from construction vehicles include, but not limited to; collisions with construction vehicles, falling debris, tire damage from debris and construction materials on the road, windshield damage from gravel and accidents resulting from mismanaged traffic flow.

2. Security and safety issues: Arrowhead Estates is a gated community and residents are assigned a gate code. I've witnessed so many "guests" hold up traffic at the one lane gate because they don't have the correct code. I've waited behind these "guests" and at times had to show them how the gate codes work. This bottleneck at the gate would increase exponentially with the additional traffic from the proposed development. There is a security building at the gate that would have to be staffed with a security guard to control the additional traffic for the increased residents and their "guests".
3. Fire Hazard: We have had very dry summers, in fact California has been parched for much of the past two decades and ranks as the driest 22 year period in at least 1,200 years. Adding another 41 single family homes in an already drought stricken area does not make sense. A fire would be literal devastation to the homes and structures so densely packed as proposed.
4. Environment: Another issue that does not seem to be adequately considered is environmental impact of the proposed development, Degradation of the hillsides, erosion, trash drops, and physical pollution, people dumping beds, couches, kitchen garbage.

We would like to see the Environmental Impact study, who did it and When was it done?

5. Noise Pollution: A major concern not mentioned is the noise pollution in building construction. Activities that take place at the construction sites from the equipment used such as bulldozers, back hoes, air compressors, pneumatic hammers, loaders, pavement breakers. The biggest impact on the environment is caused by the burning of fossil fuels, like gas and diesel. Every construction project results in these gas emissions of carbon dioxide, methane and other waste products that pollute the air and contribute to global warming. The noise would be unacceptable for our quiet, tranquil mountain community.

6. Habitat Loss: Wildlife displacement in the short term, species can be killed or displaced from their habitat. In the long term, many wildlife species face severe impacts resulting from their habitat being destroyed. Construction can cause wildlife deaths and will disturb wildlife populations.

Should all of these things be fully vetted **Before** making a proposal? A Lot of people live here adjacent to the proposed development and those I've spoken with are of the same mind. We don't see any benefits for Arrowhead Lake Estates property owners, but we do see a lot of negatives.

Again, what is the environmental impact on such a large, already densely populated piece of the mountain? We have yet to see an Environmental Impact study from the county of San Bernardino for the proposed development. If this information is available, our community, Arrowhead Lake Estates, should have the right to review the results of such studies.

Tract 11040 **was** zoned for a condominium project in **1982**, 40 years ago. That was then, this is now. The current zoning should remain as is, and not modified to accommodate special interest "oligarchs". Rezoning would forever alter the character of the area to the negative.

Sincerely,

John Wirtz

Lake Arrowhead Estates Home Owner

Member Lake Arrowhead Lake Association

EXHIBIT N

Mujica, Oliver

From: Kevin Calisher <chester2767@yahoo.com>
Sent: Saturday, January 15, 2022 4:46 PM
To: DeLuca, Anthony
Cc: alishacalmom@gmail.com
Subject: PROJ-2021-00161; APN 0333-106-15, 0333-106-16

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.

Hello Mr. Deluca,

I am writing to you today regarding the above referenced project number and APN. I am a resident of Lake Arrowhead near the proposed project, and I know I speak for so many of the long time residents up here when I say we implore you not to approve the proposed project. At this point in time there is so little natural land left near Lake Arrowhead, and this particular area is home to so much natural beauty, mature forestation, and wildlife, so much of which will be destroyed if this project goes through. Subdividing that area into so many more lots will create so much unnecessary congestion in and around the lake and that particular area cannot sustain such a large concentration of lots, traffic and overcrowding. We understand that this particular area has remained undeveloped for a very, very long time, and we have to believe that this was for very good reason. We feel very confident that there were many good reasons that this area remained undeveloped and if this project goes through it would be devastating to the land. It is our understanding that in addition to such a high volume of lots, the proposed project includes a gated community which would be further disastrous to the large amount of wildlife that currently lives there. That coupled with the inevitable destruction of the dense population of trees would be a travesty to the community and surrounding areas.

We beg you to carefully consider the proposed development and the impact that it would have to the area. The last thing Lake Arrowhead (and this particular part of Arrowhead Woods) needs at this point is a mass development from a developer that has no concept of the negative impact that it will have on the area. Selling off a high volume of lots may be good for a developer but, in this case, would be horribly detrimental for the community and the Lake area as a whole.

We are beyond grateful for your consideration in this matter.

Sincerely,

Alisha Ellis and a very concerned community.



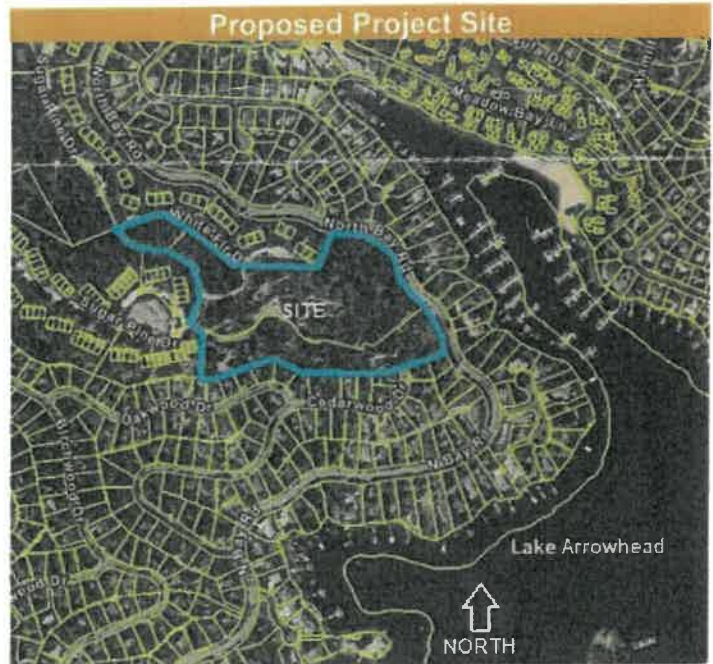
Project Notice

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2021-00161
ASSESSOR PARCEL NO (APN): 0333-106-15, 0333-106-16
APPLICANT: Lake Arrowhead Development, LLC
LOCATION: North Bay Road, Lake Arrowhead, CA
COMMUNITY: Lake Arrowhead
LUC/ ZONING: Low Density Residential (LDR) / Multiple Residential (RM)

Project Proposal

A ZONING AMENDMENT FROM MULTIPLE RESIDENTIAL (RM) TO SINGLE RESIDENTIAL 14,000 SF MINIMUM LOT SIZE (RS-14M) AND A TENTATIVE TRACT MAP TO CREATE 41 LOTS FOR SINGLE FAMILY RESIDENTIAL LOT SALES.



Anthony DeLuca, Senior Planner
 Phone: 909.387.3067
 Cell: 909.601.4662
 E-mail: anthony.deluca@lus.sbcounty.gov
 Fax: 909.387.3223

We'd love to hear from you....

Please submit comments by January 24, 2022 to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Name: *FRAN & DAN BILES*
E-mail Address: *FRANBILES1@GMAIL.COM*
Mailing Address: *2744 MONTEREY ROAD
 SAN MARIANO, CA 91108*

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

RECEIVED
 JAN 13 AM 10:59
 COUNTY PLANNING
 1500 SMOKE TREE ST
 HESPERIA, CA 92345

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:24 AM
To: Morrissey, Jim
Subject: FW: IMPORTANT RE: Lake Arrowhead Development LLC

FYI

Chris Warrick

Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Silvi Sebastian <sebastian.silvi8888@gmail.com>
Sent: Sunday, March 20, 2022 6:18 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: RE: IMPORTANT RE: Lake Arrowhead Development LLC

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Attn: Chris Warrick Planning Supervisor

Project Title: Tentative Tract Map 20480

Project No: PROJ-2021-00161

Project Location: North Bay Road, north shore of Lake Arrowhead in In the Community of Lake Arrowhead, CA

We have come to VOTE AGAINST THE DEVELOPMENT Due To Our Dire/Numerous Concerns For Our Community, Habitat For Humanity, Long Term Care & Longevity For Us All.

