



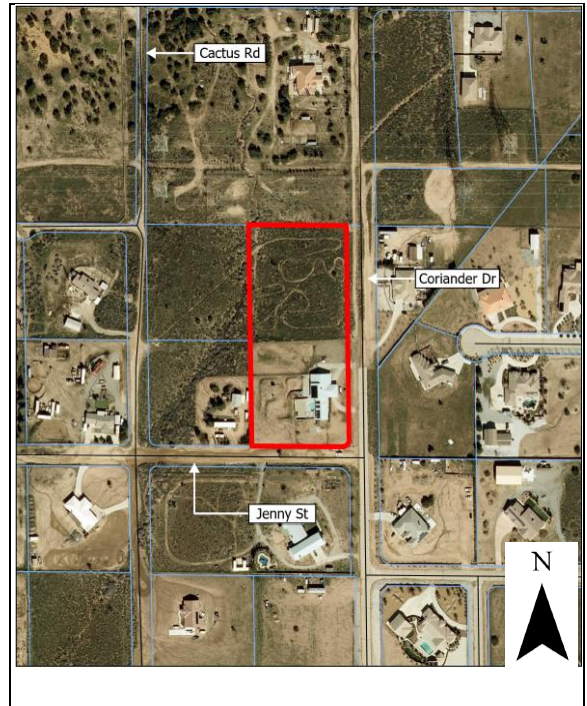
LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: April 9, 2026

AGENDA ITEM NO. 3

Project Description

APN: 0357-571-17
Applicant: Dr. Sulaiman Masood
Community: Oak Hills / 1st Supervisorial District
Location: 6748 Coriander Dive, Oak Hills
Project No: PRAF-2025-00003
Staff: Danny Campos
Rep: Dr. Sulaiman Masood
Proposal: A Major Reasonable Accommodation for the establishment and operation of a Licensed Residential Care Facility, increasing the occupancy from 6 or fewer residents up to a maximum of 18 residents receiving 24-hour medical supervision and supportive programming services in pursuit of addiction recovery within an existing 3,578 square foot residence on a 4.10-acre parcel.



331 Public Hearing Notices Sent on: March 26, 2026

Report Prepared By: Danny Campos, Planner I

SITE INFORMATION:

Parcel Size: Approximately 4.10-acres
Vegetation: Native grass and landscaping

TABLE 1: SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Single-Family Residence	Rural Living 1du/2.5 ac max	Rural Living (RL)
North	Single Family Residences	Rural Living 1du/2.5 ac max	Rural Living (RL)
South	Single Family Residences	Rural Living 1du/2.5 ac max	Rural Living (RL)
East	Single-Family Residence	Rural Living 1du/2.5 ac max	Rural Living (RL)
West	Single Family Residence	Rural Living 1du/2.5 ac max	Rural Living (RL)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Hesperia	N/A
Water Service:	Mojave Water Agency, Division 3	Existing Service
Sewer Service:	Septic	Existing Service

STAFF RECOMMENDATION

That the Planning Commission: **FIND** that the Major Reasonable Accommodation is an exempt project under the California Environmental Quality Act Guidelines, Class 3, Section 15303; **ADOPT** the Findings in support of the Major Reasonable Accommodation; **APPROVE** the Major Reasonable Accommodation for the establishment and operation of a Licensed Residential Care Facility increasing the occupancy from 6 or fewer residents up to a maximum of 18 residents receiving 24-hour medical supervision and supportive programming services in pursuit of addiction recovery within an existing 3,578 square foot residence on a 4.10 acre parcel, subject to conditions of approval; and **DIRECT** Land Use Services Department staff to file a Notice of Exemption in accordance with the California Environmental Quality Act¹.

¹ In accordance with Subsection 86.08.010(b)(2)(A)(VII) of the Development Code, the action taken by the Planning Commission shall be the final and conclusive decision.

FIGURE 1: VICINITY MAP



Scale: 1:10,000

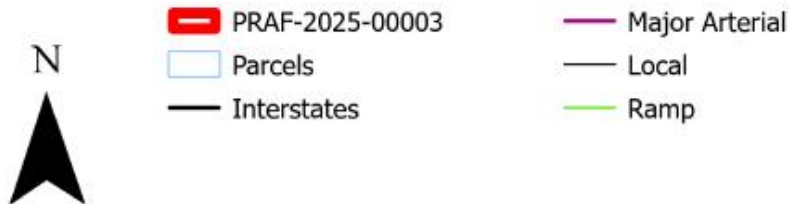
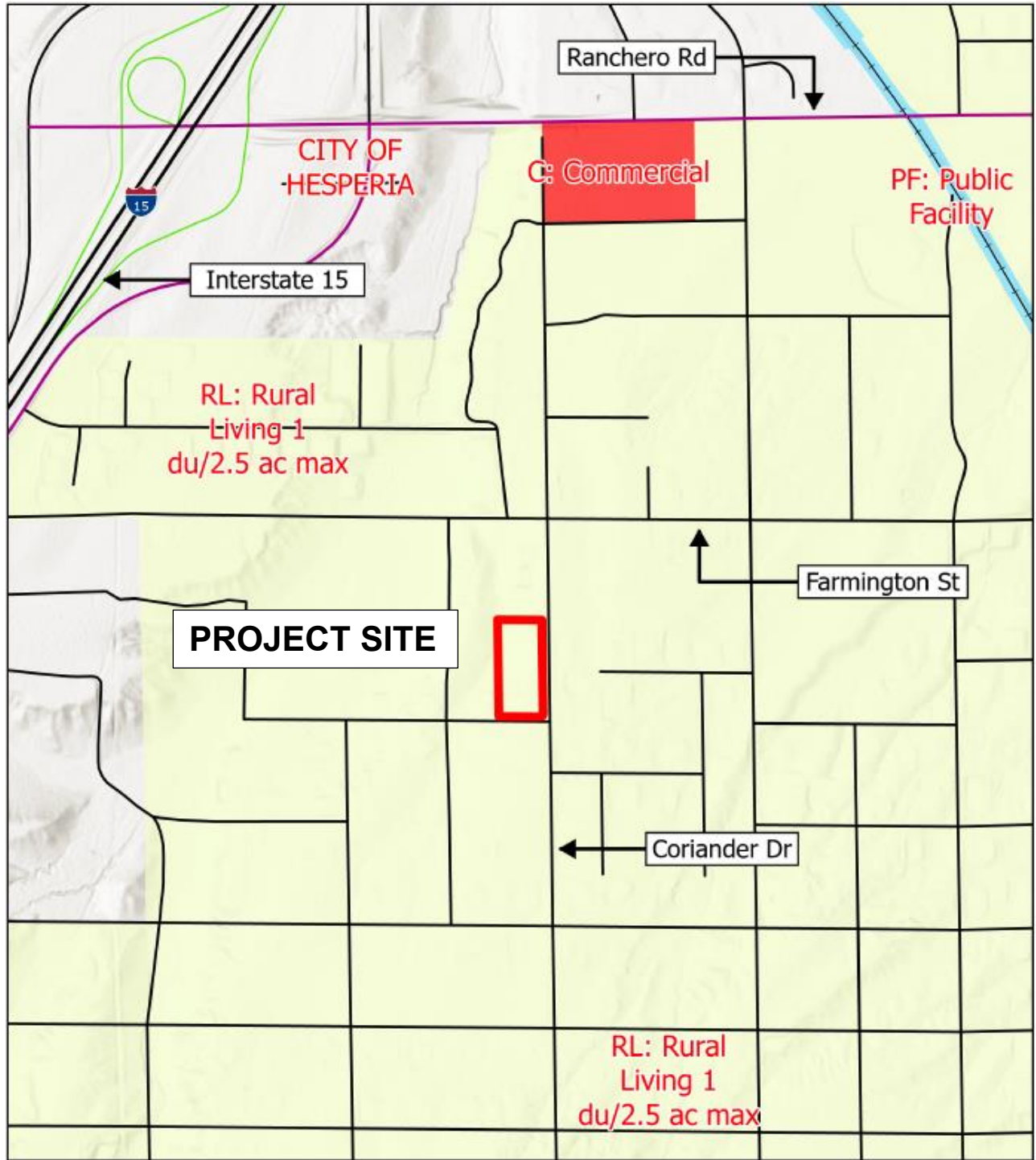


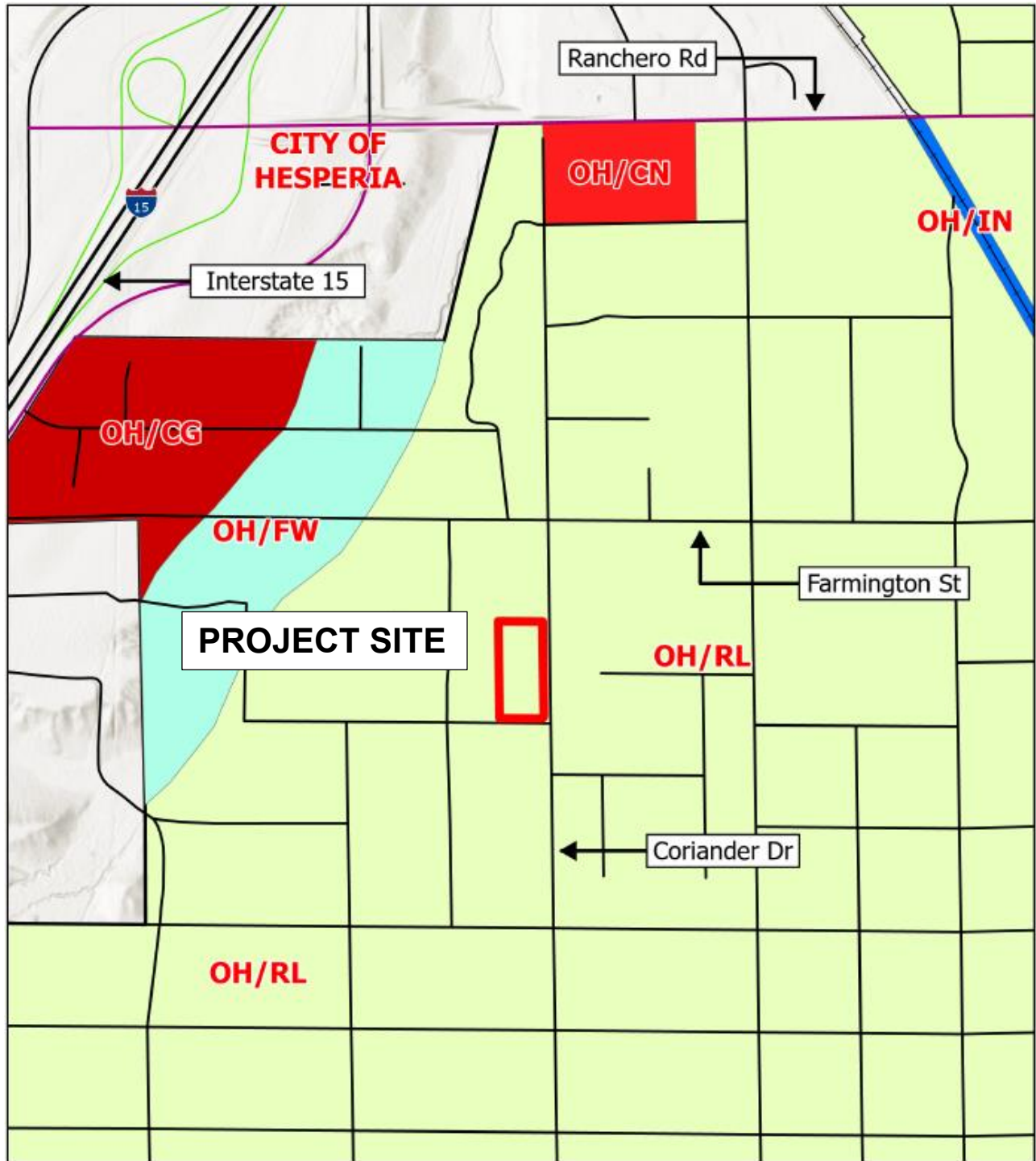
FIGURE 2: LAND USE CATEGORY MAP



Scale: 1:10,000



FIGURE 3: ZONING MAP



Scale: 1:10,000

- | | | | |
|--|-----------------|--|------------------------------------|
| | PRAF-2025-00003 | CITY OF HESPERIA | OH/FW: Oak Hills/
Floodway |
| | Interstates | OH/CG: Oak Hills/
Commercial | OH/IN: Oak Hills/
Institutional |
| | Major Arterial | OH/CN: Oak Hills/
Neighborhood Commercial | OH/RL: Oak Hills/
Rural Living |
| | Local | | |
| | Ramp | | |

FIGURE 4: PROJECT SITE
View looking southwest on Coriander Drive



FIGURE 5: PROJECT SITE
View looking northwest at the corner of Coriander Drive & Jenny Street



FIGURE 6: PROJECT SITE
View looking northeast on Jenny Street



FIGURE 7: EXISTING SITE CONDITIONS



FIGURE 8: PROPOSED SITE PLAN

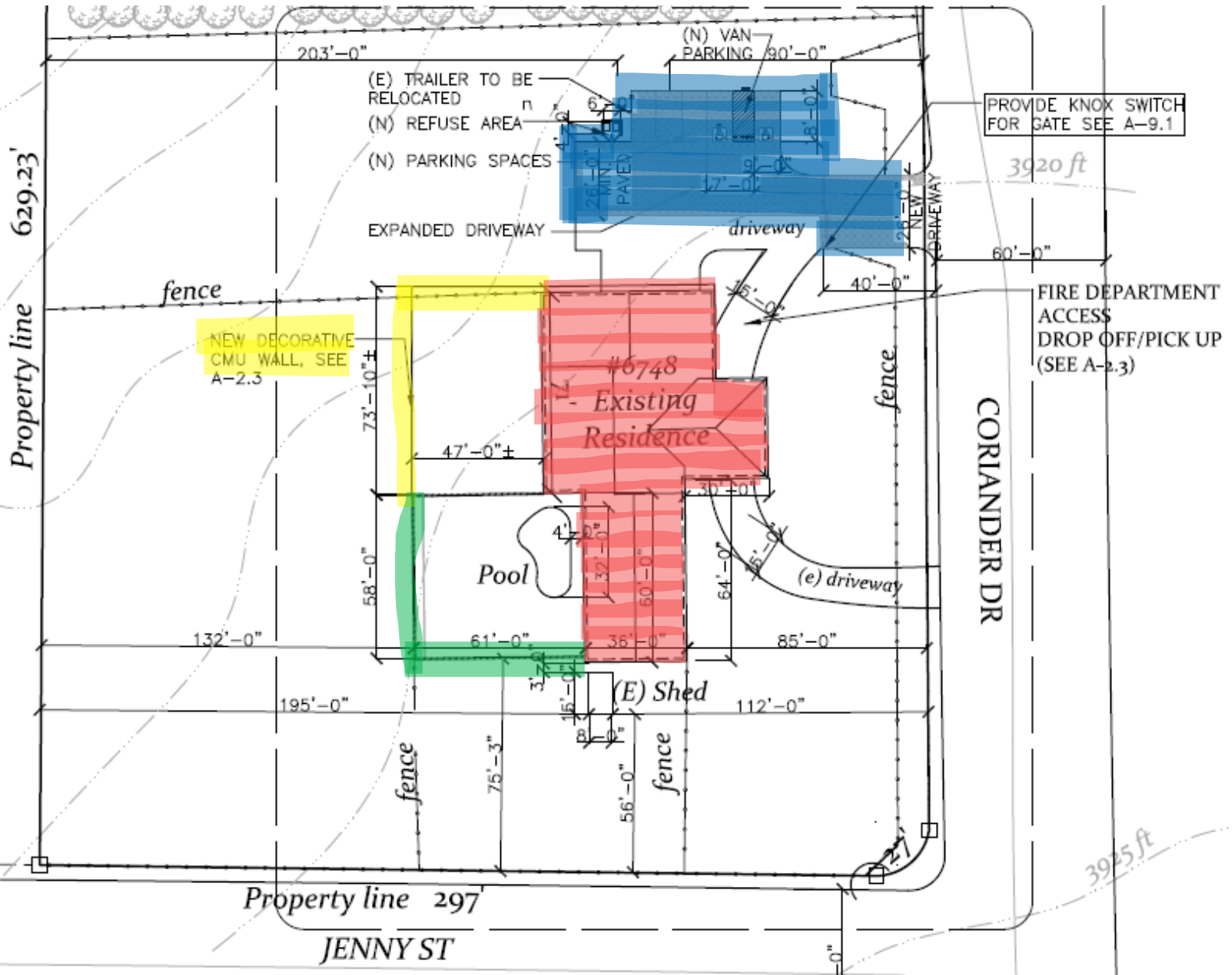
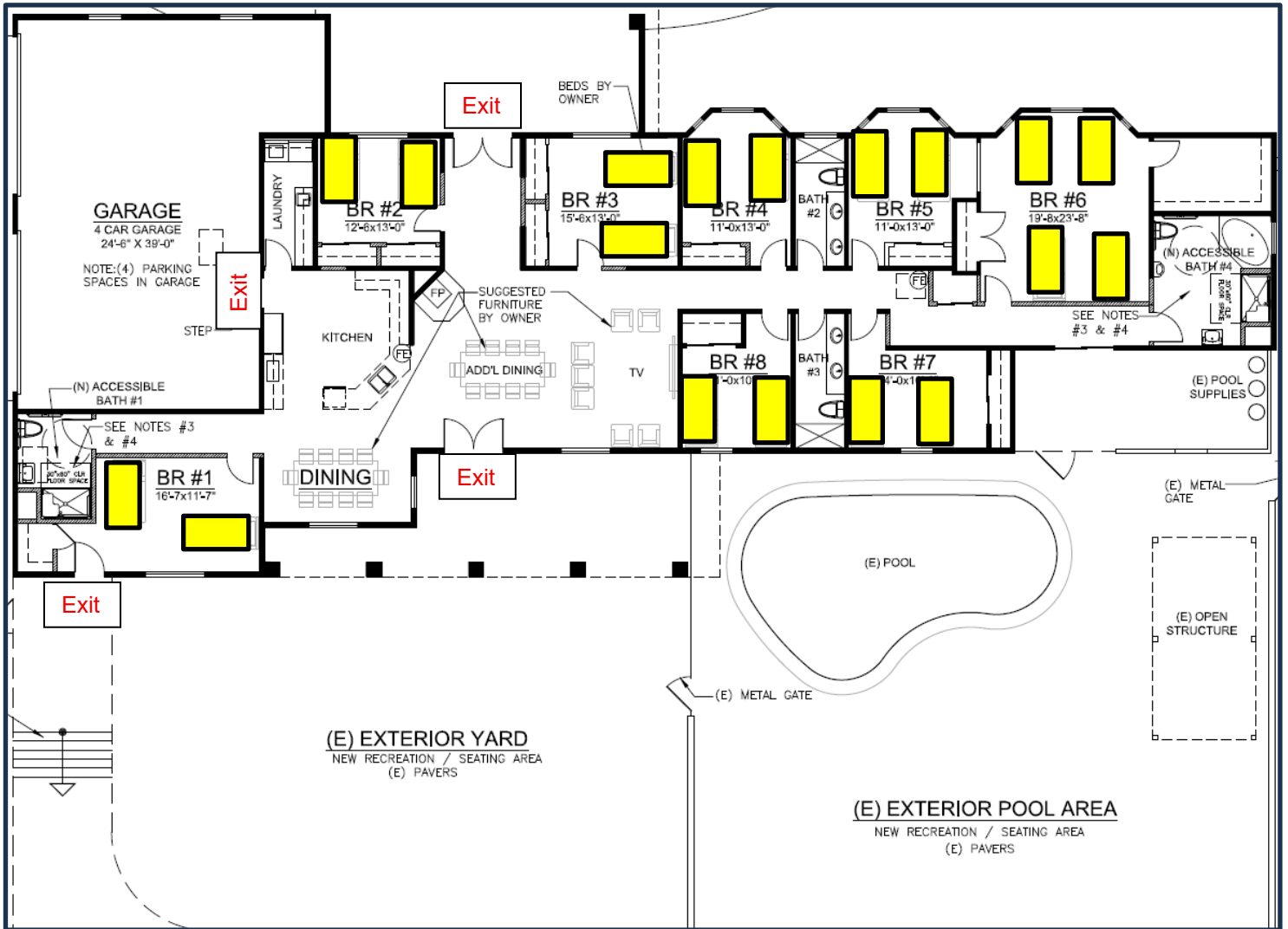


FIGURE 9: FLOOR PLAN



Legend



BACKGROUND AND PROJECT DESCRIPTION

The Applicant, Dr. Sulaiman Masood, filed an application on August 13, 2025, requesting approval of a Major Reasonable Accommodation in housing development for disabled individuals pursuant to Chapter 84.31 of the Development Code to establish and operate a Licensed Residential Care Facility, increasing the occupancy from 6 or fewer residents up to a maximum of 18 residents receiving 24-hour medical supervision and supportive programming services for addiction recovery within an existing 3,578 square foot residence (Project) located on a 4.10-acre parcel at 6748 Coriander Drive, Oak Hills (Project site).