Please Respect & Honor Our Decisions.

IAM An Owner On The Property.

Alls Best & Best For All.

Mujica, Oliver

From: Meriem Doucette <meriem.doucette@gmail.com>
Sent: Friday, January 21, 2022 12:31 PM
To: DeLuca, Anthony
Subject: PROJ-2021-00161

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To Whom It May Concern,

We are writing concerning PROJ-2021-00161, APN 0333-106-15, 0333-106-16. We recently received a notice from the county about an application that has been filed with county planning that would create 41 new lots in this area. We are writing to express our strong opposition to this project. To have this many new homes in such a small area would mean that virtually all of the trees in this area, which contribute to the clean air we have and the natural aesthetic of the area, which is part of the current land/home values, would have to be eliminated. Furthermore, this area having this many homes would mean that traffic would significantly increase as would noise.

Part of what makes Lake Arrowhead special and which ensures the current property values, is its serene nature. By creating this dense housing (which is completely unnecessary for the population in the area), the landscape will be forever changed. If these houses are allowed to be used for short term rentals (as I'm sure they would be given that we don't have a housing shortage in this area and many of the new homes are being used for STR's), the noise would be even worse. Slowly but surely, all of what makes Lake Arrowhead special is being stripped away and it is these types of decisions that exacerbate this change.

We encourage the county to vote NO on this application. Should anything be approved, it should be for far fewer homes and for housing that people would actually need (i.e. not approved for short term rentals).

Thank you for your consideration,
Kevin & Meriem Doucette
490 Bay View Ct.
Lake Arrowhead, CA 92352

Mujica, Oliver

From: Kevin Kurtz <kurtzk87@gmail.com>
Sent: Tuesday, January 18, 2022 11:27 AM
To: DeLuca, Anthony
Cc: kurtzk87@gmail.com
Subject: PROJ-2021-00161 Parcel 0333-106-15,0333-106-16 North Bay Rd. Lake Arrowhead

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Anthony,
I'm having trouble trying to see more info on this project online. Is there a detailed tract map and info about proposed roads/public access points available online or through you? Is there a reason this was zoned Multiple Residential originally?
Thank you,
Kevin Kurtz
858.366.3431

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:24 AM
To: Morrissey, Jim
Subject: FW: public comment
Attachments: No Bay gated development.docx

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Mickey Laws <mlawski220lakeside@gmail.com>
Sent: Sunday, March 20, 2022 5:01 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: public comment

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Mr. Warrick,

My letter in reference to Proj-2021-00161 is attached.

Thank you for your attention to this matter,
Michele (Mickey) Laws
Concerned resident of the Lake Arrowhead community

Mar. 20, 2022

I am writing in response to Project No.: PROJ-2021-00161, to which I am opposed.

The proposed project seeks to change the zoning from a multi-unit condominium complex to 41, high-end, single family residences on 14,000 ft lots.

They lack an Environmental Impact Report which is also necessary before their project can go forward. CEQA works in conjunction with an EIR. That being the case, there were several environmental concerns about this project that were not adequately addressed at this public meeting on Mar. 19, 2022.

The one that puzzles me the most is the water source. Currently, they plan to connect to the existing infrastructure of the LACSD which provides the water for the existing units of this development. LACSD is the water company which delivers water to Lake Arrowhead residents, which is sourced from Lake Arrowhead and existing wells.

The developer seems oblivious to the fact that drought conditions exist throughout the state. We are seeing the effects of that in the mountains up here as well in the form of low lake levels and distressed and dying trees. There is not enough ground water to support all of the trees.

In the past, there was a moratorium placed on new development up here. The water district was limited to permitting 2 water meters per year. People who bought homes that happened to have water rights had wells that dried up. They were forced to apply for a permit, pay a steep fee in the thousands, and wait months for a meter. When asked where the water source was coming from for this project, the response was LACSD. The developer admitted he has 2 water meters presently. Seven homes are planned in Phase 1. My current understanding of state law is that before breaking ground, a water source has to be guaranteed. That criteria hasn't been met for Phase 1.

Apart from the water issue, a natural resource which there is precious little of up here, I object to the purpose for which it's intended. What we don't need are more multi-million dollar homes in this already gated community in Lake Arrowhead. We have enough gated communities. What we need is affordable housing.

I urge the planning department to deny the rezoning request at this point in the process until they can produce an EIR for the entire 41 homes, and 5 more water meters for the completion of Phase 1. There are several developments that were approved in the past, started, & then abandoned when the developer declared bankruptcy. Let's not add to the list of failed projects. Do not allow this project to advance until such time that they comply with an EIR.

Sincerely,
Michele Laws, full-time resident of Lake Arrowhead

Mujica, Oliver

From: Mark Miller <markmillerpsp@gmail.com>
Sent: Monday, January 10, 2022 10:55 AM
To: DeLuca, Anthony
Subject: PROJ-2021-00161

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Hello:

I am a homeowner in Arrowhead Lake Estates which butts up to the above proposed project.

My unit is on White Fir Drive.

Where will the new homeowners of the proposed development enter? Will the streets in my complex be affected at all? Currently, ALE is a gated community that is accessed only by homeowners and maintenance personnel as well as guests getting to the time-share units above the residences.

Thank you.

Mark Miller

415 336 5303

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:23 AM
To: Morrissey, Jim
Subject: FW: LAIH - Opposition Letter Project 2021 00161
Attachments: LAIH - Opposition Letter Project 2021 00161.pdf

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Frank Sarabia <frank.sarabia@cndc.net>
Sent: Sunday, March 20, 2022 3:57 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Cc: Frank Sarabia <fsarabia@1031equityexchange.com>
Subject: LAIH - Opposition Letter Project 2021 00161

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Dear Mr. Warrick, attached please find our opposition letter to project 2021-00161.

Please contact me at the numbers below if you have any questions regarding the foregoing.

Thank you for courtesy and consideration.

Frank Sarabia, Chairman
1031 Equity Exchange, LLC
CNDC Real Estate
28720 Roadside Drive, Suite 330
Agoura Hills, California 91301
[800.710.1031](tel:800.710.1031) Office
800.709-1031 Fax

213.840.0080 Cell

Email: fsarabia@1031equityexchange.com

www.1031equityexchange.com

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LAKE ARROWHEAD INVESTMENT HOLDINGS, LLC.
P.O. BOX 8070, Calabasas, CA 91372
800.710.1031

Sent via email to: chris.warrick@lus.sbcounty.gov

March 19, 2022

COUNTY OF SAN BERNARDINO
Land Use Services Department
Planning Division

385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415
Attention: Chris Warrick, Planning Supervisor

RE: **Opposition to TTM 20480 – Project 2021-00161**

Dear Mr. Warrick, the purpose of this letter is to advise you that Lake Arrowhead Investment Holdings, LLC, (opposing party) owns 22 lots in the immediate area adjacent to the proposed project, and as such, we believe that such project would have a significant negative impact of excessive wear and tear on the roads, existing amenities and other infrastructure within our Homeowners Association.

Moreover, the original developer in 1992, intended to create a project consisting of 67 condominium units on the upper area of Northbay Lodge and subsequently annex all (100%) those 67 condominium units into a timeshare project, such plan never took place and only thirteen (13) or 20% of the sixty-five (67) units were annexed as timeshares leaving the rest as a failed hybrid project in shambles for future owners to deal with when the original developer filed for bankruptcy.

We believe that the proposed project would only exacerbate the current dysfunction created by the original developer's failed project and further damage frail roads with daily heavy trucks and equipment necessary to grade the two existing parcels to create forty-one (41) lots and all the infrastructure required for such massive project.

In our opinion, the proposed project should create its own ingress and egress from a different point of entry and not depend on using any of our HOA's existing roads from Northbay or Toll Road points of entry.

For all the above reasons, we respectfully request that the Planning Division for the County of San Bernardino deny approval of the proposed project.

Sincerely,



Frank Sarabia, Managing Member

CC: Northbay Lodge Condominium HOA

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 14, 2022 7:57 AM
To: Morrissey, Jim
Subject: FW: Arrowhead Lake Estates

Hi Jim,

Here's another comment regarding the LA Tract.

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

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

From: Alyson Stinson <stinsonalyson@gmail.com>
Sent: Sunday, March 13, 2022 10:40 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Re: Arrowhead Lake Estates

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.

Good Evening Mr. Warrick,

I vehemently do not want this housing tract to be developed on this forest land. Besides affecting the local flora and fauna of the area with a negative environmental impact, the wear and tear on our community land will be immeasurable. To grant this company access to our private roads causes an economic impact for all 42 of our units. There was a reason why this land was never developed. It needs to stay that way. Please take my protest into consideration.

Sincerely,
Alyson Stinson

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Thursday, March 10, 2022 7:52 AM
To: Morrissey, Jim
Subject: FW: Project - Arrowhead Lake Estates

Hi Jim,

This email is in response to the Tentative Map in Lake Arrowhead. Please forward to the Applicant, Jesse Wright.

Thanks,

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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From: Desert Cat <desert.cat1@yahoo.com>
Sent: Thursday, March 10, 2022 6:16 AM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Subject: Project - Arrowhead Lake Estates

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Dear Mr. Warrick,

I am a condo owner at Arrowhead Lake Estates. I have been asked to address any comments about the proposed addition of 41 homes in our development.

I am asking if you can provide me with any kind of map or diagram of the proposed development, and it would need to include current homes as well as the proposed homes. I am at 27543 Sugar Pine Drive, and there is a hillside above me, and I would like to envision the project.

Thank you.

Louise M. Sultana

Mujica, Oliver

From: Warrick, Chris - LUS
Sent: Monday, March 28, 2022 8:24 AM
To: Morrissey, Jim
Subject: FW: Comments - Proposed Development: Arrowhead Lake Development

FYI

Chris Warrick
Supervising Planner
Land Use Services Department
Phone: 909-387-4112
Cell: 909-601-4747
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415



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

www.SBCounty.gov

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From: Chris Zibert <clzibert@hotmail.com>
Sent: Sunday, March 20, 2022 4:32 PM
To: Warrick, Chris - LUS <Chris.Warrick@lus.sbcounty.gov>
Cc: Alex Wu <alex.h.wu@gmail.com>
Subject: Comments - Proposed Development: Arrowhead Lake Development

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Hi Chris—

I am aware of the development proposed adjacent to my property on Sugar Pine Drive in Lake Arrowhead, and the related request to change the zoning.

I would hope this project would not be approved without the following being first addressed:

- The project appears to provide for access from Sugar Pine Drive and Cedarwood Drive. It is my understanding that Sugar Pine Drive is a private road maintained by the Arrowhead Lake Estates Condominium Homeowner's Association (ALECHA). The first phase of the proposed project would be exclusively accessible via Sugar Pine Drive, as far as I can tell from the CEQA report. Is the right to use the private streets Sugar Pine Drive and White Fir Drive as described in the proposed Tract Map somehow entitled to this land (lots 15 and 16)? Who controls these thoroughfares? Is ALECHA required to provide access to this development given the project was not created with these single family homes in mind?

- If the answers to these questions are in the affirmative, how will the cost of maintenance of these roads and the gated community be shared by the new development and ALECHA? Perpetual funding sources must be identified now and an HOA must be provided for (if it is to be different than ALECHA) to maintain the roads, gates, snow clearing, and amenities. Currently ALECHA maintains the road for the benefit of the neighboring time share development which has become a financial burden of ALECHA property owners.
- The construction work is likely to damage our property and roads. Funds must be provided to rehabilitate all roads entirely after construction is completed and the developer must be held accountable for any damage to ALECHA common elements like landscaping, etc.
- If access is to be provided via Cedarwood Drive in Phase 2 as documented, the developer must also build a corresponding Gate at that end of the project to preserve the security the gate system currently provides—there is no point to having a gated entry from North Bay Road but not from the “other end.”
- Currently the property is entirely fenced, funded by ALECHA—it would be important for the developer to maintain property fencing on the “expanded” borders of the ALE project.

I very much hope these considerations will be taken into account as this application proceeds. There are likely many other concerns that apply as well that need to be addressed.

Best regards,

Chris Zibert
27503 Sugar Pine Drive

Sent from Mail for Windows

EXHIBIT O

Mujica, Oliver

From: ALEXANDER NOBLE <noblealexander@gmail.com>
Sent: Thursday, May 14, 2026 12:46 PM
To: Mujica, Oliver; Gonzales, Paul; Mark.Wardlaw@lus.sbcounty.gov
Cc: Riener Nielsen; Scott Matas; PlanningComissionComments@lus.sbcounty.gov; Sonck, Alexa; Bull, Robin
Subject: . ALEX NOBLE - IN DISAGREEMENT - 37 HOME DEVELOPMENT PLAN adjacent to Lake Arrowhead Estates (community)
Attachments: Asocia ALERT letter.pdf

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

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To whom may concern;

Hello, my name is Alex Noble (homeowner) and I am writing to express my discontent regarding the new real estate development for consideration adjacent to Lake Arrowhead Lake Estates; my major concern regarding the development of the area is extensive deforestation, the loss of important animal habitat, more people, more traffic, and the possibility of more fire hazards leading to forest fires because of home over saturation.

And I especially dislike and do not approve the idea of having my access road (Sugar Pine Drive) be used as a transportation corridor for the developers - disrupting our peace and quiet, plus degrading our roads (including White Fir road) by having trucks with heavy loads going up and down the mountain creating potholes and more along our (only walking and pet walking) street. My reasoning is, If they have enough money to develop 37 homes, they have enough funds to build their own access roads and not use ours.

I am currently not in Lake Arrowhead and unfortunately will not be there for the "developers" meeting this coming Thursday, May 21st. - 9:00 AM - at the PLANNING COMMISSION HEARING at the San Bernardino County Government Center (385 North Arrowhead., San Bernardino, 1st floor) to express my discontent in person - my apologies and thank you for considering my concerns.

Please review enclosed (and signed) document below.

If I can be of assistance, please let me know.

Yours truly,
Alex Noble

Dear San Bernadino Planning Commission,

Re: Tentative Tract Map 20480 project No. PROJ-2021-00161 (APN 0333-106-15and 16)

As a homeowner in Arrowhead Lake Estates Condominium Homeowners Association (ALECHA) Lot 1 of Tract 11040, I am strongly against the development as currently proposed, for the following reasons:

- 1) Planned development with no planning conditions to protect existing homes – The SB County Land Use Services does not seem to have any Conditions of Approval to govern this entire development of 37 new home lots with new roads, that have been vacant forested land since the original adjacent developments on Lots 1 and 2 of Tract 11040 back in 1983. Such conditions should not only deal with construction of the roads but also the construction of the proposed 37 new homes. Conditions of Approval need to be developed and adopted as part of granting this new Tentative Tract Map 20480 are as follows:
 - A) Dangerous Construction Traffic - All construction traffic will be routed on Sugar Pine Dr. and White Fir Dr. which are the only streets in our community accessing our 41 homes. These are private streets and we all park in 90-degree spaces off these streets and back out onto the road. We (Seniors and Children) also all walk along these streets as there are no sidewalks. This is a very dangerous situation with all the added construction traffic.
 - B) Use of Old Toll Road – All traffic both Construction and for future homeowner access should be routed out/in of Old Toll Road. There is only 1 home at 476 Old Toll Road which fronts on that street leading out to Peninsula Drive. Both Old Toll Road and Peninsula Dr. are public streets as opposed to our private streets of Sugar Pine Dr. and White Fir Dr. The assertion that access on Old Toll Road is for Emergency Use Only is FALSE, as that restriction was part of a Conditional Use Agreement for Glenn Ivey to operate a Time Share Operation which ceased in January 2025.
 - C) Setbacks – all lots which are adjacent to White Fir Dr. and Ashwood Lane need to have further rear yard setbacks than the current 15'. These lots have a frontage on those streets and need at least the same distance as the front yard setback.
 - D) Access to lots – all lots which show as backing onto the existing portions of White Fir Dr., Ashwood Lane should be restricted from any access from those existing portions of the streets, since new roads are being developed to serve them.