On January 29, 2026, the Zoning Administrator conducted a public hearing for the Project and referred the application to the Planning Commission as the decision-making body. The referral resulted from substantial public interest and volume of comments received, and to allow for broader public deliberation and Commission-level consideration of the required findings for the Project. This action did not reflect a determination that the Project is inconsistent with applicable zoning regulations or State and Federal Fair Housing laws and is authorized in accordance with Subsection 84.31.040(b)(4) of the Development Code.

Prior to the Zoning Administrator hearing, substantial public interest has been expressed regarding the Project. In total, 70 written comments were received, and 33 members of the public provided oral testimony at the Zoning Administrator hearing. A summary of public concerns included, but are not limited to, neighborhood character, intensity of use, public safety, traffic and roadway conditions, emergency response times, proximity to sensitive uses such as school bus stops and childcare facilities, infrastructure capacity, and the applicability of the California Environmental Quality Act (CEQA). These concerns are summarized in Exhibit D and are addressed through the project analysis, required findings, and Conditions of Approval.

Additionally, at the January 29, 2026, public hearing, the Zoning Administrator recommended the Applicant host a community meeting to provide neighbors and interested stakeholders with an additional opportunity to obtain information and engage in dialogue regarding the Project. The Applicant mailed notices to all properties within a 1,000 foot radius of the Project site and sent a mass email invitation to 200 plus interested parties. On March 10, 2026, the Applicant scheduled and conducted a community meeting at the Percy Bakker Community Center to discuss and address the public's concerns. There were approximately 40 members from the community present. The Applicant's management team who will be facilitating operations provided a presentation. The County's Land Use Services Department (LUS) was also in attendance and represented by Planning Chief Paul Gonzales along with other LUS staff. The crowd was generally opposed to the Project and were adamant that they did not want this use in their community. Concerns were echoed from the January 29, 2026, public hearing regarding safety, overconcentration, and loss of property value.

Existing Conditions

The Project site is located south of Rancho Road and west of Interstate 15 within the unincorporated community of Oak Hills. The 4.10-acre parcel is generally flat and developed with an existing 3,578-square-foot single-family residence. Surrounding properties are developed with low-density rural residential uses consistent with the Rural Living (RL) Land Use Category designation and Oak Hills/Rural Living (RL) Land Use Zoning District designation. Surrounding the Project site are existing single-family residences to the East, South, and West. To the North of the Project site will be vacant land on the same parcel.

Roadways in the vicinity are characteristic of rural residential development, with limited pedestrian infrastructure and reliance on private vehicles for access to services. Water service is provided by

the Mojave Water Agency, and wastewater disposal is handled through an onsite wastewater treatment system, subject to Environmental Health Services review and approval.

Proposed Project

The applicant is a request for a Major Reasonable Accommodation to establish and operate a Licensed Residential Care Facility by increasing the by-right allowance of a 6 or fewer residents up to a maximum of 18 residents. Residents would receive 24-hour medical supervision and supportive programming services for addiction and mental health recovery. The facility would operate within the existing residence and would not involve new building construction or expansion of the existing structure.

Residents would live on-site as their primary residence while participating in a structured treatment and recovery program that includes individual and group therapy, addiction education, mental health support, medication oversight, and life skills training. Transportation for residents would be provided by the operator, and residents would not be permitted to maintain personal vehicles on-site.

If approved, the facility would be a licensed residential care facility regulated by the State of California and subject to County oversight through enforceable Conditions of Approval. Resident eligibility, screening, and placement are restricted and coordinated through the San Bernardino County Department of Behavioral Health. The facility is not proposed as a sober-living home, halfway house, or unlicensed recovery residence. In addition, this facility will not serve prohibited populations which include, but are not limited to, registered sex offenders, individuals with a history of violent crime, persons actively using illegal controlled substances, and individuals who present a direct threat to the health or safety of others, as detailed in the Conditions of Approval.

PROJECT ANALYSIS

Licensed residential care facilities serving six or fewer residents are considered a single-family residential use in the Rural Living (RL) Land Use Zoning District and therefore permitted by right and regulated exclusively by the State. Facilities serving seven or more residents are not otherwise permitted within the Rural Living (RL) Land Use Zoning District; however, Chapter 84.31 of the Development Code provides a process for individuals with disabilities to request a Reasonable Accommodation from zoning standards when necessary to ensure equal access to housing.

The requested Major Reasonable Accommodation does not rezone the property, change the Land Use Category designation, or authorize non-residential uses. Approval of the request would be specific to this site and would not establish precedent for other properties or Projects. Each Reasonable Accommodation request is evaluated on a case-by-case basis and must meet the required findings set forth in Development Code Section 84.31.050.

Land Use:

The Project is comprised of the following operational characteristics:

- Conversion of the existing 3,578 square feet single-family residence.
- Addition of five parking spaces – including one van accessible space and one accessible space.
- Operation of a State - Licensed Residential Care Facility
 - Eight (8) bedrooms for 18 residents – Seven (7) rooms will accommodate up to two (2) residents, and one (1) bedroom will accommodate up to four (4) residents.
 - 24-hour staffing – Medical Director, Program Director, Clinical Director, Nursing Supervisor, Operations Manager, and several specialists and related staff.
 - Medication and medical care oversight by Registered Nurses.

- Room and board.
- Laundry and cleaning services.
- Individual and group therapy.
- Addiction education.
- Mental health support.
- Life skills training.

Site Design:

The Project site would be developed with the conversion of a single-family residence and the addition of 3,600 square feet of paved parking area. No new structures or building additions or alterations are proposed. The Project plans have been reviewed and accepted by all necessary San Bernardino County and San Bernardino County Fire Protection District departments and divisions including: Planning, Building & Safety, Land Development, Geology, Traffic, Stormwater Management, Environmental Health Services, Fire Community Safety, and Fire Hazmat.

Access/Circulation:

The two existing driveways from Coriander Drive provide vehicular access onto the Project site. The on-site circulation meets the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed and accepted by the County's Land Use Services Division and Public Works Department, Traffic Division.

Parking:

The Development Code does not provide off-street parking requirements for licensed residential care facilities of seven or more persons. However, the code does provide parking requirements for unlicensed residential care facilities of seven or more people at one parking space for each bedroom plus one parking space for the on-site manager. Based on the Development Code requirements for unlicensed residential care facilities, the Project has been conditioned to require a total of nine (9) parking spaces for the Project based on eight (8) bedrooms and on-site manager. Therefore, the Project complies with all applicable parking requirements.

Code Compliance Summary:

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

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	Development Code		Project Plans	Complies
Licensed residential care facility of 7 or more persons	Reasonable Accommodation		Reasonable Accommodation	Reasonable Accommodation
Parking	9 spaces		9 Spaces	YES
Minimum Building Setbacks	Front	25 Feet	56 Feet	YES
	Side (north)	15 Feet	352 Feet	
	Side (south)	25 Feet	75 Feet	
	Rear	15 Feet	169 Feet	
Maximum Building Height	35 Feet		15 Feet	YES
Maximum Lot Coverage	20% (35,719 Square Feet)		4% (7,178 Square Feet)	YES

The Project is consistent with the following policies of the Countywide Policy Plan for development within the Rural Living (RL) Land Use Category designation, as summarized below in Table 3.

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.	The residence proposed for the facility is existing. The Project is located and scaled to minimize negative impacts as no exterior changes are proposed with the exception of the addition of 3,600 square feet of paved parking area. Therefore, no negative impacts to the neighborhood would occur. Further, the site design and development features for the operation of the Licensed Residential Care Facility are consistent with the requirements of the San Bernardino County Development Code. Implementing Conditions of Approval will minimize negative impacts on the surrounding land uses and adjacent neighborhoods.
Policy LU-2.4: Land Use Map Consistency	Consistency
We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community’s identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.	The Project conforms with the performance standards that are identified in the San Bernardino County Development Code. The Licensed Residential Care Facility is an allowed use within the Rural Living (RL) Land Use Zoning District and the increase in the occupancy is authorized subject to the approval of a Major Reasonable Accommodation. Additionally, the Project site plan identifies compliance with the San Bernardino County Development Code.
Policy H-5.1 Housing Discrimination	Consistency
We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address discriminatory practices; and removing potential impediments to equal housing opportunity.	The Project’s site plan conforms with the performance standards that are identified in the San Bernardino County Development Code. A Licensed Residential Care Facility is an allowed use within the Rural Living (RL) Land Use Zoning District and the increase in occupancy is authorized subject to approval of a Major Reasonable Accommodation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the CEQA guidelines, the Planning Division conducted an environmental evaluation in connection with the proposed Major Reasonable Accommodation and concluded that the Project, a State-Licensed Residential Care Facility serving up to 18 residents is Categorical Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.²

² The Planning Division also considered whether the activity was considered a “project” subject to CEQA. Reasonable accommodation requests under fair housing laws seek modifications to rules, policies, practices,

Pursuant to CEQA Guidelines Section 15303(a), a Class 3 exemption consists of the construction and location of limited number of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure including, but is not limited to, a single-family residence. While public comments raised concerns regarding potential impacts related to traffic, emergency services, wastewater, public safety, and operational characteristics of the proposed use, LUS concluded that these concerns do not constitute “unusual circumstances” as defined under Section 15300.2(c) (Exceptions) of the CEQA Guidelines.

The Project involves the conversion of an existing single-family residence to a Licensed Residential Care Facility and does not include the construction of new structures, building expansions, or physical alterations to the site beyond minor parking improvements. The Project would not result in changes to building height, setbacks, or intensity of physical development. As such, the Project is within the scope of the Class 3 Categorical Exemption under CEQA Guidelines Section 15303(a), which expressly includes the conversion of existing residential structures.

Further, substantial evidence does not support a fair argument that the Project would result in a significant effect on the environment. Concerns raised regarding traffic generation, parking demand, emergency response, water and septic tank capacity, wildfire risk, and medical waste disposal relate to operational and regulatory matters that are addressed through compliance with existing County Codes, State licensing requirements, and Conditions of Approval, rather than through environmental review under CEQA.

NOTICE OF HEARING

On January 9, 2026, a Notice of Hearing for the January 29, 2026, Zoning Administrator hearing was mailed to 11 surrounding property owners within 300 feet of the Project site, as required by [Section 86.07.020](#) of the Development Code. In total, 75 comments were received. Public comments received are included as Exhibit D and are summarized below:

1. Land Use Compatibility & Zoning
 - a. Proposed use is characterized as institutional/commercial in nature and incompatible with Rural Living (RL) zoning and surrounding low-density single-family residences; concern that approval would alter neighborhood character and set precedent.
2. Scale, Density & Intensity
 - a. 18 residents plus 24-hour staff viewed as equivalent to an apartment, hotel, or institutional facility; intensity exceeds expectations for a single-family residence.
3. Traffic & Roadway Infrastructure

or services to afford persons with disabilities equal opportunity to use and enjoy housing. When the County evaluates such requests, the decision may be considered ministerial in nature because the County, while required to make certain findings to support or deny the request, applies established legal standards without significant discretionary judgment about environmental impacts. Further, while the County is authorized to impose conditions, the conditions must be imposed on a non-discriminatory basis and generally individual specific and not intended to mitigate environmental impacts. However, the Planning Division recognizes that if a reasonable accommodation request involves approval of physical alterations, construction, or development that requires discretionary permits or entitlements, CEQA review may be triggered. Here, while the requested accommodation does include construction the request activity and permits to operate a small Licensed Residential Care Facility are issued pursuant to ministerial permits (e.g., building permit) that would not trigger CEQA and therefore substantial evidence that the Applicant’s request for the Reasonable Accommodation is not subject to CEQA.

- a. Increased traffic from staff shifts, visitors, service providers, deliveries, and emergency vehicles; rural roads are narrow, privately maintained, and lack sidewalks and shoulders; no traffic or pavement studies provided.
4. Parking
 - a. Potential on-street parking overflow and congestion on rural residential roads.
5. Public Safety & Law Enforcement
 - a. Concerns about increased calls for service, unsupervised residents, loitering, and property crimes based on experiences with similar facilities; limited law enforcement coverage in rural area.
6. Emergency Services & Medical Access
 - a. Extended response times for fire, medical, and law enforcement; nearest hospitals located 13–15 miles away; concern that 24-hour medically supervised use is incompatible with rural emergency infrastructure.
7. Children & Sensitive Uses
 - a. Proximity to school bus stops and a licensed childcare facility; safety concerns related to traffic, resident movement, and supervision during school hours.
8. Fire & Wildfire Risk
 - a. Area designated as wildfire risk zone; concerns about smoking, relapse behavior, and ignition sources increasing fire hazard.
9. Water Supply & Septic/Wastewater
 - a. Reliance on private wells and septic systems; concern that systems were designed for single-family use and may not accommodate proposed occupancy; lack of supporting technical documentation.
10. Environmental Review
 - a. Objections to use of categorical exemption; commenters cite potential impacts related to traffic, wastewater, smoking, medical waste, and emergency activity.
11. Medical Waste & Public Health
 - a. Lack of detail on handling and disposal of regulated medical waste; concerns about public health and compliance.
12. Operational Standards & Oversight
 - a. Lack of enforceable conditions addressing supervision, visitor management, security, lighting, noise, and emergency coordination; unclear facility classification (detox, sober living, treatment).
13. Public Transportation & Accessibility
 - a. Limited or no public transit within walking distance; lack of pedestrian infrastructure; concern that residents would be isolated from services and employment.
14. Property Values & Quality of Life
 - a. Anticipated reduction in property values; increased noise, lighting, traffic, and activity affecting quiet enjoyment of property.
15. Procedural & Notice Concerns
 - a. Allegations of inadequate public notice, limited time to respond, and hearing location/time constraints.
16. Applicant & Industry Concerns
 - a. Requests for heightened scrutiny due to concerns about industry practices and applicant background.

On March 26, 2026, a Notice of Hearing was sent to 331 interested parties advising them the Project would be heard by the Planning Commission on April 9, 2026. At the time of the publication of the Staff Report for this hearing, 0 additional comments have been received. Comments received reflected the same concerns from the initial hearing notice.

REQUIRED FINDINGS FOR REQUESTED ACTION

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

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

When considering whether the requested accommodation is “necessary to provide one or more individuals with disability an equal opportunity to use and enjoy a dwelling,” the Planning Commission may consider, but is not limited to, the following factors:

- Whether the requested reasonable accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
- Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice, absent the accommodation.

In determining whether the requested accommodation would require a “fundamental alteration in the nature of the County’s zoning program,” relative to residential care facilities the Planning Commission may consider, but is not limited to, the following factors

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

RECOMMENDATION

That the Planning Commission take the following actions:

- 1) **FIND** that the approval of the Reasonable Accommodation is an exempt project under the California Environmental Quality Act Guidelines Section 15303.
- 2) **ADOPT** the Findings in support of the Reasonable Accommodation.

- 3) **APPROVE** the Major Reasonable Accommodation for the establishment and operation of a Licensed Residential Care Facility increasing the occupancy from 6 or fewer residents to up to a maximum of 18 residents receiving 24-hour medical supervision and programming supportive services in pursuit of addiction recovery within an existing 3,578 square foot residence on a 4.10 acre parcel, subject to conditions of approval.

- 4) **DIRECT** the Land Use Services Department to file a Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Findings for Reasonable Accommodation
- EXHIBIT B: Conditions of Approval
- EXHIBIT C: Project Plans
- EXHIBIT D: Public Comments
- EXHIBIT E: Signed Petition

EXHIBIT A

FINDINGS: MAJOR REASONABLE ACCOMMODATION.

A Major Reasonable Accommodation for the establishment and operation of a Licensed Residential Care Facility, increasing the occupancy from 6 or fewer residents up to a maximum of 18 residents receiving 24-hour medical supervision and supportive programming services in pursuit of addiction recovery within an existing 3,578 square foot residence (Project) in the community of Oak Hills on a 4.10-acre parcel, located at 6748 Coriander Drive, Oak Hills (Project Site) on a parcel in the Rural Living Land Use Category designation and Oak Hills/Rural Living Land Use Zoning District designation.

The following are the required findings pursuant to San Bernardino County Development Code Section 84.31.050 and supporting facts for approval of the Major Reasonable Accommodation request:

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

The proposed housing will be occupied as the primary residence by individuals protected under Fair Housing Laws. The request seeks approval for a State-licensed Residential Care Facility serving up to 18 residents receiving 24-hour medical supervision and supportive programming within an existing single-family residence in pursuit of addiction recovery. Individuals recovering from alcohol and drug addiction are considered disabled under the American with Disabilities Act. The facility will not serve prohibited populations which include, but are not limited to, persons actively using illegal controlled substances and individuals who present a direct threat to the health or safety of others, as detailed in the Conditions of Approval. The facility's operation as residential housing is further supported by ongoing requirements for State licensure and continuous compliance with applicable health and safety regulations and County Code standards.