dense". The Luxury homes are expected to range in size from 3,500 SF – 8,000 SF and be two story plus a garage of 2-3 cars so another 400 – 600 SF. So on average the home can be 4,500 SF (or 2,250 SF per floor, plus an average garage of 500 SF so an average lot coverage of 2,750 SF. That is in comparison to an average two-story condo to 2,200 SF or 1,100 sf lot coverage with no garage. The result of 37 single family Luxury homes is around 101,750 SF in comparison to 41 Condos at around 45,100 SF! More than double if you approve the Tentative Tract Map. There need to be conditions of Approval to deal with reality and not sign off on an erroneous justification that it is "less dense, so no worries"

Further height is an issue, as many of these lots are steep and rise above surrounding homes in our HOA. So when they build new homes at the upper level where they enter off their new streets a 2 – 3 story home will be towering above our community causing a major impact. And if they construct a downslope home it can increase the lot coverage dramatically. This again is not currently addressed or studied. And there needs to be Conditions of Approval to address this concern.

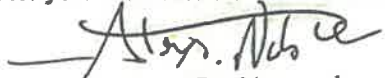
- 3) Insufficient review time - While the Notice of the Planning Commission hearing on May 21st was sent out on 5/5 (16 days before the hearing), the package of reference documents (is from 2022) while there is nothing showing the currently proposed development available for viewing until 5/15 (6 days before the hearing). This is grossly insufficient time for public review which is required to be 10 calendar days. Therefore the hearing date should be postponed.
- 4) Use of the private roads – The currently improved Roads of Sugar Pine Dr., White Fir Dr., and Ashwood Lane are governed by private Easement Use Agreements recorded in County of San Bernadino (dated 5/18/1983 Document 83-108714 and dated 8/28/98 Document 19980367961). Since the development proposed by Tract Map 20480 anticipates use of these existing Roads either the development needs to be denied use of these roads, or those Agreements need to be updated to address single family home lots and the construction of roads as opposed to language dealing with construction of simply "units" per the existing Tract Map 11040. And outstanding reimbursement of Road Maintenance Expenses needs to be paid to ALECHA (see item 5 below)
- 5) Main entrance to go directly to North Bay Road – The entire development is able to gain primary access directly to North bay road. No studies have ever been presented to the public to see this option. Instead the SB County Land Use Services only says their one case planner did not like the retaining walls that were shown by the developer to accomplish this. There are several ways to have a primary access entry (and there are existing double wide gates for this purpose) with sensitive retaining walls, but no attempt to properly discuss/analyze this have been made. Any action on this Tract Map 20480 should be delayed until that occurs with public input.

- E) Fencing plan** – there should be a proposed fencing plan to be reviewed for public comment to ensure consistency while also addressing not inhibiting the roaming of wildlife
- F) Homes design** – there should be design parameters to ensure compatible and harmonious design as the homes are built out over a number of years.
- G) Deforestation** – the land this development is proposed on is heavily forested. The development of these single-family homes is likely to remove about 1,000 trees (27/lot x 37 lots). This not only removes trees but also natural habitat which is a concern. There needs to be some conditions mitigating this destruction, especially as seen from our HOA along existing portions of White Fir Dr., and Ashwood Lane. It is more that providing a small section along North Bay Road which does nothing to preserve the forest environment enjoyed by our 41 homeowners.
- H) Erroneous information presented by developer** - in public outreach of March 11, 2026, at UCLA Lodge, the developer Jessie Wright stated that all construction traffic would use Old Toll Road, and that the entrance to the development would be from Cedarwood Dr. This has now apparently changed per staff planner Oliver Mujica, and there has not been any notice to the public.
- I) Trash Service** – nothing has been studied for how trash service will be handled. The two adjacent developments on lots 1 and 2 of Tract #11040 have common collection points along the road and no such accommodations are shown on the road plan. Nor is it indicated that the access of trash trucks for this development should come in from either Old Toll Road, or Cedarwood DR, and NOT from Sugar Pine Dr. (via North Bay Road) and through our entire HOA neighborhood which would cause further disruption of our community.
- J) Utilities** – The Tract Map from the 41 lot development back in 2022 show connection for sewer to an existing line that runs thru our Lot 1. We do not agree to this added capacity with the potential on spillage on our property. The LACSD certification on sewer capacity dated 11/29/21 confirms there is NOT sufficient capacity currently.
- K) Grading** – The developer maintains the roads are existing, when in fact they are narrow dirt trails, so a substantial amount of grading will need to be done. Additionally, many of these lots are quite steep and while the developer maintains no grading will be needed to build the homes, that does not ring true and there are no Conditions of Approval to address grading on the lots as part of a Planned Unit Development.
- 2) **Density** - The current zoning is for condominium units with several "units" grouped in one building. While the total number of "units" is a bit more more that the number of single-family luxury homes, it is a fallacy to consider the 37 luxury homes as "less

- 6) Lawsuit on Reimbursement of Road Maintenance – There was a San Bernadino Court Judgement on 10/18/2013, Case CIV DS 1112941, (renewed 2/9/23, Case CIV SB 2221493) against North Bay Lodge Condominium Owners Association (NBLCOA) who at that time were Owners of Lots, 2, 3, 4, and 5 to reimburse the Owner of Lot 1 (ALECHA) for their portion of Road Maintenance Expense since 1/1/2012 which has never been paid. Currently the amount of \$101,052.16 per Writs filed last week for collection. Additionally, there is an invoice dated 12/31/24 for an additional reimbursement of \$28, 689.21 which has been outstanding since January 2025.

Since the developer became owner of lots 3 on 6/3/21, and Lot 4 on 5/7/21 they are also now responsible for paying the reimbursement amounts due to ALECHA. Those payments should be made a Condition of Approval, with money (\$129,741.37) deposited into an Escrow account, payable immediately upon approval of Tract Map 20480.

Thank you for your consideration and action on these items.



Name Alexander Phillip Noble Thacker

Address in Lake Arrowhead 27521 Sugar Pine Drive

Email NOBLEALEXANDER@gmail.com

Mailing address Alex Noble

Po Box 3521

Blue Jay, CA.

92317

Mujica, Oliver

From: Above The Clouds Design <abovetheclouds.us@gmail.com>
Sent: Thursday, May 14, 2026 12:18 PM
To: Riener Nielsen; Mujica, Oliver; Gonzales, Paul; Planning Commission Comments; Sonck, Alexa; Bull, Robin
Subject: Re: Tentative Tract Map 20480 project No. PROJ-2021-00161 (APN 0333-106-15and 16)

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Dear San Bernardino Planning Commission,

Re: Tentative Tract Map 20480 project No. PROJ-2021-00161 (APN 0333-106-15and 16)

As a homeowner in Arrowhead Lake Estates Condominium Homeowners Association (ALECHA) Lot 1 of Tract 11040, I am strongly **against** the development as currently proposed, for the following reasons:

1) **Planned development with no planning conditions to protect existing homes** – The SB County Land Use Services does not seem to have any Conditions of Approval to govern this entire development of 37 new home lots with new roads, that have been vacant forested land since the original adjacent developments on Lots 1 and 2 of Tract 11040 back in 1983. Such conditions should not only deal with construction of the roads but also the construction of the proposed 37 new homes. Conditions of Approval need to be developed and adopted as part of granting this new Tentative Tract Map 20480 are as follows:

A) **Dangerous Construction Traffic** - All construction traffic will be routed on Sugar Pine Dr. and White Fir Dr. which are the only streets in our community accessing our 41 homes. These are private streets and we all park in 90-degree spaces off these streets and back out onto the road. We (Seniors and Children) also all walk along these streets as there are no sidewalks. This is a very dangerous situation with all the added construction traffic.