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

The requested accommodation is necessary to make this specific housing opportunity available to persons protected under Fair Housing Laws because a licensed residential care facility serving seven (7) or more residents is not a permitted use in the Rural Living (RL) Land Use Zoning District absent approval of a Major Reasonable Accommodation. Without the requested accommodation, the proposed housing type and supportive residential model would be unavailable at this site and would be limited to up to six (6) residents only. The reasonable accommodation will therefore affirmatively enhance the quality of life of up to 12 additional individuals with a disability that will allow them to reside in housing, neighborhood, and community of their choice with the Oak Hills area. No similar care facility exists on the block or within 300 feet of the Project site.

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

Granting the requested accommodation will not impose an undue financial or administrative burden on the County. The Project involves operation within an existing residence and will be regulated through State licensing and enforceable Conditions of Approval that are monitored through established County compliance and enforcement processes. No evidence in the record demonstrates extraordinary County costs beyond normal regulatory oversight.

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

Approval of this Major Reasonable Accommodation will not fundamentally alter the County's zoning or building laws, policies, or procedures. The request does not rezone the property, amend development standards, or authorize a non-residential use; rather, it provides a site-specific accommodation to allow residential housing for persons with disabilities consistent with Chapter 84.31. The Project remains within an existing residence and is conditioned to maintain residential character and ongoing compliance with applicable County development standards. Due to the lot sizes of the surrounding area as shown in Figure 1 of the Staff Report, the accommodation will not fundamentally alter the character of the neighborhood. The large lots, setbacks, and Conditions of Approval will ensure the proposed use operates in a manner that preserves the peace, quiet, and quality of life of the rural residential neighborhood. The Project is subject to enforceable operational conditions that require, among other measures: 24/7 staffing, supervised outdoor activity, visitor management, restrictions on loitering, and limitations on resident eligibility through screening and prohibited populations as set forth in the Conditions of Approval. Additionally, sufficient parking will be provided for the residents, staff, and visitors. The traffic in the neighborhood is not expected to increase given that residents would not be permitted to maintain personal vehicles on-site. Nor would the accommodation create an institutionalized environment given no such similar facility is located on the same block or within a distance of 300 feet of the Project site.

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

The record does not contain specific, objective evidence demonstrating that approval would result in a direct threat to the health or safety of others or substantial physical damage to property. Public comments raise concerns regarding safety and neighborhood impacts; however, Fair Housing Law requires that decisions not be based on generalized fears. Further, the Project is subject to enforceable operational conditions that require, among other measures: 24/7 staffing, supervised outdoor activity, visitor management, restrictions on loitering, and limitations on resident eligibility through screening and prohibited populations as set forth in the Conditions of Approval.

Conditions of Approval have been imposed to ensure ongoing compliance with the required findings, including operational standards, health and safety requirements, and enforcement provisions. Compliance with these Conditions is required throughout operation of the facility. Failure to comply may result in enforcement action, including potential revocation as provided by County Code.

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

The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 because it involves the conversion of an existing single-family residence to a licensed residential care facility and does not include new building construction or expansion.

While comments raise operational concerns (traffic, emergency response, wastewater, medical waste), the project's physical scope remains within the Class 3 exemption and operational compliance is addressed through State licensing and Conditions of Approval.

EXHIBIT B

Landscaping. On-site landscaping shall comply with Chapter 83.10 (Landscaping Standards) and shall be regularly maintained, including providing irrigation. (5) Outdoor Lighting. Outdoor lighting shall comply with Chapter 83.07 (Glare and Outdoor Lighting). (6) Signs. No signs shall be allowed within a residential land use zoning district. Signs for licensed residential care facilities within nonresidential land use zoning districts shall comply with Chapter 83.13 (Signs). (7) Fire Department Requirements. Each licensed residential care facility shall provide fire extinguishers and smoke detector devices and shall meet all standards established by the Fire Chief. (8) Noise. Outdoor activities shall be conducted only between the hours of 7:00 a.m. and 10:00 p.m. (9) Applicable Health and Safety Regulations. Licensed residential care facilities shall be operated in compliance with applicable State and local health and safety regulations. (10) Required Permits and Licenses. Licensed residential care facilities shall be located where allowed in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses) and in conformance with the California Building Code. A certificate of occupancy shall be obtained from the Building and Safety Division before occupancy of licensed residential care facilities.

2 On-going Condition

Outdoor activities shall be limited to designated on-site areas and shall be supervised by staff. Unsupervised loitering outside the residence or along adjacent roadways is prohibited.

3 On-going Condition

All visitors shall be subject to a visitor management policy approved by the County. Visiting hours shall be limited, and visitors shall be prohibited from loitering on adjacent roadways or neighboring properties.

4 On-going Condition

All staff and service-provider vehicles shall park exclusively within the approved on-site parking area. On-street parking associated with the facility is prohibited.

5 On-going Condition

Regulated medical waste shall be handled, stored, and disposed of in compliance with all applicable State and County regulations. Documentation of a medical waste disposal service shall be provided prior to occupancy.

6 On-going Condition

The Project shall continuously comply with the following:

- i. The RCF will maintain a residential character, including the building façade, fences, walls and landscaping. All trash and food items shall be promptly and properly contained within closed containers, pending weekly trash collection.
- ii. The operator will provide at least one (1) qualified house manager in the form of 24/7 staff for the RCF on site who is present to supervise. In addition, there are manager and support staff providing services for its day-to- day operations.
- iii. The RCF is a licensed facility in the State of California for this location. The County of San Bernardino Department of Behavioral Health will screen the residents in the RCF to determine that they are disabled and eligible for placement in the RCF. Additionally, as part of the RCF, and the Conditions of Approval, the RCF shall not provide any services to a residents nor house any residents at the RCF other than those residents approved in conjunction with the County of San Bernardino Department of Behavioral Health. The following described persons shall not be provided services or housed at the RCF:
 - a. Any person who is required to register as a sex registrant under the California Sex offender Registration Act, set forth in Penal Code Sections 290 et seq.;
 - b. Any person who has been convicted of a violent crime or who has a history of violence;
 - c. Any persons who currently illegally uses a controlled substance (as defined in section 102 of the Controlled Substance Act) or have been convicted of a crime for the illegal manufacture, sale, or distribution of a controlled substance;
 - d. Any person with or without disabilities who presents a direct threat to the persons or property of others; or.

- e. Any more than two (2) persons who are currently on parole or probation, as described in Sections 810.01.180 (l) and (m) of the County's Development Code.
- iv. The operator will ensure that the RCF will be an alcohol and drug free environment, with drug and alcohol testing administered on-site. The RCF will provide all of the disabled persons with severe mental illness for their medical and mental health needs which include: medical, mental health and/or behavioral health evaluations, procedures, counseling and therapy and special needs groups, mental health providers counseling, substance abuse and alcohol treatment program; and medical needs.
- v. Adequate on-site parking will be required for staff members. Onsite parking for any guest and loading or delivery is also adequate, with no on-street parking generally being required. Residents will not bring vehicles to the RCF.
- vi. The noise level at the RCF shall be maintained at or below County Standards, as detailed in Development Code Section 83.01.080. House rules will require quiet hours for the RCF from 10:00 p.m. and 8:00 a.m.
- vii. The RCF has a written "good neighbor policy" that directs residents to be considerate of neighbors, including refraining from engaging in excessively loud behavior or in any activity that would violate any of the standards of the County Code that would interfere with the neighbors' quiet enjoyment of their properties. The RCF Good Neighbor policy has a written protocol for the 24/7 staff to follow when a neighbor complaint is received. Additionally, a 24/7 cell phone contact information for ARF staff will be provided to the County for any problems regarding the property.
- viii. The "House Rules" of the RCF for the residents will be posted within the ARF and include the following:
 - a. The requirement for resident participation in the appropriate programs;
 - b. A prohibition of possession, use, sale or distribution of any alcohol or any non-prescription controlled substances by any resident either on or off-site;
 - c. A prohibition of visitors who possess, or who are under the influence of any, alcohol or any non- prescription controlled substances; and
 - d. A prohibition of any activity that would result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

Public Health– Environmental Health Services

7 Noise Levels

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

8 OWTS Maintenance

The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

9 Refuse Storage and Disposal

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

10 Access

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

11 Back Out Into Public Roadways

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

INFORMATIONAL

Land Use Services - Planning

12 Project Approval Description (CUP/MUP)

This Major Reasonable Accommodation Request is conditionally approved to allow the establishment and operation of a residential care facility for up to twenty residents, where residents will receive individualized treatment plans that include medical supervision, individual and group therapy, addiction education, mental health support, and life skills training on a 4.10-acre parcel in the Rural Living Land Use Category and Oak Hills/Rural Living Zoning District, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

13 Project Location

The Project site is located 6748 CORIANDER DRIVE, OAK HILLS, CA 92344 .

14 Revisions

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.

15 Indemnification

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

16 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:

17 **Expiration**

This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

18 **Continous Effect/Revocation**

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.

19 **Extension of Time**

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)

20 **Development Impact Fees**

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

21 **Performance Standards**

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

22 **Continous Maintenance**

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.

23 **Construction Hours**

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.

24 **Construction Noise**

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.

County Fire - Community Safety

25 **F01 Jurisdiction**

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.

26 **F04 Fire Permit Expiration**

Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the

expiration date justifying the reason that the permit should be extended.

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

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

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

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

29 **F70 Additional Requirements**

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

Land Use Services - Land Development

30 **Tributary Drainage** - Status: Outstanding

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

31 **Drainage Improvements Note**

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

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

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

State Licensing Requirement Prior to issuance of any building permit, certificate of occupancy, or commencement of operations, the applicant/operator shall obtain and maintain all required State of California licenses, certifications, and approvals applicable to the proposed residential care facility, including but not limited to licensure by the California Department of Social Services (Community Care Licensing Division) and/or any other State agency with regulatory authority over residential care, supportive housing, or addiction recovery facilities. The applicant shall submit written documentation to the Planning Division demonstrating: 1. The facility's licensed classification and authorized level of care; 2. The maximum number of residents approved under the State license; and 3. Confirmation that the facility is authorized to operate at the subject site. The facility shall be operated at all times in full compliance with the terms, limitations, and operational requirements of the State license. Any suspension, revocation, expiration, or material modification of the State license shall be reported to the County in writing within 10 business days, and operations shall

cease immediately if the required license is no longer valid. Failure to maintain required State licensure shall constitute a violation of these Conditions of Approval and may result in enforcement action, including suspension or revocation of approvals.

Land Use Services - Land Development

33 **Erosion Control Installation** - Status: Outstanding

Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

34 **Grading Plans** - Status: Outstanding

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

35 **Joshua Trees**.

The Western Joshua Tree is protected under California law. Any removal, relocation, trimming, or disturbance requires prior authorization from the California Department of Fish and Wildlife (CDFW). Any land disturbance shall adhere to the San Bernardino County "Western Joshua Tree Quick Reference Guide" and provide to LUS written confirmation of approval from California Fish and Wildlife. [WJT-Quick-Reference-Guide-Updated-12.12.2025.pdf](#)

36 **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.

37 **Project Specific Conditions**

FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 0671C7185H 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.

38 **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.

Public Health– Environmental Health Services

39 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

PRIOR TO BUILDING PERMIT ISSUANCE

County Fire - Community Safety

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

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

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

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

42 **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.

43 **F16 Access**

The development shall have a minimum of one point of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

44 **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.

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

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

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

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

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

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

Land Use Services - Building and Safety

48 **Construction Plans**

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on

site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

Land Use Services - Land Development

49 **PCMP** - Status: Outstanding

PCMP. A Post Construction Measure Plan (PCMP) shall be submitted for review and approval obtained. A \$756 deposit for PCMP 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. The report shall adhere to the current requirements established by the Mojave Watershed Region. Copies of the PCMP guidance and template can be found at: (<https://dpw.sbcounty.gov/wqmp-templates-and-forms/>).

50 **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.

51 **Road Improvements** - Status: Outstanding

Road Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California:

Coriander Drive (Local Street – 60 feet)

- Street Improvements. Design match-up paving 18 feet from centerline.
- Curb Returns. Curb returns at the intersection shall be designed per County Standard 107 for Intersection Design Desert Road. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way.
- Driveway Approach. Design driveway approach per County Standard 128 B and located per County Standard 130.

52 **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 Desert 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.

53 **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.

54 **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.

- 55 **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.
- 56 **Utilities.** - Status: Outstanding
Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

- 57 **California Regional Water Quality Control Board Clearance (CRWQCB)** - Status: Outstanding
Written clearance shall be obtained from the designated CRWQCB (listed below) and a copy submitted to EHS for projects with design flows greater than 10,000 gallons per day. Lahontan Region, 15095 Amargosa Road, Bldg. 2 Suite 210, Victorville, CA 92392, (760) 241-658
- 58 **Existing OWTS** - Status: Outstanding
Existing Onsite Wastewater Treatment System (OWTS) can be used if applicant provides an EHS approved certification that indicated the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements. Submit an OWTS certification for EHS review and approval. OWTS certification must be completed by a state licensed contractor with license A, C-36, and C42 or other qualified professionals (i.e., Registered Civil Engineer (RCE.), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.) Applicable EHS review fee will be invoiced upon receipt of certification.
- 59 **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.
- 60 **Food Establishment Plan Check Required** - Status: Outstanding
Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.
- 61 **New OWTS** - Status: Outstanding
If a sewer is within 200 feet, a connection is required. The sewer connection requirement increases by 100-ft. per one Equivalent Dwelling Unit (EDU). A sewer will/will not serve letter may be required. If sewer connection and/or service are unavailable, onsite wastewater treatment system (OWTS) may then be allowed under the following conditions: a. A soil percolation report shall be submitted for EHS review and approval. b. An Alternative Treatment System (ATS), if applicable, shall be required. Submit an ATS written proposal for EHS review and approval. Soil percolation report and ATS written proposal shall be prepared by qualified professionals (i.e., Registered Civil Engineers (RCE), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.). Report and written proposal must be properly documented with the signature, stamp, and professional registration of the qualified professional. Applicable EHS review fee will be invoiced upon receipt of report or written proposal.
- 62 **Sewage Disposal** - Status: Outstanding
Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).
- 63 **Sewer Connection Requirement** - Status: Outstanding

New developments are required to connect to a public sewer system when an available sewer line is located within 200 feet of the nearest property line. The required connection distance increases by 100 feet for each additional Equivalent Dwelling Unit (EDU). This requirement applies regardless of whether the parcel is located within or outside a designated sewer service area, provided it falls within the applicable connection distance. A "Will Serve" or "Will Not Serve" Letter from the appropriate sewer purveyor must be submitted to confirm service availability.

64 **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).

65 **Swimming Pool Plan Check Required** - Status: Outstanding

Plans for swimming pools and associated restroom facilities shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

66 **Water Purveyor** - Status: Outstanding

Water purveyor shall be CSA 70 J or EHS approved.

67 **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.

68 **Water System Permit** - Status: Outstanding

A water system permit will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report in accordance with California Health and Safety Code §116527(c) to EHS and the State Water Resources Control Board. Application must be approved prior to initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (EHS). For information, contact the Water Section at (800) 442-2283 and SWRCB-DDW at (916) 449-5577.

PRIOR TO OCCUPANCY

Land Use Services - Planning

69 **Occupancy Condition** - Status: Outstanding

Decorative Wall Applicant/operator shall provide a six-foot high solid decorative block wall around the project site as identified on the approved site plan, except in the front yard. Walls shall provide for safety with controlled points of entry and shall incorporate decorative materials and features.

70 **Occupancy Condition** - Status: Outstanding

The operator shall install and maintain a security camera system covering building entrances and exits, on-site parking areas, and other common exterior areas as approved by the Land Use Services Department. The system shall be used for safety and monitoring purposes only and shall not include audio recording or surveillance of private living spaces. Recorded footage shall be retained for a minimum of 30 days and made available to the County or law enforcement upon lawful request.

71 **Occupancy Condition** - Status: Outstanding

The operator shall prepare and submit an Evacuation and Emergency Preparedness Plan for review and approval by the Land Use Services Department, in coordination with the San Bernardino County Fire Protection District. The plan shall address procedures for evacuation and shelter-in-place for residents and staff in the event of wildfire, earthquake, medical emergency, power outage, or other emergency conditions. The plan shall identify evacuation routes, transportation arrangements for residents, staff responsibilities, communication protocols, and coordination with emergency responders. The approved plan shall be maintained on-site, provided to staff, and reviewed and updated annually or as required by the Fire Protection District.

72 **Occupancy Condition** - Status: Outstanding

The operator shall provide written emergency response protocols to the San Bernardino County Fire Protection District and Sheriff's Department, including on-site contact information and procedures for medical or behavioral emergencies.

73 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PRAF-2025-00003.

74 **Condition Compliance** - Status: Outstanding

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

County Fire - Community Safety

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

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

County Fire - Hazardous Materials

76 **Permit Required** - Status: Outstanding

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

Land Use Services - Building and Safety

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

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

Land Use Services - Land Development

78 **Drainage Improvements Note**

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

79 **LDD Requirements** - Status: Outstanding

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

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 of Public Works.

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

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

Public Health– Environmental Health Services

82 **Medical Waste Generator Permit** - Status: Outstanding

A Medical Waste Generator annual permit shall be required. For information, contact EHS at: (800) 442-2283.

83 **New Public Water System Permit** - Status: Outstanding

A Public Water System annual permit which meets Title 22, CCR requirements pertaining to the type of water system, shall be required. For information, contact EHS at: (800) 442-2283.

84 **New Recreational Health Permit** - Status: Outstanding

A Recreational Health annual permit for public swimming pool, spa or bathing place shall be required. For information, contact EHS at: (800) 442-2283.

85 **New Retail Food Facility Permit** - Status: Outstanding

A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.



Land Use Services - Planning

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

The operator shall schedule resident transportation at times that avoid school bus pickup and drop off activities at nearby bus stops, to the extent feasible.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

87 **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

88 F24 Fire Lanes - Status: Outstanding

The applicant shall submit a fire lane plan with the building construction plans to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

89 F40 Roof Certification - Status: Outstanding

A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

90 F41 Fire Alarm - Status: Outstanding

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

91 F45 Fire Extinguishers - Status: Outstanding

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

92 F53 Residential Addressing - Status: Outstanding

The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is one hundred (100) feet or more from the roadway, the street address shall be displayed at the property entrances with numbers that are a minimum of four (4) inches in height and one half (½) inch stroke.

93 F56 Override Switch - Status: Outstanding

Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.

94 F57 Spark Arrestor - Status: Outstanding

An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

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

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400

(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbctfire.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 C

OAK HILLS TREATMENT CENTER

REASONABLE ACCOMMODATION REQUEST

6748 CORIANDER DRIVE OAK HILLS, CA 92344

CODE COMPLIANCE	
CODE REQUIREMENTS: BUILDING DESIGN REQUIREMENTS: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA EXISTING BUILDING CODE	
SYMBOL LEGEND	
	BUILDING OR WALL SECTION SECTION IDENTIFICATION LETTER SHEET NUMBER DOOR SYMBOL DOOR NUMBER INTERIOR ELEVATION ELEVATION NUMBER DETAIL NUMBER SHEET NUMBER DETAIL REFERENCE DETAIL IDENTIFICATION NUMBER SHEET NUMBER REVISION REVISION NUMBER WALL TYPE SEE SHEET ROOM IDENTIFICATION ROOM NUMBER
ABBREVIATIONS	
A.C. ASPHALT CONCRETE A.D.J. AREA DRAIN ADJUSTABLE ASPH. ASPHALT BD. BOARD BLDG. BUILDING BLKG. BLOCKING CAB. CABINET CER. CERAMIC CLG. CEILING CLR. CLEAR COL. COLUMN CONC. CONCRETE CONSTR. CONSTRUCTION DBL. DOUBLE D.F. DRINKING FOUNTAIN DET. DETAIL DTL. DETAIL DIA. DIAMETER DIM. DIMENSION DN. DOWN DS. DOWNSPOUT D.S.P. DRY STANDPIPE DWG. DRAWING E.J. EXPANSION JOINT E.LV. ELEVATION (GRADE) ELEV. ELEVATION (BUILDING) EQPT. EQUIPMENT EXST. EXISTING EXT. EXTERIOR F.A. FIRE ALARM F.D. FLOOR DRAIN FDN. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET FIN. FINISH FL. FLOOR FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FT. FOOT OR FEET FTG. FOOTING GALV. GALVANIZED GL. GLASS GR. GRADE GYP. GYPSUM H.B. HOSE BIBB HORIZ. HORIZONTAL	HR. HOUR HGT. HEIGHT H.W. HOT WATER I.D. INSIDE DIAMETER INSUL. INSULATION INT. INTERIOR JST. JOIST JOINT LAV. LAVATORY L.V. LAVATORY MATL. MATERIAL MAX. MAXIMUM MET. METAL MTL. METAL MFR. MANUFACTURER MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS N. NORTH N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE PL. PLATE PLAS. PLASTER PLYWD. PLYWOOD RAD. RADIUS R. RISER R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR SH. SHELF SHTG. SHEATHING SIM. SIMILAR SPEC. SPECIFICATION SQ. SQUARE STD. STANDARD STOR. STORAGE STRL. STRUCTURAL SUSP. SUSPENDED TR. TREAD TEL. TELEPHONE T. & G. TONGUE & GROOVE THK. THICK TH. THICK TOIL. TOILET TV. TELEVISION TYP. TYPICAL W.C. WATER CLOSET WD. WOOD

PARKING ANALYSIS			
PARKING REQUIREMENTS FOR R-2.1 OCCUPANCIES IN OAK HILLS, CA, ARE DETERMINED BY SAN BERNARDINO COUNTY MUNICIPAL CODE TABLE 83-15 AND THE CALIFORNIA BUILDING CODE (CBC).			
1) R-2.1 OCCUPANCY IS A RESIDENTIAL CARE FACILITY THAT PROVIDES 24-HOUR SUPERVISION AND PERSONAL CARE SERVICES FOR MORE THAN SIX NON-AMBULATORY AND/OR BEDRIDDEN RESIDENTS, SUCH AS AN ASSISTED LIVING FACILITY OR GROUP HOME. 2) SAN BERNARDINO COUNTY PARKING REQUIREMENTS OAK HILLS IS AN UNINCORPORATED COMMUNITY IN SAN BERNARDINO COUNTY. ZONING REGULATIONS ARE GOVERNED BY THE COUNTY'S DEVELOPMENT CODE. THE COUNTY CODE'S PARKING REQUIREMENTS FOR GROUP CARE FACILITIES ARE BASED ON THE NUMBER OF BEDS. 3) RESIDENTIAL CARE FACILITIES: 1 SPACE FOR EACH 2 BEDS, AT MAXIMUM CAPACITY. 4) FACILITY VEHICLES: THE COUNTY'S CODE FOR SMALLER RESIDENTIAL CARE FACILITIES REQUIRES ADDITIONAL SPACES FOR VEHICLES ASSOCIATED WITH THE FACILITY. THIS REQUIREMENT IS LIKELY APPLIED TO LARGER R-2.1 FACILITIES AS WELL. 5) CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PARKING THE CBC SETS STATEWIDE STANDARDS FOR ACCESSIBLE PARKING THAT MUST BE INCORPORATED INTO THE TOTAL NUMBER OF SPACES. 6) PARKING FOR RESIDENTS: FOR RESIDENTIAL FACILITIES, AT LEAST ONE ACCESSIBLE PARKING SPACE MUST BE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT WITH MOBILITY FEATURES. 7) VAN PARKING: AT LEAST ONE ACCESSIBLE VAN PARKING SPACE IS REQUIRED FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE SPACES.			
LOCATION	AREAS	FACTOR	PARKING
RESIDENCE- 1 FLOOR			
R-2.1 OCCUPANCY, RESIDENTIAL CARE FACILITY	18 BEDS	1 SPACE PER 2 BEDS	9
TOTAL REQUIRED			9
ACCESSIBLE SPACES SUMMARY:			
1 VAN ACCESSIBLE SPACE FOR EVERY 6 PARKING SPACES		2 ACCESSIBLE SPACES PROVIDED	
SUMMARY: PARKING PROVIDED			
4 PARKING SPACES IN GARAGE			4
1 VAN SPACE AND 1 ACCESSIBLE SPACE			2
STANDARD PARKING SPACES			3
TOTAL PARKING PROVIDED (INCLUDING ACCESSIBLE)			9
CONSULTANTS			
ARCHITECT TAMARA SOUSSAN DESIGN 4501 ELM TREE LANE IRVINE, CA 92612 CONTACT PERSON: Tamara Soussan Rom Chopra		(949) 857-4763 tsoussan@cox.net	
DEFERRED SUBMITTALS			
DEFERRED SUBMITTAL REQUIRED FOR FIRE SPRINKLERS:			
1) FIRE UNDERGROUND			
2) FIRE ALARM			

PROJECT DESCRIPTION			
THE PROJECT CONSISTS OF A REQUEST TO COVERT EXISTING SINGLE FAMILY HOME TO A RESIDENTIAL TREATMENT CENTER.			
REASONABLE ACCOMMODATION REQUEST			
NOTE: CHAPTER 84.31: REASONABLE ACCOMMODATION IN HOUSING DEVELOPMENT FOR DISABLED INDIVIDUALS. THE PURPOSE OF THIS CHAPTER, PURSUANT TO FAIR HOUSING LAWS, AS DEFINED IN § 801.01.080, IS TO PROVIDE INDIVIDUALS WITH DISABILITIES REASONABLE ACCOMMODATION IN THE APPLICATION OF THE COUNTY'S RULES, POLICIES, PRACTICES AND PROCEDURES, AS NECESSARY TO ENSURE EQUAL ACCESS TO HOUSING. THE PURPOSE IS ALSO TO PROVIDE A PROCESS FOR INDIVIDUALS WITH DISABILITIES TO MAKE REQUESTS FOR, AND BE PROVIDED, REASONABLE ACCOMMODATION, WHEN REASONABLE ACCOMMODATION IS WARRANTED UNDER THE LAW BASED UPON SUFFICIENT EVIDENCE, WITH RESPECT TO THE VARIOUS LAWS, RULES, POLICIES, PRACTICES AND/OR PROCEDURES OF THE COUNTY, INCLUDING LAND USE AND ZONING REGULATIONS. PROJECT SHALL COMPLY WITH CALIFORNIA'S TITLE 9, CHAPTER 5 OF THE CALIFORNIA CODE OF REGULATIONS IS THE RELEVANT REGULATION FOR DRUG ABUSE RECOVERY, NOT CHAPTER 9. THIS CHAPTER GOVERNS THE LICENSING OF RESIDENTIAL ALCOHOLISM OR DRUG ABUSE RECOVERY OR TREATMENT FACILITIES AND INCLUDES REGULATIONS FOR SERVICES, HEALTH AND SAFETY, PERSONNEL, REPORTING, AND RESIDENT RIGHTS. IT DETAILS WHAT A FACILITY MUST DO TO BE LICENSED BY THE DEPARTMENT OF HEALTH CARE SERVICES (DHCS). REFER TO TITLE 9, SECTION 10584.			
PLUMBING FIXTURE COMPLIANCE			
PER TABLE 422.1 CPC 2022 (2022 CALIFORNIA PUMPING CODE CPC)			
50% MALE/FEMALE: CAPACITY - 18 BEDS (9M / 9W)			
OCCUPANCY TYPE R-2.1			
FIXTURES	REQUIRED	PROVIDED	
	FIXTURE RATIO	MEN	WOMEN
WATER CLOSET (F)	1: 8	2	2
WATER CLOSET (M)	1: 10	2	2
LAVATORIES (F)	1: 12	3	3
LAVATORIES (M)	1: 12	3	3
URINAL	1: 25	1	1
SHOWERS	1: 8	3	3
DRINKING FOUNTAIN		SEE FOOTNOTE *	
SERVICE SINKS:1 PER FLR LAUNDRY SINK	1	1	1
		EXCEEDS REQ'D	
*CPC 410.4 DRINKING FOUNTAINS - SUBSTITUTION			
DRINKING FOUNTAIN SUBSTITUTION - IN OCCUPANCIES WHERE DRINKING FOUNTAINS ARE REQUIRED, THE FOLLOWING SUBSTITUTIONS ARE PERMITTED:			
2. WHERE DRINKING WATER IS FREE OF CHARGE, FOOD IS CONSUMED ON THE PREMISES, DRINKING FOUNTAINS SHALL NOT BE REQUIRED.			
FIRE EXTINGUISHERS			
SEE DWG A-5.2 FOR EXTINGUISHER LOCATIONS AND NOTES:			
NFPA 10-2022			
6.1.3.1 FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE.			
6.1.3.2 FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS.			
6.1.3.3.1 FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW.			
6.1.3.3.2 IN LARGE ROOMS AND IN CERTAIN LOCATIONS WHERE VISUAL OBSTRUCTIONS CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATION.			
SEPARATE PERMIT REQUIRED FOR NFPA-13R SPRINKLERS			

BUILDING ANALYSIS	
EXISTING RESIDENCE:	EXISTING SINGLE FAMILY RESIDENCE
JOB ADDRESS:	6748 CORIANDER DRIVE OAK HILLS, CA 92344
ASSESSOR PARCEL NUMBER:	0357-571-17-0000
LEGAL DESCRIPTION:	E 1/2 SE 1/4 NE 1/4 SW 1/4 SEC 4 TP 3N R 5W 5 AC EX ST
(E) RESIDENCE DESCRIPTION	6 BEDS, 4 BATHS, 4 CAR GARAGE
OCCUPANCY: PROPOSED:	R-2.1 OCCUPANCY § 82.36.030 RESIDENTIAL LAND USE ZONING DISTRICTS. DEVELOPMENT STANDARDS OUTLINED IN TABLE 82-9C OF CHAPTER 82.04, EXCEPT AS NOTED BELOW: (1) OAK HILLS/RURAL LIVING (OH/RL) LAND USE ZONING DISTRICT. SIDE-INTERIOR SETBACKS: 15 FEET.
ZONING DESIGNATION:	OH/RL (OAK HILLS/RURAL LIVING)
TYPE OF CONSTRUCTION:	TYPE: V-B
USE CODE	0510 - SFR
LAND USE	SINGLE FAMILY RESIDENTIAL
PARCEL AREA	4.1 ACRES
BUILDING AREA	3,578 SF
FIRE SPRINKLERED: SEPARATE PERMIT REQUIRED FOR NFPA-13R SPRINKLERS	
REQUIRED PER CBC SECTION 903.2.8.4 (CERTAIN EXCEPTIONS FOR EXISTING BUILDINGS IF SMOKE ALARMS, AND OTHER SAFETY MEASURES ARE IN PLACE. DEVELOPMENT CODE SECTION 83.10.060(B)(7) - EACH LICENSED RESIDENTIAL CARE FACILITY SHALL PROVIDE FIRE EXTINGUISHERS AND SMOKE DETECTOR DEVICES AND SHALL MEET ALL STANDARDS ESTABLISHED BY THE FIRE CHIEF.	
IN R-2.1 OCCUPANCIES AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13R) SHALL BE INSTALLED PER SECTION 903 (CBC, SECTION 435.7.1 AND 903.3.1.2). 2. IN R-2.1 OCCUPANCIES AN APPROVED FIRE ALARM SYSTEM AND SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED IN SECTIONS 907.2.9.1 AND 907.2.9.2. LICENSED GROUP R-2.1 OCCUPANCIES HOUSING MORE THAN SIX NON-AMBULATORY, ELDERLY CLIENTS SHALL BE PROVIDED WITH AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM. (CBC, SECTION 907.2.9, 907.2.9.4 AND 435.7.2) SEE SECTION 907.2.9.4 FOR EXCEPTIONS. 3. IN R-2.1 OCCUPANCIES SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED REGARDLESS OF OCCUPANT LOAD, SEE SECTION 907.2.11.2 FOR EXACT LOCATIONS. (CBC, SECTION 435.7.3 AND 907.2.11.2) 4. R-2.1 SHALL BE PROVIDED WITH A VISIBLE ALARM NOTIFICATION APPLIANCE IN ACCORDANCE WITH TABLE 907.5.2.3.2, ACTIVATED BY BOTH THE IN-ROOM SMOKE ALARM AND THE BUILDING FIRE ALARM SYSTEM. (CBC, SECTION 907.5.2.3.2) 5. R-2.1 HEARING IMPAIRED CLIENTS IN PROTECTIVE SOCIAL CARE FACILITIES SHALL BE PROVIDED WITH NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED INSTALLED IN ACCORDANCE WITH NFPA 72. (CBC, SECTION 435.7.4 AND 907.5.2.3.4)	
VICINITY MAP	

SHEET INDEX	
ARCHITECTURAL	
A-0.0	COVER SHEET
A-1.0	EXISTING SITE PLAN / ELEVATION VIEWS
A-1.1	PROPOSED SITE PLAN
A-2.1	FLOOR PLAN / ENLARGED SITE PLAN
A-2.2	DEMOLITION PLAN
A-2.3	PROPOSED FLOOR PLAN
A-5.1	PROPOSED REFLECTED CEILING PLAN
A-9.1	DOOR SCHEDULE
SOLID WASTE MANAGEMENT	
CONDITIONS OF OPERATION AND PROCEDURES (NOT SUBJECT TO CONDITION COMPLIANCE SIGN OFF)	
FRANCHISE HAULER SERVICE AREA THIS PROJECT FALLS WITHIN A COUNTY FRANCHISE AREA. IF SUBSCRIBING FOR THE COLLECTION AND REMOVAL OF CONSTRUCTION AND DEMOLITION WASTE FROM THE PROJECT SITE, ALL DEVELOPERS, CONTRACTORS, AND SUBCONTRACTORS SHALL BE REQUIRED TO RECEIVE SERVICES THROUGH THE GRANTEE HOLDING A FRANCHISE AGREEMENT IN THE CORRESPONDING COUNTY FRANCHISE AREA (ADVANCE DISPOSAL). RECYCLING STORAGE CAPACITY THE DEVELOPER SHALL PROVIDE ADEQUATE SPACE AND STORAGE BINS FOR BOTH REFUSE AND RECYCLING MATERIALS. THIS REQUIREMENT IS TO ASSIST THE COUNTY IN COMPLIANCE WITH THE RECYCLING REQUIREMENTS OF CALIFORNIA ASSEMBLY BILL (AB) 2176. MANDATORY TRASH, RECYCLING & ORGANIC WASTE SERVICE THIS PROPERTY FALLS WITHIN A UNIFORM HANDLING SERVICE AREA AND IS SUBJECT TO CALIFORNIA SENATE BILL (SB) 1383. ALL OWNERS OF A DWELLING OR A COMMERCIAL OR INDUSTRIAL UNIT WITHIN THE UNIFORM HANDLING AREA SHALL, UPON NOTICE THEREOF, BE REQUIRED TO ACCEPT UNIFORM HANDLING SERVICE FROM THE GRANTEE HOLDING A FRANCHISE AGREEMENT FOR TRASH, RECYCLING, AND ORGANIC WASTE (INCLUDES GREEN WASTE AND FOOD WASTE) COLLECTION SERVICES AND PAY THE RATES OF SUCH SERVICES; OR APPLY TO THE COUNTY FOR A SELF-HAUL EXEMPTION FROM UNIFORM HANDLING SERVICE. THIS REQUIREMENT IS A STIPULATION OF COUNTY CODE TITLE 4, DIVISION 6, CHAPTER 5. DEMOLITION DEBRIS SAN BERNARDINO COUNTY OWNED AND OPERATED SANITARY LANDFILLS AND TRANSFER STATIONS ARE NOT PERMITTED TO ACCEPT ASBESTOS CONTAMINATED WASTES, THEREFORE ANY DEBRIS GENERATED BY THE DEMOLITION OF STRUCTURES ARE SUBJECT TO ASBESTOS CLEARANCE PRIOR TO DISPOSAL AT ANY SAN BERNARDINO COUNTY DISPOSAL SITES. APPLICANTS ARE REQUIRED TO HAVE A CERTIFIED ASBESTOS CONSULTANT PERFORM TESTING OF ALL MATERIALS TO BE DISPOSED. UPON RECEIPT OF THE CONSULTANT'S REPORT, INDICATING THAT THE DEBRIS IS NOT CONTAMINATED, SOLID WASTE MANAGEMENT OPERATIONS SECTION WILL PROVIDE APPLICANT WITH DISPOSAL AUTHORIZATION. FOR MORE INFORMATION ON CERTIFIED ASBESTOS CONSULTANTS PLEASE VISIT HTTP://WWW.DIR.CA.GOV/DATABASES/DOSHACRU/ACRULIST.ASP OR FOR INFORMATION ON COUNTY REQUIREMENTS PLEASE CONTACT SOLID WASTE OPERATIONS AT 909-386-8701 OR SOLID.WASTEMAIL@DPW.SBCOUNTY.GOV .	
COVER SHEET	
Scale	Drawn <input type="checkbox"/> Checked <input type="checkbox"/>
Job No.	Print Date / Series
Sheet	A - 0.0
Of	Sheets

Issue Date	
Revisions	
REASONABLE ACCOMMODATION	8/12/2025
PLAN CHECK CORRECTIONS	10/10/2025
PLAN CHECK RESUBMITTAL	1/5/2026

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REGISTERED ARCHITECT
C-9900
1-30-27
TAMARA SOUSSAN
STATE OF CALIFORNIA

REASONABLE ACCOMMODATION REQUEST
6748 CORIANDER DRIVE OAK HILLS, CA 92344
TAMARA SOUSSAN DESIGN 4501 ELM TREE LANE IRVINE CA (949) 922-0915