B) **Use of Old Toll Road** – All traffic both Construction and for future homeowner access should be routed out/in of Old Toll Road. There is only 1 home at 476 Old Toll Road which fronts on that street leading out to Peninsula Drive. Both Old Toll Road and Peninsula Dr. are public streets as opposed to our private streets of Sugar Pine Dr. and White Fir Dr. The assertion that access on Old Toll Road is for Emergency Use Only is FALSE, as that restriction was part of a Conditional Use Agreement for Glenn Ivey to operate a Time Share Operation which ceased in January 2025.

C) Setbacks – all lots which are adjacent to White Fir Dr. and Ashwood Lane need to have further rear yard setbacks than the current 15'. These lots have a frontage on those streets and need at least the same distance as the front yard setback.

D) Access to lots – all lots which show as backing onto the existing portions of White Fir Dr., Ashwood Lane should be restricted from any access from those existing portions of the streets, since new roads are being developed to serve them.

E) Fencing plan – there should be a proposed fencing plan to be reviewed for public comment to ensure consistency while also addressing not inhibiting the roaming of wildlife

F) Homes design – there should be design parameters to ensure compatible and harmonious design as the homes are built out over a number of years.

G) Deforestation – the land this development is proposed on is heavily forested. The development of these single-family homes is likely to remove about 1,000 trees (27/lot x 37 lots). This not only removes trees but also natural habitat which is a concern. There needs to be some conditions mitigating this destruction, especially as seen from our HOA along existing portions of White Fir Dr., and Ashwood Lane. It is more that providing a small section along North Bay Road which does nothing to preserve the forest environment enjoyed by our 41 homeowners.

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I) Trash Service – nothing has been studied for how trash service will be handled. The two adjacent developments on lots 1 and 2 of Tract #11040 have common collection points along the road and no such accommodations are shown on the road plan. Nor is it indicated that the access of trash trucks for this development should come in from either Old Toll Road, or Cedarwood DR, and NOT from Sugar Pine Dr. (via North Bay Road) and through our entire HOA neighborhood which would cause further disruption of our community.

J) Utilities – The Tract Map from the 41 lot development back in 2022 show connection for sewer to an existing line that runs thru our Lot 1. We do not agree to this added capacity with the potential on spillage on our property. The LACSD certification on sewer capacity dated 11/29/21 confirms there is NOT sufficient capacity currently.

K) Grading – The developer maintains the roads are existing, when in fact they are narrow dirt trails, so a substantial amount of grading will need to be done. Additionally, many of these lots are quite steep and while the developer maintains no grading will be needed to build the homes, that does not ring true and there are no Conditions of Approval to address grading on the lots as part of a Planned Unit Development.

2) **Density** - The current zoning is for condominium units with several “units” grouped in one building. While the total number of “units” is a bit more more that the number of single-family luxury homes, it is a fallacy to consider the 37 luxury homes as “less dense”. The Luxury homes are expected to range in size from 3,500 SF – 6,000 SF and be two story plus a garage of 2-3 cars so another 400 – 600 SF. So on average the home can be 4,500 SF (or 2,250 SF per floor, plus an average garage of 500 SF so an

average lot coverage of 2,750 SF. That is in comparison to an average two-story condo to 2,200 SF or 1,100 sf lot coverage with no garage. The result of 37 single family Luxury homes is around 101,750 SF in comparison to 41 Condos at around 45,100 SF! More than double if you approve the Tentative Tract Map. There need to be conditions of Approval to deal with reality and not sign off on an erroneous justification that it is “less dense, so no worries”

Further height is an issue, as many of these lots are steep and rise above surrounding homes in our HOA. So when they build new homes at the upper level where they enter off their new streets a 2 – 3 story home will be towering above our community causing a major impact. And if they construct a downslope home it can increase the lot coverage dramatically. This again is not currently addressed or studied. And there needs to be Conditions of Approval to address this concern.

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4) **Use of the private roads** – The currently improved Roads of Sugar Pine Dr., White Fir Dr., and Ashwood Lane are governed by private Easement Use Agreements recorded in County of San Bernadino (dated 5/18/1983 Document 83-108714 and dated 8/28/98 Document 19980367961). Since the development proposed by Tract Map 20480 anticipates use of these existing Roads either the development needs to be denied use of these roads, or those Agreements need to be updated to address single family home lots and the construction of roads as opposed to language dealing with construction of simply “units” per the existing Tract Map 11040. And outstanding reimbursement of Road Maintenance Expenses needs to be paid to ALECHA (see item 5 below)

5) **Main entrance to go directly to North Bay Road** – The entire development is able to gain primary access directly to North bay road. No studies have ever been presented to the public to see this option. Instead the SB County Land Use Services only says their one case planner did not like the retaining walls that were shown by the developer to accomplish this. There are several ways to have a primary access entry (and there are existing double wide gates for this purpose) with sensitive retaining walls, but no attempt to properly discuss/analyze this have been made. Any action on this Tract Map 20480 should be delayed until that occurs with public input.

6) **Lawsuit on Reimbursement of Road Maintenance** – There was a San Bernardino Court Judgement on 10/18/2013, Case CIV DS 1112941, (renewed 2/9/23, Case CIV SB 2221493) against North Bay Lodge Condominium Owners Association (NBLCOA) who at that time were Owners of Lots, 2, 3, 4, and 5 to reimburse the Owner of Lot 1 (ALECHA) for their portion of Road Maintenance Expense since 1/1/2012 which has never been paid. Currently the amount of \$101,052.16 per Writs filed last week for collection. Additionally, there is an invoice dated 12/31/24 for an additional reimbursement of \$28, 689.21 which has been outstanding since January 2025.

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Thank you for your consideration and action on these items.

ILIA ANOSSOV & ELENA DEMENTIEVA

*27505 Sugar Pine Dr (#15)
Lake Arrowhead CA
92352*

abovetheclouds.us@gmail.com

ILIA ANOSSOV & ELENA DEMENTIEVA

*PO BOX 3630
LAKE ARROWHEAD
CA 92352*

Mujica, Oliver

From: Chris Zibert <clzibert@hotmail.com>
Sent: Wednesday, May 13, 2026 10:43 PM
To: PlanningComissionComments@lus.sbcounty.gov; Gonzales, Paul;
Mark.Wardlaw@lus.sbcounty.gov; Mujica, Oliver
Cc: Riener Nielsen; alex.h.wu@gmail.com

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Dear San Bernadino Planning Commission et al--

Re: Tentative Tract Map 20480 project No. PROJ-2021-00161 (APN 0333-106-15and 16)

As a member of the Board of Directors of the Arrowhead Lake Estates Condominium Homeowners Association (ALECHA) located at Lot 1 of Tract 11040, I am **against** the development as currently proposed. I do not have a problem with the development of this land, but your rush to approve this zoning change is capricious and frankly ridiculous. You did not consult any of the interested parties and seem completely oblivious to complex legal situation surrounding the neighboring properties in this proposed development. Your hasty action will simply make matters worse!