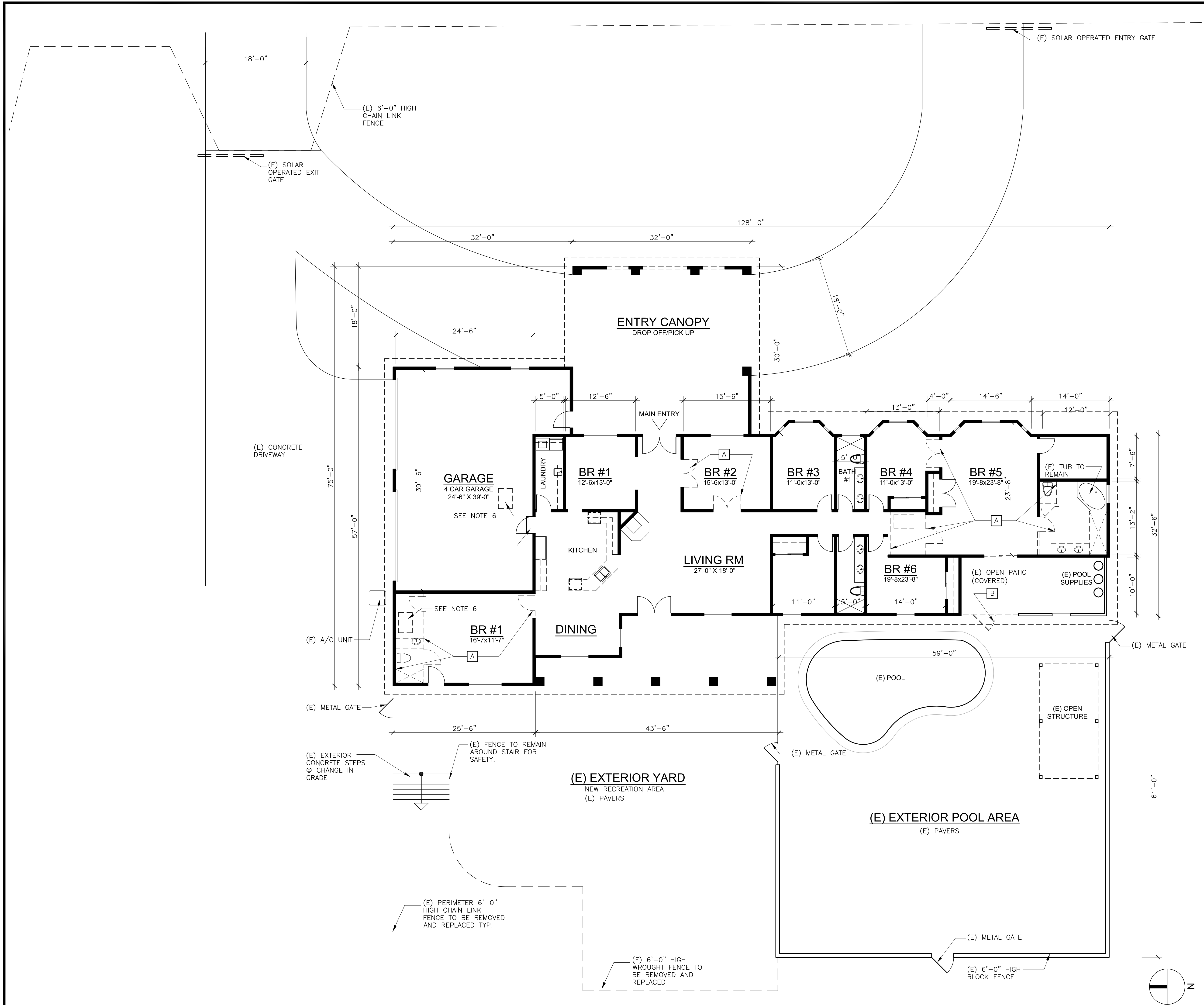
Sheet Title: **COVER SHEET**

Scale: Drawn Checked

Job No.: _____ Print Date / Series: _____

Sheet: **A - 0.0**

Of: _____ Sheets



GENERAL NOTES

- 1 EXTERIOR DOOR LANDINGS SHALL BE A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL ON BOTH SIDES OF THE DOOR. R311.3
- 2 LANDINGS/FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXTERIOR LANDING/FLOOR SHALL NOT BE MORE THAN 7" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR. R.311.3.1
- 3 SMOKE DETECTORS REQUIRED PER C.B.C., SECTION 310.9.
PROVIDE HARD WIRED SMOKE DETECTORS IN BEDROOM AND LIVING AREA PER [CRC R314]: (SEE A-5.1)
a. CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM.
b. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
c. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
d. A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT. PROVIDE PHOTOELECTRIC SMOKE DETECTOR IN LIVING ROOM WHERE LESS THAN 20' BUT GREATER THAN 10' FROM RANGE.
e. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC R314 AND R31.
- 4 PROVIDE HARD WIRED CARBON MONOXIDE ALARMS IN LIVING AREA PER [CRC R315]: (SEE A-5.1)
a. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
- 5 PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, AT COUNTER TOP SURFACES AND GARAGES. [CEC 210.8(A)] AT KITCHEN (TYP.)
- 6 IN BATHROOM, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR AS PER 2022 CALIFORNIA ENERGY CODE SECTION 150.0(K)2I.
- 4 HVAC:RHEEM RAKA-037JA2 (2 UNITS)
WATER HEATER:BRADFORD WHITE M45056CX12 (50 GAL.)
- 5 FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER CHAPTER 4 OF CALIFORNIA GREEN BUILDING STANDARDS CODE. (R340)
- 6 MIN. 30"x30" ATTIC ACCESS TO HVAC IN ATTIC. MIN HEADROOM OF 30" (R807.1, MC 304.1) TYPICAL IN (4) LOCATIONS, GARAGE, 3 CLOSETS)

DEMOLITION KEYNOTES

- A WALLS, DOORS AND FIXTURES TO BE REMOVED SHOWN DASHED. CAP ALL PLUMBING FOR FUTURE FIXTURES. PATCH AS REQUIRED.
- B REMOVE EXISTING GATE FOR UNOBSTRUCTED ACCESS TO FROM PATIO.

WALL KEY

- EXISTING WALLS
- DEMOLITION
- PROPOSED WALLS 2x4 @ 16" O.C.

Issue Date	Revisions	Issue Date
	REASONABLE ACCOMMODATION	8/12/2025
	PLAN CHECK CORRECTIONS	10/10/2025
	PLAN CHECK RESUBMITTAL	1/5/2026

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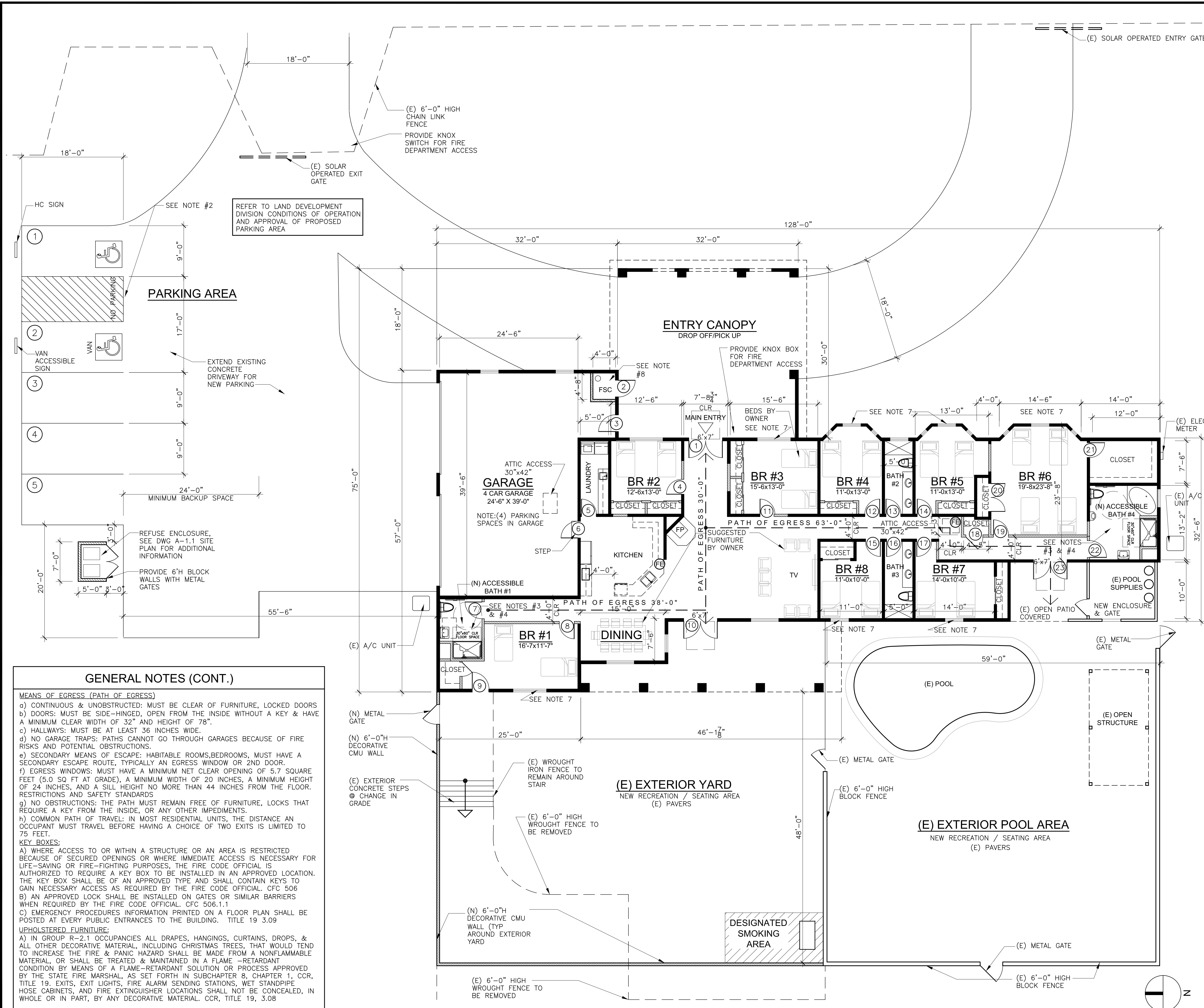


REASONABLE ACCOMMODATION REQUEST
 6748 CORIANDER DRIVE OAK HILLS, CA 92344
 TAMARA SOUSSAN DESIGN 4501 ELM TREE LANE IRVINE CA (949) 922-0915

Sheet Title
DEMOLITION PLAN AND NOTES

Scale	Drawn	Checked
Job No.		
Print Date / Series		
Sheet		

A - 2.2
Of Sheets



GENERAL NOTES

- STRUCTURAL AND FIRE-PROTECTION REQUIREMENTS FOR R-2.1 OCCUPANCY**
NOTE: BUILDING HEIGHT AND CONSTRUCTION: BUILDINGS HOUSING PROTECTIVE SOCIAL CARE FACILITIES NEED NOT BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION WHEN NOT MORE THAN TWO STORIES IN HEIGHT.
- PARKING REQUIREMENTS**
NOTE: REFER TO PARKING SUMMARY ON COVER SHEET A-0.0. PATH OF TRAVEL FROM ACCESSIBLE PARKING TO FRONT DOOR SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE.
- BATHS - R-2.1 OCCUPANCY REQUIREMENTS:**
FOR RESIDENTIAL GROUP R-2.1 OCCUPANCIES, THE REQUIRED ACCESSIBLE BATH MUST ACCOMMODATE THE SUPERVISED, 24-HOUR PERSONAL CARE ENVIRONMENT FOR RESIDENTS WHO MAY HAVE A MENTAL OR PHYSICAL DISABILITY. THE SPECIFIC ACCESSIBILITY REQUIREMENTS WILL DEPEND ON THE BUILDING'S LOCATION AND APPLICABLE VERSION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ICC A117.1 STANDARD, WHICH ARE OFTEN SUPPLEMENTED BY LOCAL AMENDMENTS.

ACCESSIBLE BATHS FOR THIS OCCUPANCY MUST MEET DESIGN REQUIREMENTS FOR CLEAR FLOOR SPACE, FIXTURES, AND TURNING RADIUS TO ENSURE USABILITY, ESPECIALLY FOR NON-AMBULATORY RESIDENTS.

- KEY ACCESSIBILITY REQUIREMENTS FOR BATHS IN R-2.1 OCCUPANCIES**
 - REQUIRED NUMBER OF ACCESSIBLE BATHS**
ACCESSIBLE UNITS: IN LICENSED CARE FACILITIES CLASSIFIED AS R-2.1, A CERTAIN PERCENTAGE OF UNITS MUST BE FULLY ACCESSIBLE. IN SOME JURISDICTIONS (SUCH AS CALIFORNIA), THIS CAN BE AS HIGH AS 50% OF PATIENT BEDROOMS AND TOILET ROOMS.
 - UNISEX/ASSISTED-USE ROOMS:**
PROVIDING UNISEX OR "ASSISTED-USE" BATHING ROOMS IS RECOMMENDED, AS IT ACCOMMODATES RESIDENTS WHO MAY NEED ASSISTANCE FROM CAREGIVERS OF A DIFFERENT SEX. THESE ROOMS ARE SOMETIMES REQUIRED IN CERTAIN SITUATIONS, SUCH AS RECREATIONAL FACILITIES.

GENERAL SPACE AND MANEUVERING
CLEAR FLOOR SPACE: AN ACCESSIBLE TOILET ROOM MUST HAVE ENOUGH CLEAR SPACE FOR A WHEELCHAIR TO ENTER AND FOR THE DOOR TO CLOSE. THIS INCLUDES A CLEAR FLOOR AREA OF AT LEAST 60 INCHES IN DIAMETER OR A T-SHAPED TURNING SPACE. DOORWAYS: DOORWAYS MUST PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 32 INCHES.

- BATH FIXTURES AND ACCESSORIES**
 - WATER CLOSETS (TOILETS):**
HEIGHT: THE TOILET SEAT HEIGHT MUST BE 17 TO 19 INCHES FROM THE FLOOR.
 - CLEARANCE:**
FIXTURES MUST HAVE SUFFICIENT CLEAR FLOOR SPACE AROUND THEM FOR WHEELCHAIR TRANSFERS.
 - CONTROLS:**
THE FLUSH CONTROL SHOULD BE POSITIONED NO MORE THAN 44 INCHES ABOVE THE FLOOR.
 - LAVATORIES (SINKS):**
AT LEAST ONE ACCESSIBLE SINK IS REQUIRED WHEN MULTIPLE ARE PROVIDED. IT MUST BE DESIGNED FOR WHEELCHAIR USE AND HAVE THE PROPER CLEAR FLOOR SPACE.
 - GRAB BARS:**
REINFORCEMENT: THE WALLS AROUND WATER CLOSETS, TUBS, AND SHOWERS MUST BE REINFORCED TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS.
 - INSTALLATION:**
GRAB BARS MUST BE SECURELY MOUNTED 33-36 INCHES FROM THE FLOOR, WITH 1 1/2 INCHES OF CLEARANCE FROM THE WALL, AND BE ABLE TO WITHSTAND 250 POUNDS OF FORCE. CONTROLS AND FAUCETS: ALL CONTROLS AND OPERATING MECHANISMS MUST BE USABLE WITH ONE HAND WITHOUT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

- BATHING FACILITIES (TUBS AND SHOWERS)**
 - BATHING:**
CLEARANCE: A MINIMUM CLEAR FLOOR SPACE OF 48 INCHES BY 30 INCHES IS REQUIRED FOR WHEELCHAIR MANEUVERING AND TRANSFER.
 - REINFORCEMENT:** WALLS FOR BATHTUBS MUST BE REINFORCED FOR GRAB BAR INSTALLATION.
 - SHOWERS:**
DIMENSIONS: FOR ROLL-IN SHOWERS, THE INSIDE DIMENSIONS MUST BE AT LEAST 60 INCHES BY 30 INCHES. FOR TRANSFER SHOWERS, THE MINIMUM IS 36 INCHES BY 36 INCHES.
 - CONTROLS:** SHOWER CONTROLS AND THE SPRAY UNIT MUST BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE.

- EGRESS WINDOWS**
ALL BEDROOMS TO HAVE EMERGENCY EGRESS WINDOWS. SEE MEANS OF EGRESS NOTE F FOR MORE INFORMATION.
- FIRE SPRINKLER RISER CLOSET:**
WALLS & CLG OF FSC TO BE 1 HOUR RATED. PROVIDE RATED DOOR AND SIGN "FIRE RISER ROOM"

BEDS PER ROOM SUMMARY

AREA	NO. OF BEDS
BEDROOM #1	2 BEDS
BEDROOM #2	2 BEDS
BEDROOM #3	2 BEDS
BEDROOM #4	2 BEDS
BEDROOM #5	2 BEDS
BEDROOM #6	4 BEDS
BEDROOM #7	2 BEDS
BEDROOM #8	2 BEDS
TOTAL	18 BEDS

WALL KEY

- EXISTING WALLS
- DEMOLITION
- PROPOSED WALLS 2x4 @ 16" O.C.
- PROPOSED 1 HR WALLS 2x4 @ 16" O.C. TYPE "X" GYP BD.

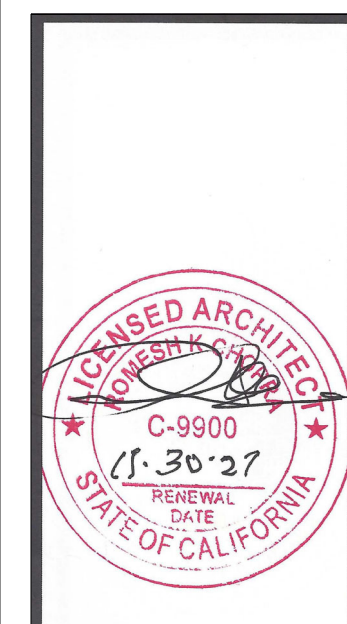
GENERAL NOTES (CONT.)

- MEANS OF EGRESS (PATH OF EGRESS)**
- CONTINUOUS & UNOBSTRUCTED: MUST BE CLEAR OF FURNITURE, LOCKED DOORS
 - DOORS: MUST BE SIDE-HINGED, OPEN FROM THE INSIDE WITHOUT A KEY & HAVE A MINIMUM CLEAR WIDTH OF 32" AND HEIGHT OF 78".
 - HALLWAYS: MUST BE AT LEAST 36 INCHES WIDE.
 - NO GARAGE TRAPS: PATHS CANNOT GO THROUGH GARAGES BECAUSE OF FIRE RISKS AND POTENTIAL OBSTRUCTIONS.
 - SECONDARY MEANS OF ESCAPE: HABITABLE ROOMS, BEDROOMS, MUST HAVE A SECONDARY ESCAPE ROUTE, TYPICALLY AN EGRESS WINDOW OR 2ND DOOR.
 - EGRESS WINDOWS: MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5.0 SQ FT AT GRADE), A MINIMUM WIDTH OF 20 INCHES, A MINIMUM HEIGHT OF 24 INCHES, AND A SILL HEIGHT NO MORE THAN 44 INCHES FROM THE FLOOR. RESTRICTIONS AND SAFETY STANDARDS
 - NO OBSTRUCTIONS: THE PATH MUST REMAIN FREE OF FURNITURE, LOCKS THAT REQUIRE A KEY FROM THE INSIDE, OR ANY OTHER IMPEDIMENTS.
 - COMMON PATH OF TRAVEL: IN MOST RESIDENTIAL UNITS, THE DISTANCE AN OCCUPANT MUST TRAVEL BEFORE HAVING A CHOICE OF TWO EXITS IS LIMITED TO 75 FEET.
- KEY BOXES:**
- WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. CFC 506
 - AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC 506.1.1
 - EMERGENCY PROCEDURES INFORMATION PRINTED ON A FLOOR PLAN SHALL BE POSTED AT EVERY PUBLIC ENTRANCES TO THE BUILDING. TITLE 19 3.09
- UPHOLSTERED FURNITURE:**
- IN GROUP R-2.1 OCCUPANCIES ALL DRAPES, HANGINGS, CURTAINS, DROPS, & ALL OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE & PANIC HAZARD SHALL BE MADE FROM A NONFLAMMABLE MATERIAL, OR SHALL BE TREATED & MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE STATE FIRE MARSHAL, AS SET FORTH IN SUBCHAPTER 8, CHAPTER 1, CCR, TITLE 19. EXITS, EXIT LIGHTS, FIRE ALARM SENDING STATIONS, WET STANDPIPE HOSE CABINETS, AND FIRE EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED, IN WHOLE OR IN PART, BY ANY DECORATIVE MATERIAL. CCR, TITLE 19, 3.08

Issue Date

Revisions	Issue Date
REASONABLE ACCOMMODATION	8/12/2025
PLAN CHECK CORRECTIONS	10/10/2025
PLAN CHECK RESUBMITAL	1/5/2026

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REASONABLE ACCOMMODATION REQUEST
 6748 CORIANDER DRIVE OAK HILLS, CA 92344
 TAMARA SOUSSAN DESIGN 4501 ELM TREE LANE IRVINE CA (949) 922-0915

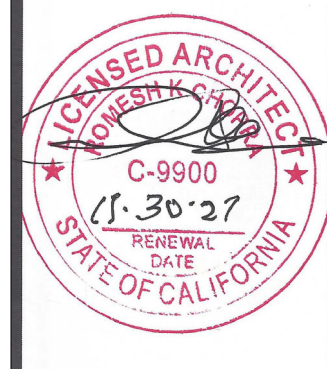
Sheet Title
PROPOSED FLOOR/SITE PLAN

Scale
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Job No. _____
Print Date / Series _____

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Of _____ Sheets

Issue Date	Revisions	Date
	REASONABLE ACCOMMODATION	8/12/2025
	PLAN CHECK CORRECTIONS	10/10/2025

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REASONABLE ACCOMMODATION REQUEST
 6748 CORIANDER DRIVE OAK HILLS, CA 92344
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Sheet Title
PROPOSED REFLECTED CLG PLAN

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Print Date / Series		
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Of	Sheets	

ELECTRICAL / LIGHTING KEY

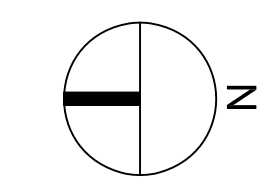
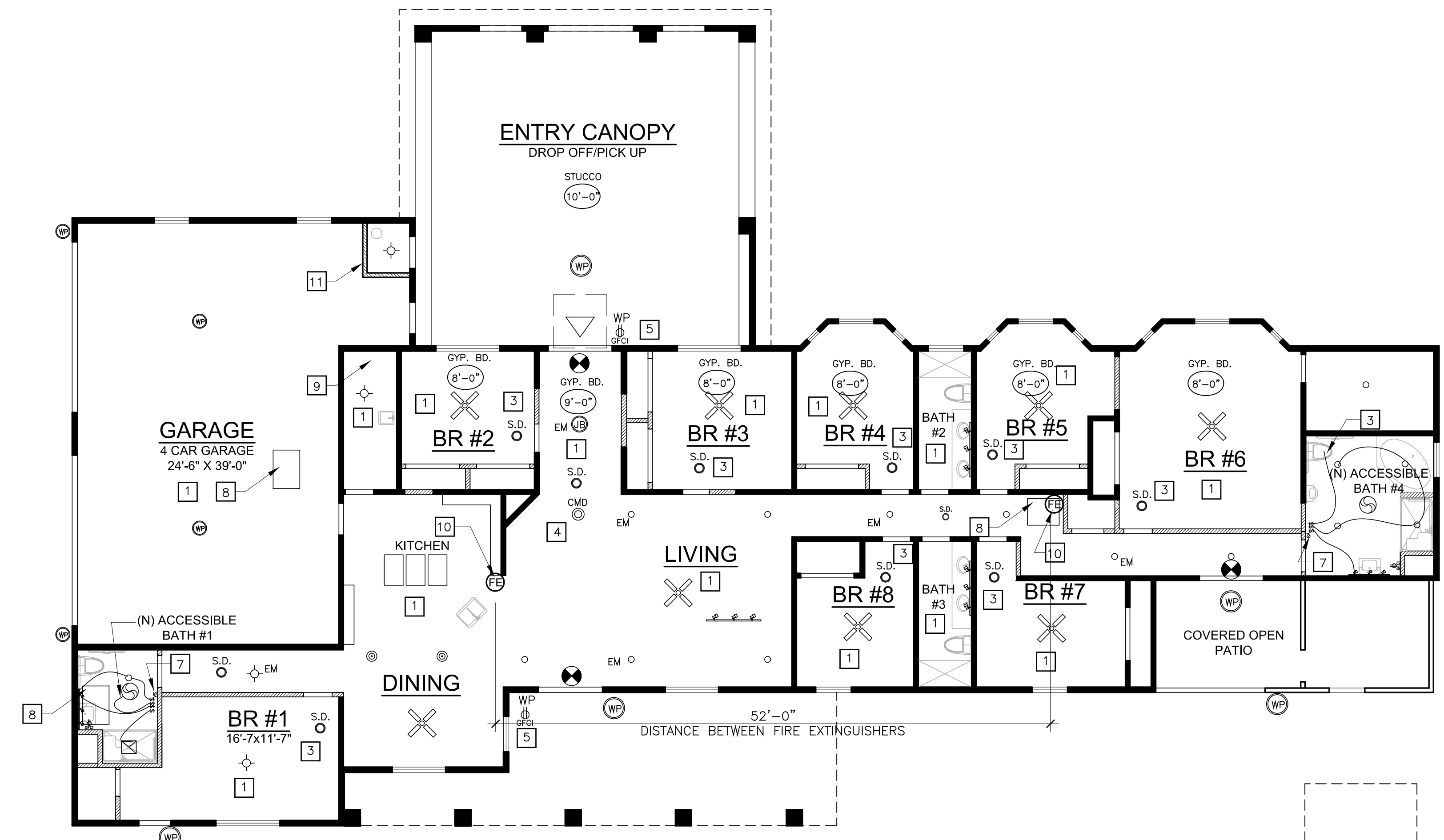
<p>(WP) OUTDOOR FIXTURE WEATHERPROOF HIGH EFFICACY</p> <p>(C) HANGING LIGHT FIXTURE HIGH EFFICACY</p> <p>(O) RECESSED LIGHT HIGH EFFICACY</p> <p>(EM) RECESSED LIGHT EMERGENCY</p> <p>(JB) J-BOX FOR HANGING LIGHT FIXTURE ETC. HIGH EFFICACY</p> <p>(S) SURFACE MOUNTED LIGHT FIXTURE HIGH EFFICACY</p> <p>--- TRACK LIGHTING</p> <p>--- LOW VOLTAGE UNDERCABINET LIGHTING</p> <p>--- LOW VOLTAGE SOFFIT LIGHTING</p> <p>(+X'-X") CEILING HEIGHT</p> <p>(FE) CEILING HEIGHT</p>	<p>(I) ILLUMINATED EXIT SIGN</p> <p>(D) DRAIN</p> <p>(E) 50 CFM EXHAUST FAN WITH HUMIDITY CONTROL</p> <p>(X) EXHAUST FAN/LIGHT HEATER UNIT</p> <p>(S.D.) SMOKE DETECTOR</p> <p>(CMD) CARBON MONOXIDE DETECTOR</p> <p>(D) DUPLEX OUTLET</p> <p>(S) SINGLE POLE LIGHT SWITCH</p> <p>(3) 3 WAY LIGHT SWITCH</p> <p>(D) DIMMER SWITCH</p> <p>(V) VACANCY SENSOR SWITCH</p> <p>(T) TELEPHONE/DATA</p> <p>(T) THERMOSTAT</p> <p>(H) HOSE BIBB</p> <p>(N) NATURAL GAS CONNECTION</p> <p>(C) SECURITY CAMERA</p>
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CEILING NOTES

- ELECTRICAL NOTE: ALL NEW OUTLETS SHALL BE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED & TAMPER RESISTANT.
- ALL LIGHTING SHALL BE HIGH EFFICACY PER SECTION 150.0 (K)
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOTS SHALL MEET THE REQUIREMENTS FOR CONTROLS IN CENC 150.0(K)3A.
- WHERE CAN LIGHTS ARE INSTALLED IN THE RATED FLOOR IN THE GARAGES & ELSEWHERE, PROVIDE RATED ENCLOSURES FOR THE ELECTRICAL BOXES AND LIGHTS (SEE LISTED ASSEMBLY IN V 13/A1/7.2)
- PROVIDE DEDICATED CIRCUIT FOR FAN VENTILATION UNITS

KEYNOTES

- EXISTING ELECTRICAL TO REMAIN
- BATHROOMS SHALL BE PROVIDED WITH 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3) PROVIDE DEDICATED CIRCUIT FOR FAN VENTILATION UNITS
- SMOKE DETECTORS REQUIRED PER C.B.C., SECTION 310.9. SEE DWG A-5.1 REFLECTED CEILING PLAN
HARD WIRED SMOKE DETECTORS IN BEDROOM AND LIVING AREA PER [CRC R314]:
a. CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM.
b. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
c. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
d. A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT. PROVIDE PHOTOELECTRIC SMOKE DETECTOR IN LIVING ROOM WHERE LESS THAN 20' BUT GREATER THAN 10' FROM RANGE.
e. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC R314 AND R31.
- LOCATION(S) OF HARD WIRED CARBON MONOXIDE ALARMS IN LIVING AREA PER [CRC R315]:
a. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
- PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF, GFI 120 VOLT RECEPTACLE AT FRONT AND BACK OF DWELLING UNIT. [CEC 210.52(E) AND 210.8(A)]
- PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACES AND GARAGES. [CEC 210.8(A)] AT KITCHEN (TYP.)
- IN BATHROOM, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR AS PER 2022 CALIFORNIA ENERGY CODE SECTION 150.0(K)2I.
- ATTIC ACCESS DOOR 30" X 42"
- DRYER VENT 4" @ MIN.; 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT 6' MAX. FOR FLEX DUCT CONNECTOR
- FIRE EXTINGUISHER:**
A) PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS. CFC 906.1
I. IN NEW AND EXISTING R-2.1 OCCUPANCIES
II. WITHIN 30- FEET OF COMMERCIAL COOKING EQUIPMENT.
B) A MINIMUM RATED EXTINGUISHER OF 2A10BC SHALL BE USED. CCR, TITLE 19, TABLE 2 & TABLE 3
C) THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER SHALL BE 75- FEET. CCR, TITLE 19, TABLE 2.
D) PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40- POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5- FEET ABOVE THE FLOOR. CFC 906.9.1 AND CCR, TITLE 19, 567.6
E) PORTABLE FIRE EXTINGUISHERS SHALL BE SERVICED ANNUALLY. CCR, TITLE 19, 575.1/596
FIRE SPRINKLER RISER CLOSET TO HAVE 1 HOUR FIRE RATED WALLS AND CEILING. PROVIDE EXTERIOR METAL RATED DOOR.



DOOR AND FRAME SCHEDULE

DOOR NOTES

no.	location	p.r.	size			thick	type	door mat'l		frame mat'l	frame finish	hdwr	notes
			wdt.	x	hgt.			mat'l	finish				
1	(E) ENTRY	*	6'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	1	EXISTING DOUBLE WOOD SOLID CORE ENTRY DOORS - SIMILAR TO DOOR TYPE A
2	NEW FIRE SPRINKLER CLOSET		3'-0"	x	6'-8"	1 1/2"	D	WOOD	PAINT	WOOD	PAINT	3,8	NEW FIRE RATED DOOR
3	(E) GARAGE		3'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	3	(E) FIRE RATED DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
4	REMODELED BEDROOM #2		2'-8"	x	6'-8"	1 1/2"	B	WOOD	PAINT	WOOD	PAINT	8	(N) WOOD PANEL DOOR WITH NEW LEVER HARDWARE
5	(E) LAUNDRY ROOM		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	4	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR DOOR TYPE B)
6	(E) GARAGE		3'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	3	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR DOOR TYPE B)
7	(N) ACCESSIBLE BATHROOM #1		3'-0"	x	6'-8"	1 1/2"	C	WOOD	PAINT	WOOD	PAINT	4,5,6,7	(N) WOOD PANEL DOOR WITH NEW LEVER HANDLE
8	REMODELED BEDROOM #1		2'-8"	x	6'-8"	1 1/2"	B	WOOD	PAINT	WOOD	PAINT	8	(N) WOOD PANEL DOOR WITH NEW LEVER HANDLE
9	REMODELED BEDROOM #1		3'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	3	(E) EXTERIOR WOOD DOOR
10	(E) LIVING ROOM	*	6'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	1	(E) EXTERIOR WOOD DOORS (SIMILAR TO DOOR TYPE A)
11	(E) BEDROOM #3		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
12	(E) BEDROOM #4		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
13	(E) BATHROOM #2		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
14	(E) BEDROOM #5		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
15	(E) BEDROOM #8		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
16	(E) BATHROOM #3		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
17	(E) BEDROOM #7		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	8	(E) WOOD PANEL DOOR, REPLACE HANDLE WITH LEVER (SIMILAR TO DOOR TYPE B)
18	(N) STORAGE CLOSET		2'-8"	x	6'-8"	1 1/2"	B	WOOD	PAINT	WOOD	PAINT	4	(N) WOOD PANEL DOOR
19	REMODELED BEDROOM #6		2'-8"	x	6'-8"	1 1/2"	B	WOOD	PAINT	WOOD	PAINT	8	(N) WOOD PANEL DOOR WITH NEW LEVER HANDLE
20	(E) CLOSET DOORS	*	5'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	4	(E) INTERIOR WOOD DOORS
21	(E) CLOSET DOOR		2'-8"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	4	(E) INTERIOR WOOD DOOR
22	(N) ACCESSIBLE BATHROOM #4		3'-0"	x	6'-8"	1 1/2"	C	WOOD	PAINT	WOOD	PAINT	4,5,6,7	(N) WOOD PANEL DOOR WITH NEW LEVER HANDLE
23	(E) HALLWAY	*	6'-0"	x	6'-8"	1 1/2"	EXIST	WOOD	PAINT	WOOD	PAINT	1	(N) EXTERIOR WOOD DOORS

HARDWARE

1	SCHLAGE ADDISON AGED BRONZE EXTERIOR ENTRY DOOR HANDLES/SET WITH INTERIOR LEVER HANDLE
2	(E) SCHLAGE HEAVY DUTY ADA LEVER LOCKSETS
3	(N) SCHLAGE HEAVY DUTY ADA LEVER LOCKSETS, MATCH EXISTING
4	SCHLAGE COMMERCIAL GRADE 2 ADA LEVER PASSAGE SET, FINISH TO MATCH EXISTING
5	FALCON COMMERCIAL ADA THUMB TURN INTERIOR DEAD BOLT, EXTERIOR TO READ VACANT/OCCUPIED NO KEYWAY, 2060 FINISH
6	NORTON MEDIUM DUTY CLOSER WITH BARRIER FREE OPTION, DOOR CLOSERS AS INDICATED ON SCHEDULE AND AT ALL EXTERIOR DOORS AND DOORS WITH CARD ACCESS, MATCH 2060 FINISH
7	FLOOR MOUNT DOME DOOR BUMPER, 2060 FINISH
8	SCHLAGE COMMERCIAL GRADE 2 ADA LEVER PRIVACY SET, FINISH TO MATCH EXISTING
9	ALUMINUM THRESHOLD (EXTERIOR) 2% SLOPE MAX.

HARDWARE NOTES

FOR R-2 (RESIDENTIAL APARTMENT/CONDO) OCCUPANCY DOORS
 EGRESS HARDWARE MUST ALLOW ONE-HANDED, IMMEDIATE UNLOCKING FROM THE EGRESS SIDE, OFTEN USING PANIC BARS OR PUSH/PULL HARDWARE, BUT SPECIFIC RULES ALLOW FOR EXCEPTIONS LIKE KEY-OPERATED LOCKS ON UNIT ENTRY DOORS IF THEY OPEN FROM THE INSIDE WITHOUT A KEY, AND MAGNETIC LOCKS WITH FAIL-SAFE DEVICES UNDER CERTAIN CONDITIONS. THE CORE PRINCIPLE IS THAT RESIDENTS CAN ALWAYS ESCAPE QUICKLY AND EASILY, EVEN IN EMERGENCIES, WITH HARDWARE THAT IS OBVIOUS AND OPERABLE UNDER ANY LIGHT, LIKE A PUSH BAR OR LEVER HANDLE.

GENERAL HARDWARE REQUIREMENTS FOR R-2 EGRESS DOORS
 EASE OF OPERATION: HARDWARE MUST BE OBVIOUS, EASILY OPERATED WITH ONE HAND, AND WORK UNDER ALL LIGHTING CONDITIONS. TYPE: SIDE-HINGED SWINGING DOORS ARE STANDARD. LOCKING: LOCKS MUST RELEASE IMMEDIATELY WHEN THE HARDWARE IS OPERATED.