Please see key comments below:

1 Old Toll Road Entrance and Exit and Road Issues – At the community meeting a couple of months ago San Bernardino County representatives told the community that construction traffic would be transited via Old Toll Road. Now I have learned that no, Old Toll Road is restricted to "emergency access."

All traffic both Construction and for future homeowner access must be routed out/in of Old Toll Road as you previously told the residents of Lake Arrowhead. There is only 1 home at 476 Old Toll Road which fronts on that street leading out to Peninsula Drive. Both Old Toll Road and Peninsula Dr. are **public streets** as opposed to our private roads (Sugar Pine Dr. and White Fir Dr). **Are you unaware that Sugar Pine Drive is a gated, private road? The gate is owned and maintained, by right, by ALECHA and we will not permit damage to roads and gates WE ALONE PAY TO MAINTAIN. Have you ever even been to our property?**

Are you further not aware that Sugar Pine Dr. is governed by private Easement Use Agreements recorded in County of San Bernadino (dated 5/18/1983 Document 83-108714 and dated 8/28/98 Document 19980367961)? Since the development proposed by Tract Map 20480 anticipates use of these existing Roads either the development needs to be denied use of these roads, or those Agreements need to be updated to

address single family home lots and the construction of roads as opposed to language dealing with construction of simply “units” per the existing Tract Map 11040. **THIS MUST BE A CONDITION OF APPROVAL.**

At the community meeting there was some neighboring property owner who claimed some ancient writ from 1989 exempted his single family home from having to deal with traffic on Old Toll Road. This is NOT a law or an ordinance or anything of the kind and you are under no obligation to listen to this singular voice. It was related to a development that was never built 30 years ago.

2. Trash Service and Utilities – nothing has been studied for how trash service will be handled. The two adjacent developments on lots 1 and 2 of Tract #11040 have common collection points along the road and no such accommodations are shown on the road plan. Nor is it indicated that the access of trash trucks for this development should come in from either Old Toll Road, or Cedarwood DR, and NOT from Sugar Pine Dr. (via North Bay Road) and through our entire HOA neighborhood which would cause further disruption of our community. The Tract Map from the 41 lot development back in 2022 show connection for sewer to an existing line that runs thru our Lot 1. We do not agree to this added capacity with the potential on spillage on our property. **The LACSD certification on sewer capacity dated 11/29/21 confirms there is NOT sufficient capacity currently.**

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This entire process seem to be handled completely unfairly by SB County. I was told that everyone within X number of feet of the project had been added to mailing list. This is abjectly false as I live next door the project and have received zero notices from the county. The county told me that they would be happy to add all the homeowners of our neighboring development (we are actually in the same PUD after all with the proposed subdivided lots) to the email lists on notices for this project. I personally had this list sent to the county's representative in March but you never added anyone to any mailing lists! As such, myself and most other people who live literally next door this development received ZERO updates on this project despite requests for information.

I appreciate you reviewing my comments.

Chris Zibert and Alex Wu

27503 Sugar Pine Drive, Lake Arrowhead, CA 92352

clzibert@hotmail.com

206.227.5155

Mailing address: 3771 Notre Dame Ave, San Diego, CA 92122

Mujica, Oliver

From: Riener Nielsen <rnielsen@amapm.com>
Sent: Wednesday, May 13, 2026 2:10 PM
To: Mujica, Oliver; Gonzales, Paul; Mark.Wardlaw@lus.sbcounty.gov;
PlanningComissionComments@lus.sbcounty.gov; Sonck, Alexa; Bull, Robin
Subject: Tentative Tract Map 20480 Project No. PROJ-2021-00161 (APN 0333-106-15 and 16)

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Dear San Bernadino County Land Use Services, Planning Commissioners, and Supervisor Dawn Rowe

Re: Tentative Tract Map 20480 Project No. PROJ-2021-00161 (APN 0333-106-15 and 16)

As a homeowner and Board President in Arrowhead Lake Estates Condominium Homeowners Association (ALECHA) Lot 1 of Tract 11040, I am strongly **against** the development as currently proposed (see aerial map at bottom of this email), for the following reasons:

- 1) **Planned development with no planning conditions to protect existing homes** – The SB County Land Use Services does not seem to have any Conditions of Approval to govern this entire development of 37 new home lots with new roads, that have been vacant forested land since the original adjacent developments on Lots 1 and 2 of Tract 11040 back in 1983. Such conditions should not only deal with construction of the roads but also the construction of the proposed 37 new homes. Conditions of Approval need to be developed and adopted as part of granting this new Tentative Tract Map 20480 are as follows:
 - A) Dangerous Construction Traffic - All construction traffic will be routed on Sugar Pine Dr. and White Fir Dr. which are the only streets in our community accessing our 41 homes. These are private streets and we all park in 90-degree spaces off these streets and back out onto the road. We (Seniors and Children) also all walk along these streets as there are no sidewalks. This is a very dangerous situation with all the added construction traffic.
 - B) Use of Old Toll Road – All traffic both Construction and for future homeowner access should be routed out/in of Old Toll Road. There is only 1 home at 476 Old Toll Road which fronts on that street leading out to Peninsula Drive. Both Old Toll Road and Peninsula Dr. are public streets as opposed to our private streets of Sugar Pine Dr. and White Fir Dr. The assertion that access on Old Toll Road is for Emergency Use Only is FALSE, as that restriction was part of a Conditional Use Agreement for Glenn Ivey to operate a Time Share Operation which ceased in January 2025.
 - C) Setbacks – all lots which are adjacent to White Fir Dr. and Ashwood Lane need to have further rear yard setbacks than the current 15'. These lots have a frontage on those streets and need at least the same distance as the front yard setback.
 - D) Access to lots – all lots which show as backing onto the existing portions of White Fir Dr., Ashwood Land should be restricted from any access from those existing portions of the streets, since new roads are being developed to serve them.
 - E) Fencing plan – there should be a proposed fencing plan to be reviewed for public comment to ensure consistency while also addressing not inhibiting the roaming of wildlife
 - F) Homes design – there should be design parameters to ensure compatible and harmonious design as the homes are built out over a number of years.

- G) **Deforestation** – the land this development is proposed on is heavily forested. The development of these single-family homes is likely to remove about 1,000 trees (27/lot x 37 lots). This not only removes trees but also natural habitat which is a concern. There needs to be some conditions mitigating this destruction, especially as seen from our HOA along existing portions of White Fir Dr., and Ashwood Lane. It is more that providing a small section along North Bay Road which does nothing to preserve the forest environment enjoyed by our 41 homeowners.
- H) **Erroneous information presented by developer** - in public outreach of March 11, 2026, at UCLA Lodge, the developer Jessie Wright stated that all construction traffic would use Old Toll Road, and that the entrance to the development would be from Cedarwood Dr. This has now apparently changed per staff planner Oliver Mujica, and there has not been any notice to the public.
- I) **Trash Service** – nothing has been studied for how trash service will be handled. The two adjacent developments on lots 1 and 2 of Tract #11040 have common collection points along the road and no such accommodations are shown on the road plan. Nor is it indicated that the access of trash trucks for this development should come in from either Old Toll Road, or Cedarwood DR, and NOT from Sugar Pine Dr. (via North Bay Road) and through our entire HOA neighborhood which would cause further disruption of our community.
- J) **Utilities** – The Tract Map from the 41 lot development back in 2022 show connection for sewer to an existing line that runs thru our Lot 1. We do not agree to this added capacity with the potential on spillage on our property. The LACSD certification on sewer capacity dated 11/29/21 confirms there is NOT sufficient capacity currently.
- K) **Grading** – The developer maintains the roads are existing, when in fact they are narrow dirt trails, so a substantial amount of grading will need to be done. Additionally, many of these lots are quite steep and while the developer maintains no grading will be needed to build the homes, that does not ring true and there are no Conditions of Approval to address grading on the lots as part of a Planned Unit Development.