SPECIFIC SCENARIOS & EXCEPTIONS
 INDIVIDUAL DWELLING UNITS (R-2):
 PANIC/FIRE HARDWARE: OFTEN REQUIRED FOR DOORS SERVING COMMON AREAS OR LARGER OCCUPANT LOADS, BUT NOT ALWAYS FOR UNIT ENTRY.
 UNIT ENTRY DOORS (KEYED LOCKS): CAN HAVE DEADBOLTS, SECURITY CHAINS, OR NIGHT LATCHES, PROVIDED THEY CAN BE OPENED FROM THE INSIDE WITHOUT A KEY OR TOOL.
 ELECTROMAGNETIC LOCKS (MAGLOCKS):
 PERMITTED ON DOORS TO TENANT SPACES IN R-2 BUILDINGS IF THEY HAVE A BUILT-IN SWITCH AND RELEASE INSTANTLY ON POWER LOSS, FIRE ALARM ACTIVATION, OR BY AN OBVIOUS MANUAL DEVICE (LIKE A "PUSH TO EXIT" BUTTON).
 STAIRWAY EXIT DOORS: DOORS FROM R-2 UNITS ACCESSING A SINGLE EXIT STAIRWAY CAN BE DOCKED FROM THE OPPOSITE SIDE (NOT THE EGRESS SIDE) IF PERMITTED BY CODE.
 KEY TAKEAWAY: THE INTERNATIONAL BUILDING CODE (IBC) PRIORITIZES IMMEDIATE, SAFE EGRESS FROM R-2 UNITS, ALLOWING SOME SECURITY FEATURES (LIKE DEADBOLTS ON UNIT DOORS) AS LONG AS THEY DON'T IMPEDE ESCAPE FROM THE INSIDE, WHILE REQUIRING FAIL-SAFE MECHANISMS FOR ELECTRONICALLY SECURED DOORS. ALWAYS CONSULT THE SPECIFIC LOCAL JURISDICTION'S ADOPTED BUILDING CODES (LIKE THE IBC OR CALIFORNIA BUILDING CODE) FOR PRECISE REQUIREMENTS.

R-2 OCCUPANCY
CBC 1010.1 DOORS
 MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF THIS SECTION. DOORS SERVING AS MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2 DOORS PROVIDED FOR EGRESS PURPOSES IN NUMBERS GREATER THAN REQUIRED BY THIS CODE SHALL MEET THE REQUIREMENTS OF THIS SECTION.
 MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

1010.1.1 SIZE OF DOORS
 THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). WHERE THIS SECTION REQUIRES A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). IN GROUP 1-2, DOORS SERVING AS MEANS OF EGRESS DOORS WHERE USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 41 1/2 INCHES (1054 MM). THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES (2032 MM).
 EXCEPTIONS:
 IN GROUP R-2 AND R-3 DWELLING AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE AN ACCESSIBLE UNIT, TYPE A UNIT OR TYPE B UNIT, THE MINIMUM AND MAXIMUM WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS.
 IN GROUP 1-3, DOOR OPENINGS TO RESIDENT SLEEPING UNITS THAT ARE NOT REQUIRED TO BE AN ACCESSIBLE UNIT SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 28 INCHES (711 MM).
 DOOR OPENINGS TO STORAGE CLOSETS LESS THAN 10 SQUARE FEET (0.93 M2) IN AREA SHALL NOT BE LIMITED BY THE MINIMUM CLEAR OPENING WIDTH.
 THE WIDTH OF DOOR LEAVES IN REVOLVING DOORS THAT COMPLY WITH SECTION 1010.1.4.1 SHALL NOT BE LIMITED.
 THE MAXIMUM WIDTH OF DOOR LEAVES IN POWER-OPERATED DOORS THAT COMPLY WITH SECTION 1010.1.4.2 SHALL NOT BE LIMITED.
 DOOR OPENINGS WITHIN A DWELLING UNIT OR SLEEPING UNIT SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 78 INCHES (1981 MM).
 IN DWELLING AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE, TYPE A OR TYPE B UNITS, EXTERIOR DOOR OPENINGS OTHER THAN THE REQUIRED EXIT DOOR SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 76 INCHES (1930 MM). IN GROUPS 1-1, R-2, R-3 AND R-4, IN DWELLING AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE, TYPE A OR TYPE B UNITS, THE MINIMUM CLEAR OPENING WIDTHS SHALL NOT APPLY TO INTERIOR EGRESS DOORS.
 DOOR OPENINGS REQUIRED TO BE ACCESSIBLE WITHIN TYPE B UNITS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 31.75 INCHES (806 MM).
 DOORS TO WALK-IN FREEZERS AND COOLERS LESS THAN 1,000 SQUARE FEET (93 M2) IN AREA SHALL HAVE A MAXIMUM WIDTH OF 60 INCHES (1524 MM) NOMINAL.
 THE MINIMUM CLEAR OPENING WIDTH SHALL NOT APPLY TO DOORS FOR NONACCESSIBLE SHOWER OR SAUNA COMPARTMENTS. THE MINIMUM CLEAR OPENING WIDTH SHALL NOT APPLY TO THE DOORS FOR NONACCESSIBLE TOILET STALLS.
 1010.1.1.1 PROJECTIONS INTO CLEAR WIDTH
 THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).
 EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FLOOR.
1010.1.2 DOOR SWING
 EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.
 EXCEPTIONS:
 PRIVATE GARAGES, OFFICE AREAS, FACTORY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS.
 GROUP 1-3 OCCUPANCIES USED AS A PLACE OF DETENTION, CRITICAL OR INTENSIVE CARE PATIENT ROOMS WITHIN SUITES OF HEALTH CARE FACILITIES.
 DOORS WITHIN OR SERVING A SINGLE DWELLING UNIT IN GROUPS R-2 AND R-3.
 IN OTHER THAN GROUP H OCCUPANCIES, REVOLVING DOORS COMPLYING WITH SECTION 1010.1.4.1.
 IN OTHER THAN GROUP H OCCUPANCIES, SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDION OR FOLDING DOOR ASSEMBLIES COMPLYING WITH SECTION 1010.1.4.3.
 POWER-OPERATED DOORS IN ACCORDANCE WITH SECTION 1010.1.4.2.
 DOORS SERVING A BATHROOM WITHIN AN INDIVIDUAL SLEEPING UNIT IN GROUP R-1.
 IN OTHER THAN GROUP H OCCUPANCIES, MANUALLY OPERATED HORIZONTAL SLIDING DOORS ARE PERMITTED IN A MEANS OF EGRESS FROM SPACES WITH AN OCCUPANT LOAD OF 10 OR LESS.
1010.1.2.1 DIRECTION OF SWING
 PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.
1010.1.3 DOOR OPENING FORCE
 THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION, FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS. THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE.
1010.1.3.1 LOCATION OF APPLIED FORCES
 FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.

Issue Date	Revisions
8/12/2025	REASONABLE ACCOMMODATION
10/10/2025	PLAN CHECK CORRECTIONS
1/5/2026	PLAN CHECK RESUBMITTAL

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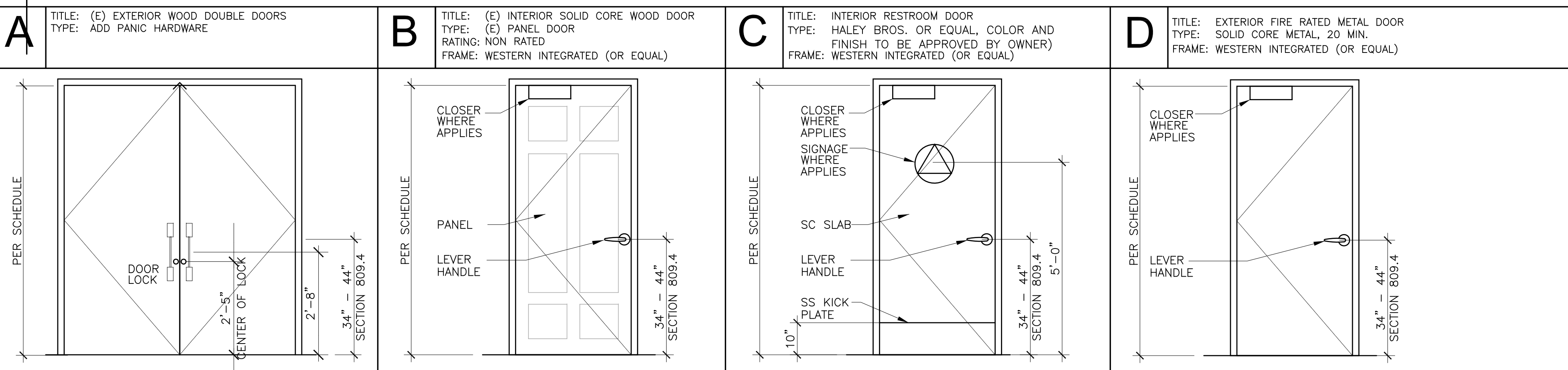


EXISTING ENTRY GATE

PROVIDE KNOX SWITCH ON GATE, MODEL: 3501
 INSTALL AN APPROVED KNOX DEVICE (BOX, SWITCH, PADLOCK) ON THE PROPERTY.
 KEYS STORED: THE PROPERTY'S KEY (FOR BUILDINGS) OR ACCESS CODES (FOR GATES) ARE SECURED INSIDE THE KNOX DEVICE.
 FIREFIGHTERS ACCESS: DURING AN EMERGENCY, FIREFIGHTERS USE THEIR UNIVERSAL KNOX MASTER KEY TO OPEN THE DEVICE AND GAIN RAPID, AUTHORIZED ENTRY.
 FOR THE SAN BERNARDINO COUNTY FIRE DEPARTMENT:
 APPROVED PRODUCTS: SBCOFD HAS SPECIFIC APPROVED PRODUCTS, INCLUDING GATE & KEY SWITCHES, HOMEBOXES, AND KNOXBOX 3200S, AVAILABLE FOR PURCHASE FROM AUTHORIZED SUPPLIERS LIKE TRL SYSTEMS.
 GATE & KEY SWITCHES: THESE OVERRIDE ELECTRONIC GATES AND LOWER-VOLTAGE EQUIPMENT, ALLOWING FIRE ENGINES TO PASS WITHOUT WAITING.
 ORDERING: PROPERTY OWNERS MUST TYPICALLY GET APPROVAL FROM THE FIRE DEPARTMENT BEFORE ORDERING TO ENSURE THEY GET THE CORRECT, COMPATIBLE DEVICE.
 VISIT THE KNOX BOX WEBSITE (KNOXBOX.COM) OR A SUPPLIER LIKE TRL SYSTEMS, SELECTING SAN BERNARDINO COUNTY FOR APPROVED PRODUCTS.
 CONTACT THE SAN BERNARDINO COUNTY FIRE DEPARTMENT TO CONFIRM SPECIFIC REQUIREMENTS FOR YOUR PROPERTY.

DOOR TYPES

NOTE: ALL FRAMES TO MATCH BUILDING STANDARD (TYP.)
 (DOOR TYPES CONTINUED ON DRAWING A-9.3)



REASONABLE ACCOMMODATION REQUEST
 6748 CORIANDER DRIVE OAK HILLS, CA 92344
 TAMARA SOUSSAN DESIGN 4501 ELM TREE LANE IRVINE CA (949) 922-0915

Sheet Title
DOOR SCHEDULE

Scale

Drawn	Checked
Job No.	
Print Date / Series	

Sheet
A - 9.1

Of Sheets

EXHIBIT D

San Bernardino County Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

RECEIVED

2025 JAN 16 AM 9:17

LAND USE SERVICES
ADMINISTRATION

Re: **STRONG OPPOSITION to Zoning Administrator Action Project No.: PRAF-2025-00003**
Project Location: 6748 Coriander Dr., Oak Hills, CA Proposed Use: 18-Resident Supportive
Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

Inappropriate Use Within a Single-Family Residence and Inadequate Roadway Infrastructure

The proposed conversion of a single-family residence into a high-intensity, institutional-type operation represents a significant escalation in land-use intensity that is incompatible with the surrounding low-density rural residential neighborhood, contrary to the intent of the Development Code to encourage appropriate land uses and prevent incompatible development (Development Code § 81.01.020 – Purpose).

Roadways in this area of Oak Hills were designed and constructed to serve low-volume residential traffic, not continuous institutional activity. Existing roads feature narrow pavement widths, limited or no shoulders, open drainage ditches, and no sidewalks, lighting, or pedestrian buffers, conditions that are inconsistent with accommodating higher-intensity uses.

An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider trips, emergency vehicle access, visitor traffic, and increased deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems.

It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated

and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTa), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area

that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

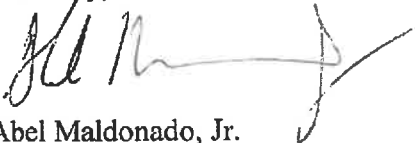
For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abel Maldonado, Jr.', with a long horizontal flourish extending to the right.

Abel Maldonado, Jr.
13070 Rodeo Rd.
Oak Hills, CA 92344
(760)956-8840
abel@ablescale.net

From: [amber arnold](#)
To: [Campos, Danny](#)
Subject: Opposition to PRAF-2025-00003
Date: Monday, January 26, 2026 5:32:18 PM

You don't often get email from arnold-amberl@hotmail.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.

To Whom it May Concern,

I am writing to formally express my absolute opposition to the proposed establishment for Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344

Project# PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals honestly seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address. There are many children who walk unaccompanied to and from the school bus stop, and should be able to continue to do that without fear of these addiction rehabilitation patients having visual of them and being put in a vulnerable situation. The same can be said about the neighborhood children who enjoy being kids in our streets, as they should be, and all of the families that take walks together through this neighborhood.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. This has already been seen and experienced by community members of other homes wrongfully used for this purpose. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live, and pay the associated property taxes for such.

Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. The rate of relapse is considerably high within the first 30-90 days, and these patients pose an extreme threat to our families and property. Due to the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is NOT in the best interest of public safety and will increase the strain of our emergency responders, and it will be our neighbors and families who suffer.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Please deny Project No. PRAF-2025-00003 to help to keep our children safe, our elderly safe, our hard working residents safe, our families safe, and your constituents safe.

Thank you for your time, consideration, and service to our community.

Respectfully,
Amber Arnold, concerned resident
6536 Fremontia Rd, Oak Hills

Brandon Krejckant
6070 Lassen Rd
Oak Hills, CA 92344
brandonkrejckant93@gmail.com
760-953-4673
January 13, 2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: STRONG OPPOSITION to Zoning Administrator Action

Project No.: PRAF-2025-00003

Project Location: 6748 Coriander Dr., Oak Hills, CA

Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

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The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
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Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

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It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

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Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

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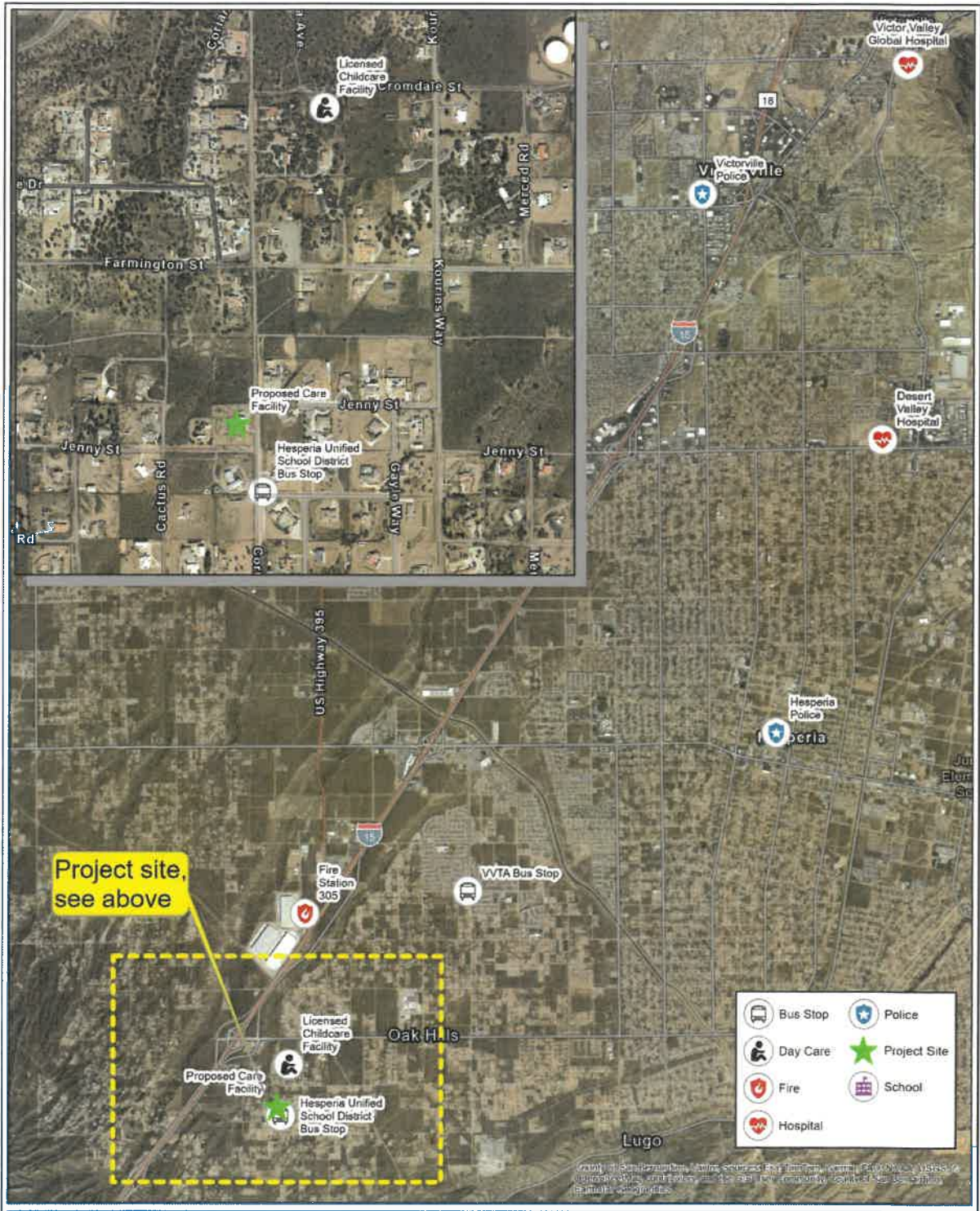
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Krejckant", with a long horizontal flourish extending to the right.

Brandon Krejckant

Exhibit A



Project site, see above

PRAF-2025-00003 Opposites
 Control Date: 11/13/2025
 Author: Brandon Kozicki

PRAF-2025-00003 OPPOSITION

0 0.75 1.5 Miles

From: cgtorres@aol.com
To: [Campos, Danny](#)
Subject: 6748 Coriander Dr, Oak Hills 92344
Date: Monday, January 12, 2026 8:26:27 PM

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

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Dear Mr. Campos,

I am writing to you regarding the proposed drug rehabilitation business in my neighborhood. Please consider the negative impact that a business dealing with drug addicted people will have on our community. This area was never intended to serve as a commercial zone. Allowing a business to operate in a residential neighborhood is going to cause many negative consequences for the area. Allowing 15-20 residents and another 10-20 caregivers in such a small area will cause havoc for the existing residents. We purchased our homes and properties in this area to escape the poor living conditions in the city, this business will destroy the small town atmosphere and create unwanted problems for our understaffed police force. This business goes against everything that makes this neighborhood a safe place to live. Please do not destroy our desert wat of life. There are many vacant properties available in an area that is zoned for and more appropriate for this type of business.

Thank you for listening to our concerns and do not allow this kind of business in our community.