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Further height is an issue, as many of these lots are steep and rise above surrounding homes in our HOA. So when they build new homes at the upper level where they enter off their new streets a 2 – 3 story home will be towering above our community causing a major impact. And if they construct a downslope home it can increase the lot coverage dramatically. This again is not currently addressed or studied. And there needs to be Conditions of Approval to address this concern.

- 3) **Insufficient review time** - While the Notice of the Planning Commission hearing on May 21st was sent out on 5/5 (16 days before the hearing), the package of reference documents (is from 2022) while there is nothing showing the currently proposed development available for viewing until 5/15 (6 days before the hearing). This is grossly insufficient time for public review which is required to be 10 calendar days. Therefore the hearing date should be postponed.
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5/18/1983 Document 83-108714 and dated 8/28/98 Document 19980367961). Since the development proposed by Tract Map 20480 anticipates use of these existing Roads either the development needs to be denied use of these roads, or those Agreements need to be updated to address single family home lots and the construction of roads as opposed to language dealing with construction of simply “units” per the existing Tract Map 11040. And outstanding reimbursement of Road Maintenance Expenses needs to be paid to ALECHA (see item 5 below)

- 5) **Main entrance to go directly to North Bay Road** – The entire development is able to gain primary access directly to North bay road. No studies have ever been presented to the public to see this option. Instead the SB County Land Use Services only says their one case planner did not like the retaining walls that were shown by the developer to accomplish this. There are several ways to have a primary access entry (and there are existing double wide gates for this purpose) with sensitive retaining walls, but no attempt to properly discuss/analyze this have been made. Any action on this Tract Map 20480 should be delayed until that occurs with public input.
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Since the developer became owner of Lot 3 on 6/3/21, and Lot 4 on 5/7/21 they are also now responsible for paying the reimbursement amounts due to ALECHA. Those payments should be made a Condition of Approval, with money (\$129,741.37) deposited into an Escrow account, payable immediately upon approval of Tract Map 20480.

Thank you for your consideration and action on these items.

Riener Nielsen, A.I.A.
27519 Sugar Pine Dr.
Lake Arrowhead, CA 92352
rnielsen@amapm.com
(310) 986-1889

Mailing address
1126 Camino Del Cerritos
San Dimas, CA 91773



SAFETY Hazards return to Old Toll Road

Contact: Oliver Mujica SB County Now
Oliver,Mujica@lus.sbcounty.gov 909-3874110

Jesse Wright developer has again returned to seek planning commission approval of Tentative Tract No. 20480 scheduled on May 21, 2026 and has as he did three years ago purposely ignore (aided by full North Bay Condos HOA's consent,) "All Gate Closure and gated community fencing requirements" Approved by the Board of Supervisors for Conditional Use Permit# LSH/88-0061/M208-5N.

Current Code enforcement violations: issued by Brenda.Suarez@lus.sbcounty .gov 909-723-7042.

Jesse Wright, C/O Sunrise PMG and Sarve Properties, INC owner of interest Recorder's DOC# 2007-0495035 orchestrated with North Bay Condos HOA secretary's support, the completion of this project advocating removal of emergency vehicle only requirements/restrictions from Old Toll Road and Cedarwood drive at their March 11th unnoticed Community meeting. This meeting was by invitation only and allowed very little community involvement. Noticing deficiencies:

applicant failed to provide meeting notifications to all current timeshare owners or Condo property owners who either by physical proximity or the simple fact that this entire development is contiguous from the viewpoint of all owners share the common areas and are contiguous by roads and designated green areas commonly held jointly.

Specifically timeshare owners' properties are legally located at 27400 Sugar Pine Dr. directly across from proposed project (well within 300 feet criteria) and have been intentionally excluded from participation.

Attached petition Demands project be STOPPED and developer/owner cure all ongoing code enforcement violations, further that developer re-notice of all Arrowhead Woods property Owners prior to the rescheduling of this tract before the County Planning Commission: based on inadequate property owners noticing, major unaddressed community road safety/law enforcement concerns and unresolved and ongoing code enforcement issues/violations.

The issues of this development's ongoing and flagrant disregard of requirements and constraints placed by the San Bernardino County Board of Supervisor years earlier on this proposed tract for the protection of surrounding residential neighborhoods has been habitually ignored and continues to place our school children walking to and from school in peril. Specifically Old Toll Road's Emergency Only Access restrictions were ordered after the county found that this blind 150-degree bend and condo entrance had significant traffic accidents including multiple pedestrian injuries. Old Toll Road is of significant historical community value and the North Bay Condos under the original conditional Use Permit have done little comply with any of the constraints placed upon it including maintaining control and removal of significant fuel sources: Fallen trees, trash from indigents due to non-fenced portions of this purported gated community along Old Toll Road and now North Bay Condos HOA's three year confiscation and ongoing mismanagement of the original timeshare club house and laundry facilities which HOA secured using a bicycle cable lock while both interior and exterior are falling into complete decay with collapsing ceilings, rotting doorways, now routinely occupied by

illegal aliens, strewn with discarded drug paraphernalia and graffiti only serves as an attractive nuisance to our once vibrant communities' children.

Gerald Maloney 446 Old Toll Road Lake Arrowhead California 50yr resident and also timeshare owner (addendum)

TO: Members Planning Commission

Narrative: Statements made by Jesse Wright, Developer and North Bay HOA secretary 3/11/2026 meeting for Tentative Tract 20480 (scheduled hearing County Planning Commission May 21, 2026 9:00 am at 385 North Arrowhead Board of Supervisor meeting Room City of San Bernardino).

Jesse Wright stated to audience that this development would use both Old Toll Road and Cedarwood Road's **Emergency Only Access gates** for his construction and sales of lots for this tract map having gained the consent of North Bay HOA's Secretary. Further that his development would share the use of the North Bay Lodge (Timeshare clubhouse) for this developer's use and marketing.

MAJOR discrepancies/community concerns: Developer and North Bay HOA's failure to give proper notice to all property owners including Timeshare owners of the propose development which is contiguous or within 300 feet to Tract Map No. 20480.

1st priority: Re-noticing all Lake Arrowhead Wood property owners

recommended: Based on statements made by Planning and Land Use employees that these lots would not be restricted in build out of the entire 14,000 square foot lots or that it was conceivable that all trees could be removed in the absence of AWAC and the fact that neither North Bay HOA or AWAC would have control over these 14,000 square parcels. This would make this development a hybrid and violate many of the conditions imposed by the original CUP's approval.

Unlike typical HOA controlled condos previously authorized for this CUP development, these homes would be linked only by the roads and right of ways, parcel owners would be free to develop these parcels as STR short term rentals/bed and

breakfast business and single family dwellings (representing a high occupancy inconsistency for what the developer purports as low or reduced occupancy tract)

ALA should have been noticed and it's 4,000 members, given this developer has for several years marketed these properties having lake rights. (See photo #1)

Multiple ongoing code violations for North Bay HOA which includes Old Toll Road, Gate illegal trespasses as a precursor to this tract's seizure of access to ingress and egress rights through tract approval. (See photos #2 Gate & signage

removal/relocation: Photo #3

vandalism/graffiti Laundry facility: #4

paint vandalism internal roads: #5 HOA

member changing vehicle oil and dumping

violation 5/8/2026: Robbery of laundry

equipment: #6 Clubhouse seizure with

bicycle cable (3 yr. attractive nuisance): #7

HOA secretary and staff violating disable

parking at clubhouse 5/8/2026

HOA seized Lodge/clubhouse allowing

facilities (over 5 yrs.) to suffer advance

decay with collapsing ceilings #8 #9 Code Violation attractive nuisance

Summation: This property (Tentative tract 20480) is seeking a zoning amendment to change a multitude of conditions placed upon its original design as granted under Glen Ivy Resort's Conditional Use Permit No. LSH/88-0061/M208-5N. Jesse Wright, the developer with consent of North Bay Condos HOA are jointly creating a hybridization of the original CUP master plan by removing all HOA shared common space which would surround the foundation of the previous designed condominiums to be replaced with 10,000 to 14,000 foot parcels to be sold as single residential homes with garages having only the shared road/utility right of ways designated as HOA common area. These parcels based on county land use officer's statements would be neither regulated by the existing HOA or AWAC with respect to

size of home structure, removal of trees, paint color, design appearance, structural height or development as Short Term Rentals STR, Bed and Breakfast rentals or even prefab portable houses. These parcels based on existing conditions would have to comply with using North Bay road only for ingress and egress to this development. The developer has and continues to market these parcels in its pre-reserved advertisements as having Lake Arrowhead Lake rights when this entire CUP development was US forest Service property before "Glen Ivy Resort" acquisition for development as a private gated community and not a part of the original Arrowhead woods development with its granted lake rights.

The level of honesty by the developer and North Bay HOA owners in this endeavor is deplorable given their subjecting our surrounding school children, bicyclist, pet walkers and senior strollers to traffic hazards with their repeated violation/opening of the Old Toll Road

Emergency Gate. The developer's refusal to provide required noticing to all timeshare owners and the Lake Arrowhead Woods community in regards to Lake rights demands. The developers and North Bay HOA mismanagement of timeshare properties in their confiscation of both the Laundry and Timeshare Clubhouse pool and tennis courts leading to rapid deterioration, vandalism and transient/homeless occupancy. The developer and North Bay HOA refusal to complete fencing for (Old Toll Road only) this private gated community is a major violation of its CUP. Further it is my understanding that this project should be restudied in regards to federally protected wildlife (mountain lions) and impacts of this community having only two roads to evacuate off of our mountain.

1. Suggested action: Tentative Tract No. 20480 be re-advertised and expanded written noticing given to all timeshare

owners and all Arrowhead Woods residents.

2. North Bay HOA is directed to immediately comply with all CUP's conditions for fencing on Old Toll Road.

This developer and North Bay HOA's planned disenfranchisement of timeshare owner and all residential owners in Arrowhead woods by aiding in the demise of timeshare units through the closure of laundry facilities, timeshare clubhouse lockout, removal of posted "Emergency Only" gates on Old Toll Road while specifically disregarding the completion of fencing (only on Old Toll Road) for the enclosure of this gated community for the past thirty years! HOA's dereliction in complying with the conditions of this CUP has lead to frequent break-in of facilities and dumping of trash all along this unfenced portion of Old Toll Road while North Bay Condominiums HOA refuses to take any form of corrective actions other than their ongoing attempted seizure of timeshare owner's properties and clubhouse rights.

The North Bay HOA has with its forced bankruptcy of timeshare properties left our bordering residential communities of Lake Arrowhead woods with increased crime, homeless intrusions, vandalism, littering and trash dumping along the entire unfenced portion of this gated community.

Fallen trees, weed abatement, fire hazards, attractive nuisance (abandoned structures, steel shipping containers) pose threats to the safety and welfare of surrounding Arrowhead residents who travel to and from work and school using Old Toll Road. County code enforcement for the past several months has investigated, photographed and issued repeated warnings/citations to HOA/developers. County fire department stations 51 & 53 conducted investigations concerning fuel loading and electrical violations exposing adjacent neighborhoods' to unchecked fire risks and non-compliant gates on Old Toll Road in providing responding emergency providers no box/keys gate access.

This development has repeatedly failed to uphold condition of approval or respect adjacent communities rights since Glen Ivy Resorts built it. Jesse Wright the current developer and North Bay HOA for the second time are attempting to purposefully disenfranchise property owners on either side of this development's non-existent fence by excluding property owners and parties impacted by this tract proper and timely notice.



COLDWELL BANKER
SKY RIDGE REALTY

Steve Keefe

Broker/Owner

(909) 744-7690

steve@cbskyridge.com

May 13, 2026

To Whom It May Concern,

I am writing in support of Tract No. 20480, a proposed 37-lot subdivision on approximately 15 acres along the western border of Lake Arrowhead.

As someone who has lived and worked in the mountain communities for decades, I believe this project represents a thoughtful and responsible approach to residential development in our area. The proposed density is reasonable for the site and strikes an appropriate balance between providing much-needed housing opportunities while respecting the character and environmental sensitivities of the mountain community.

One of the ongoing challenges facing Lake Arrowhead and surrounding communities is the limited supply of quality housing inventory. Carefully planned projects such as this help address that issue without resorting to overdevelopment. At approximately 37 lots over 15 acres, the subdivision does not appear excessive or out of scale with other residential neighborhoods in the region.

Additionally, concentrating development in a planned subdivision can often be preferable to piecemeal or irregular development patterns. A properly designed tract allows for coordinated infrastructure planning, road access, drainage, utilities, fire safety considerations, and overall community integration. These are all important factors in a mountain environment where thoughtful planning matters.

The western border area of Lake Arrowhead has long served as a transition area between developed neighborhoods and surrounding land uses. This project appears to fit within that context while maintaining a level of density that is measured and manageable.

Responsible growth is important to the long-term health of our mountain communities. Projects that are appropriately sized, professionally planned, and consistent with the surrounding area should be encouraged. Based upon the information available, Tract No. 20480 appears to meet those objectives.

For these reasons, I support the approval of Tract No. 20480.

Sincerely,

Steve Keefe

Broker/Owner

Coldwell Banker Sky Ridge Realty

Mujica, Oliver

From: Praveen Nair <praveennair2@gmail.com>
Sent: Thursday, May 14, 2026 1:54 PM
To: Mujica, Oliver; Gonzales, Paul; Planning Commission Comments
Cc: Sonck, Alexa; Bull, Robin; rnielsen@amapm.com; Lavinia Fiorentino; Praveen Nair
Subject: Re: Tentative Tract Map 20480 project No. PROJ-2021-00161 (APN 0333-106-15and 16)

You don't often get email from praveennair2@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 San Bernadino Planning Commission,
Oliver Mujica and Paul Gonzales,

I am a homeowner in Arrowhead Lake Estates Condo Homeowners Assoc. (ALECHA) - Lot 1 of Tract 11040.

I am writing to you to register my strong disapproval of the development (see subject).

This is a poorly planned, environmentally damaging and unsustainable project and I am shocked that it has gotten to this stage.

I am not simply a NIMBY homeowner. I am happy to have people enjoy the beautiful and wonderful Lake Arrowhead area just like we have been fortunate to experience.

But this has to be done in a manner that is sensible, responsible and most important, respects the gift of the lake, the beautiful, forested hills, tranquility and quiet that we hold dear.

The plans and scope of this project are frankly, insane.

We cannot have construction traffic, noise, dust and the danger that accompanies it when all that uses the PRIVATE roads and streets in our condo community.

We bought our home in the ALECHA community for its quiet charm and tranquility. We have a special needs child who enjoys the home and the peaceful community. The noise, dust and bustle of construction will be disastrous for him and our family.

I am listing below the reasons why I am very strongly opposed to this irresponsible, poorly-planned project that will strain the infrastructure, destroy a vast number of trees and potentially destabilize the hillside.

1) Planned development with no planning conditions to protect existing homes – The SB County Land Use Services does not seem to have any Conditions of Approval to govern this entire development of 37 new home lots with new roads, that have been vacant forested land since the original adjacent developments on Lots 1 and 2 of Tract 11040 back in 1983. Such conditions should not only deal with construction of the roads but also the construction of the proposed 37 new homes. Conditions of Approval need to be developed and adopted as part of granting this new Tentative Tract Map 20480 are as follows:

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Please consider my urgent request and take action on the items.

Sincerely

Praveen Nair
27565 Sugar Pine Dr. #7
Lake Arrowhead, CA 92352

Mailing Address:
13433 Little Dawn Ln.
Poway, CA 92064