Carlos G Torres,
Concerned resident.
760-963-1063

[Sent from the all new AOL app for iOS](#)

From: [cherie k](#)
To: [Campos, Danny](#)
Subject: 6748 coriander Dr. oak hills
Date: Tuesday, January 20, 2026 8:55:18 AM

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I have several concerns with the proposed rehabilitation home located at 6748 Coriander, Oak Hills.

My main concern is that our neighborhood is designed for large parcels and rural living. Placing 15-20 adults into a home is similar to placing an apartment complex on the same parcel. Our community is not designed for this type of high-density population. Our roads are privately maintained and are stressed with the current population. In addition, we do not have access to shopping or services without transportation, and there is no public transportation available.

Our neighborhood has dealt with several “illegal” halfway houses in the past, the last being just a year ago. These homes have brought in many problems with unstable individuals walking in the neighborhood, damaging property, hiding in bushes, and making the neighborhood unsafe. Local law enforcement was relatively unsuccessful when addressing the issues.

When building my home, I knew of the county ordinances in place and accepted them. I chose not to build my home

in an area where high-density homes, apartments, or residential rehabilitation homes are allowed. I do not believe that an exception/exemption should be given to others to change the type of neighborhood that I and my neighbors chose to live in.

Thank you,
Cherie Kopasz

County of San Bernardino
Project # praf-2025-00003

Project address 6748 Coriander dr
Oak Hills Ca

My name is Chuck Crew

I live at 11525 Greenwood st , Oak Hills Ca.i built my home in 2004

I raised 3 daughters here. I'm a business owner and developer

I also own parcel# 0357-571-70 which abuts the property in in question

Our community is rural living. We have taken much effort to keep our area safe for all.

The proposed facility at above address is a real slap in the face from the County of San Bernardino to even entertain the possibility of it being proposed ,to all of us that have built a life here for our families. There is a school bus stop on the corner of Coriander and Musgrave , 300 ft from the address in question

This poses a great potential danger for the children that use this bus stop

It also brings a element of danger to all the families in the area. It will drastically affect and reduce property values to all of us in the area that have invested significantly financially into our properties

We chose this area for a reason , rural living zoned. NOT a place for a medical , rehab business. However you want to polish what you call it , it's a drug rehab and or transition home from prison

This area is zoned rural living NOT medical care and or rehabilitation centers

To add insult to injury the address is already being worked on as if no matter opposition , the project will be allowed to move forward regardless

Not only do I oppose this property to be used for What is proposed. I strongly oppose it and will go to great steps to petition it to not be permitted

Chuck Crew
760-559-2885

From: dslindley@netzero.net
Subject: Oak Hills community opposition of ARF
Date: Saturday, January 24, 2026 8:16:55 AM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live. Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. Because of the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,
Darryl Lindley

From: [Deanna Baker](#)
To: [Campos, Danny](#)
Subject: Opposition of Residential Care Facility-Addiction Recovery House
Date: Friday, January 16, 2026 2:32:49 PM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment of a "Residential Care Facility" Drug Rehabilitation House in my neighborhood at 6748 Coriander Dr. Oak Hills, CA 92344.

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

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We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,
Concerned Neighbor
Deanna Baker

From: [Enrique Reyes](#)
To: [Supervisor Cook](#); [Campos, Danny](#); [Taylor, Christina](#); [Planning Commission Comments](#); [Hunsicker, Nathan](#); [Jerry.Blum@lus.sbcounty.gov](#); [CountywidePlan](#); [bbennington@cityofhesperia.us](#); [alee@hesperiaca.gov](#); [Kimberly.quimarin@socialnewsgroup.com](#); [NEWS@vpng.com](#); [Hugo@vpng.com](#); [Civil.Fraud@usdoj.gov](#); [sbcsentinel@yahoo.com](#); [benny@bennyjohnson.com](#); [info@projectveritas.com](#); [nickshirley@honeybadgerprod.com](#); [michelle.teran@asm.ca.gov](#); [victoria.ventura@asm.ca.gov](#); [talon36.com@gmail.com](#); [Campos, Danny](#); [Taylor, Christina](#); [Planning Commission Comments](#); [Hunsicker, Nathan](#); [Jerry.Blum@lus.sbcounty.gov](#); [CountywidePlan](#)
Date: Sunday, January 18, 2026 10:28:07 PM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live. Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. Because of the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,
Concerned Neighbor
Sent from my iPhone

From: [Gabrielle Bankston](#)
To: [Campos, Danny](#)
Cc: Jerry.Blum@lus.sbcounty.gov; [CountywidePlan](#); [Planning Commission Comments](#); [Taylor, Christina](#); Nathan.Hu@lus.sbcounty.gov
Subject: Project PRAF-2025-00003/6748 Coriander Drive, Oak Hills
Date: Monday, January 26, 2026 4:13:28 PM

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Dear Zoning Administrator,

I am writing as a deeply concerned resident who lives less than 0.2 miles from the proposed rehab center planned for our neighborhood. My husband built our home in 2008, and for nearly two decades we have chosen to stay because of the safety, quiet, and sense of security this neighborhood provides. It is not just where our house is—it is where our life is.

I want to be very clear that this letter is not a criticism of rehabilitation or recovery. I believe strongly that people deserve access to treatment and support. However, I do not believe that a rehab center of this nature belongs in the heart of a residential neighborhood designed for families, children, and long-term homeowners.

This proposal has caused many of us real fear and anxiety. We worry about increased crime, safety issues, traffic, and the strain on law enforcement and emergency services. Even well-managed rehab centers cannot control what happens outside their doors, and residents should not have to shoulder that risk simply because of where they live. These concerns are not hypothetical—they are issues that other neighborhoods have experienced when similar facilities were placed in residential zones.

Our homes represent our largest investments, both financially and emotionally. Many of us chose this neighborhood specifically because it is quiet, stable, and safe. The possibility that this rezoning could permanently change that—impacting property values, daily peace of mind, and the feeling of safety we have in our own homes—is deeply distressing.

I respectfully ask that you deny this rezoning request and consider placing this rehab center in an area better suited for such a facility, where it can operate successfully without disrupting established residential communities.

Before making your decision, I sincerely invite you to visit our neighborhood. Walk the streets, see how families live here, and understand what is at stake for those of us who call this place home.

Thank you for listening and for considering the voices of the residents most affected

by this decision.

Sincerely,
Gabrielle Bankston
11822 Jenny St.
Oak Hills, CA 92344

760 792-5287

Best Regards,

Gabrielle Bankston

From: [Heike Forster](#)
To: [Campos, Danny](#)
Subject: Opposition of residential addiction recovery care facility in my community.
Date: Saturday, January 24, 2026 10:00:26 AM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

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We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore

alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,
Concerned Neighbor
Heike Forster
949-280-2240

From: [Ian Dodds](#)
To: [Campos, Danny](#)
Subject: Concern for Residential Care for Addiction Recovery Facility 6748 Coriander Drive, Oak Hills
Date: Tuesday, January 13, 2026 9:42:16 AM

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To whom it may concern,

I would like to voice my concern about the Addiction Recovery Center at 6748 Coriander Drive in Oak Hills, California.

The "Reasonable Accommodation Request" should be *denied* based the following reasons:

1. Improper Use of California Environmental Quality Act (CEQA) §15303

The proposed project does **not qualify for the CEQA §15303 categorical exemption**. The exemption does not account for the **substantial increase in wastewater generation** associated with up to **20 residential patients and up to 20 staff members**. The existing septic system was not designed for this level of continuous occupancy and operational load and would require **replacement with a newly engineered septic system**. Such work exceeds the definition of a *minor or reasonable modification* and constitutes a material environmental impact requiring CEQA review.

2. Unaddressed Septic and Wastewater Impacts

No analysis has been provided demonstrating that the existing septic system can safely and legally support the proposed use. Absent soil testing, percolation studies, and system redesign, the project presents a risk of **system failure, groundwater contamination, and public health violations**.

3. Medical Waste Generation and Disposal

The operation of an addiction recovery facility will generate **regulated medical waste**. The proposal fails to address how such waste will be handled, stored, treated, or removed. If on-site treatment is proposed, an **accessory steam sterilization (autoclave) unit** or equivalent system would be required, which constitutes additional infrastructure and environmental impact not disclosed or analyzed.

4. Public Health Impacts from On-Site Smoking

The proposal does not address the **public health impacts of smoking activity** by up to 20 patients and 20 staff members on-site. This includes exposure to secondhand smoke, increased fire risk, litter (cigarette waste), and air quality impacts. No mitigation measures or designated smoking controls have been identified.

5. Public Safety Considerations

The project fails to evaluate potential **public safety impacts associated with substance-related behavioral risk**. CEQA requires analysis of reasonably foreseeable impacts to surrounding properties and the community, yet no operational safeguards, supervision protocols, or security measures have been identified.

6. Lack of Clarity Regarding Facility Type

The application does not specify whether the facility is intended to operate as a **sober living environment, a medically supervised detox facility,** or another classification of addiction treatment. This distinction is material, as each use carries **different operational, medical, waste, safety, and environmental impacts,** which must be disclosed and analyzed under CEQA.

Thank you for your attention to this matter.

Dodds Family - Oak Hills Resident

From: [Ian Dodds](#)
To: [Campos, Danny](#)
Cc: [Hill, Veronica](#); [Planning Commission Comments](#); [Shoup, Samuel](#); [COB - Internet E-Mail](#); [Board Meeting Comments](#)
Subject: Re: OPPOSITION to PRAF-2025-00003
Date: Tuesday, January 27, 2026 8:26:19 AM
Attachments: [image001.png](#)

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Danny,

Yes I will explain why those findings are not met:

1. The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.

This finding is not met because the proposed addiction recovery facility is likely to function more as a temporary or transitional group home rather than a permanent primary residence for protected individuals. Under the Fair Housing Act (FHA), recovering individuals are protected only if they are not currently using illegal drugs, but facilities like this often house residents on short-term stays (e.g., 30-90 days) for treatment or recovery programs, which does not qualify as a "primary residence." Additionally, if the facility includes on-site staff, counselors, or operators who are not themselves protected individuals, the housing would not be exclusively occupied by those protected under the FHA. In Oak Hills' rural residential zoning (e.g., OH/RL districts under San Bernardino County Development Code), such facilities resemble commercial or institutional uses, not individual primary residences, potentially violating the intent of single-family or low-density residential designations.

2. The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.

This finding is not met because alternative housing options for recovering individuals exist elsewhere in San Bernardino County without needing this specific accommodation in a residential area. For instance, zoned areas for group homes or recovery facilities in more urban or commercially designated parts of the county (e.g., near Hesperia or Victorville) could accommodate such needs without encroaching on Oak Hills' rural zones. The FHA requires necessity, not preference; granting this would set a precedent for unnecessary variances when other sites are available that align with the County's General Plan and do not disrupt established residential

communities. Residents in recovery can access equal housing opportunities through existing licensed facilities or individual rentals without this site-specific waiver.

3. The requested reasonable accommodation will not impose an undue financial or administrative burden on the County.

This finding is not met because approving the facility would create significant ongoing costs and oversight demands for San Bernardino County. Monitoring compliance with recovery program standards, handling increased calls for emergency services (e.g., police for potential relapses or disturbances, fire for overcrowding risks), and enforcing zoning variances would strain limited county resources. In rural Oak Hills, where infrastructure like roads and utilities is already minimal (as noted in the Oak Hills Community Action Guide), the county may need to invest in upgrades or additional patrols, imposing undue financial burdens. Court cases, such as those involving Costa Mesa's sober living regulations, highlight how unregulated facilities lead to administrative overload from complaints, inspections, and legal challenges, far exceeding standard residential oversight.

4. The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the County.

This finding is not met because allowing an addiction recovery facility in a residential zone fundamentally alters San Bernardino County's zoning framework, which designates Oak Hills as Rural Living (OH/RL) with minimum lot sizes (e.g., 2.5 acres) to preserve low-density, single-family character. The County Development Code (Chapter 82.36) and General Plan emphasize agricultural, resource management, and residential uses without group or institutional facilities. Waiving this would effectively rezone the property without proper process, undermining policies against densification and commercial intrusions, as identified in the Oak Hills Community Plan threats like "developers densification." This sets a dangerous precedent, eroding the integrity of zoning laws designed to maintain rural standards.

5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

This finding is not met because, based on common patterns with similar facilities, the recovery home poses direct threats in Oak Hills' isolated residential setting. Potential relapses could attract drug-related activity, increasing risks of crime, overdoses, or disturbances in a neighborhood with limited emergency response times (e.g., no nearby fire hydrants or marked roads, as per community weaknesses). Clustering of

residents (often 6+ in group homes) heightens fire hazards from overcrowding or smoking, and transient populations may lead to property damage through neglect or unauthorized visitors. Specific to this case, Oak Hills' proximity to BLM lands with shooting and off-road issues amplifies safety concerns, as noted in community threats, making this a verifiable risk rather than stereotype.

6. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.

This finding is not met because the facility may not enhance quality of life and could instead create an isolating or institutionalized environment counterproductive to recovery. In Oak Hills' rural setting, limited access to public transit, jobs, or support services (e.g., poor internet/cell reception, no nearby supermarkets) hinders integration into normal community life, potentially worsening isolation for residents. FHA guidance emphasizes "normal residential surroundings," but placing a group facility here risks fostering dependency rather than independence, as seen in criticisms of clustered sober homes leading to "recovery campuses" that mimic institutions. This does not affirmatively improve lives when better-located options exist.

7. Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.

This finding is not met because denying this specific request does not deny equal opportunity overall. Recovering individuals can choose rural housing elsewhere in the county or state without needing a group facility variance here; individual rentals or smaller homes in compliant zones are available. The FHA protects against broad denial, not site-specific preferences. In Oak Hills, where the community prioritizes large-lot, equestrian-friendly living (per Community Action Guide), forcing a group home denies neighbors their chosen housing type, but residents in recovery face no systemic barrier absent this accommodation, as evidenced by existing facilities in more suitable areas.

8. Whether the requested accommodation would fundamentally alter the character of the neighborhood.

This finding is not met because introducing a recovery facility would fundamentally shift Oak Hills from a quiet, rural residential enclave to one with institutional elements. The neighborhood's character—wide open spaces, peace, wildlife, dark skies, and low traffic (core strengths in the Community Action Guide)—would be eroded by group living, potential noise from meetings/visitors, and a transient feel. Similar to

Costa Mesa cases, this creates "overconcentration" effects, altering the single-family, large-lot ethos preserved in the Oak Hills Community Plan against Hesperia's urban push. This change is profound, not incidental.

9. Whether the accommodation would result in a substantial increase in traffic or insufficient parking.

This finding is not met because a recovery facility typically generates significant additional traffic and parking demands in a rural area like Oak Hills. Multiple residents (often 6-12), plus staff, counselors, visitors, and delivery services, could add 500+ vehicle trips daily on unpaved or narrow roads (e.g., threats like "500 cars a day on Coyote Trail"). The Community Action Guide notes existing issues with dirt road dust, unsafe roads, and no lane designations; insufficient on-site parking would spill over to streets, exacerbating congestion. In low-density zones with no public transit, this is a substantial, unavoidable impact.

10. Whether granting the requested accommodation would substantially undermine any express purpose of either the County's General Plan or an applicable Specific Plan.

This finding is not met because it directly undermines the San Bernardino County General Plan and Oak Hills Community Plan goals of preserving rural character, open spaces, and low-density development. The General Plan (via Countywide Plan) prioritizes "rural nature" and limits densification, while the Oak Hills Plan (Chapter 82.36) restricts uses to agricultural/residential to avoid urban sprawl from adjacent areas like Hesperia. Allowing a group facility promotes institutionalization and clustering, conflicting with policies against threats like "solar farms" or "too many windmill turbines" that disrupt the landscape—similarly, this erodes express purposes of maintaining quiet, family-oriented communities.

11. Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

This finding is not met because adding this facility risks creating an institutionalized cluster in Oak Hills or nearby areas. If other recovery homes, group facilities, or treatment centers exist within proximity (common in San Bernardino County's desert region), the separation would be insufficient, leading to "near neighborhoods of sober living homes" as criticized in California cases like Costa Mesa. The Oak Hills Community Action Guide warns against Hesperia's influence and densification; even one facility starts this trend, fostering a campus-like feel rather than integrated

residential living, which harms both residents and the community by institutionalizing the area.

Thanks

Ian

On Tue, Jan 27, 2026 at 7:25 AM Campos, Danny <Daniel.Campos@lus.sbcounty.gov> wrote:

Hi Ian,

Please advise if you would like to share how the findings listed would not be met. Otherwise I will simply note that you do not believe they are met.

Danny Campos

Assistant Planner
Land Use Services Department
Office: 909-387-3012

Cell: 909-893-1172
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415



From: Ian Dodds <ian@bznops.io>

Sent: Monday, January 26, 2026 5:01 PM

To: Campos, Danny <Daniel.Campos@lus.sbcounty.gov>; Hill, Veronica <Veronica.Hill@bos.sbcounty.gov>; Planning Commission Comments <PlanningCommissionComments@lus.sbcounty.gov>; Shoup, Samuel <Samuel.Shoup@bos.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>; Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>

Subject: OPPOSITION to PRAF-2025-00003

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Dear San Bernardino County Representatives,

Ahead of the Zoning Administration meeting on January 29th at 9:00am

I would like to make a case in opposition to the:

Residential Care Facility - Addiction Recovery

6748 Coriander Drive, Oak Hills

Project# PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

For the following findings which are *not* met:

6. The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
7. The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
8. The requested reasonable accommodation will not impose an undue financial or administrative burden on the County.
9. The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the County.
10. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial

physical damage to the property of others.

11. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.

12. Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.

13. Whether the requested accommodation would fundamentally alter the character of the neighborhood.

14. Whether the accommodation would result in a substantial increase in traffic or insufficient parking.

15. Whether granting the requested accommodation would substantially undermine any express purpose of either the County's General Plan or an applicable Specific Plan.

16. Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

Thank you,

Oak Hills Resident

From: [jay_arnold](#)
To: [Campos, Danny](#)
Subject: Opposition to PRAF-2025-00003
Date: Monday, January 26, 2026 5:48:55 PM

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To Whom it May Concern,

I am writing to formally express my absolute opposition to the proposed establishment for Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344

Project# PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals honestly seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address. There are many children who walk unaccompanied to and from the school bus stop, and should be able to continue to do that without fear of these addiction rehabilitation patients having visual of them and being put in a vulnerable situation. The same can be said about the neighborhood children who enjoy being kids in our streets, as they should be, and all of the families that take walks together through this neighborhood.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. This has already been seen and experienced by community members of other homes wrongfully used for this purpose. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live, and pay the associated property taxes for such.

Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. The rate of relapse is considerably high within the first 30-90 days, and these patients pose an extreme threat to our families and property. Due to the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is NOT in the best interest of public safety and will increase the strain of our emergency responders, and it will be our neighbors and families who suffer.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Please deny Project No. PRAF-2025-00003 to help to keep our children safe, our elderly safe, our hard working residents safe, our families safe, and your constituents safe.

Thank you for your time, consideration, and service to our community.

Respectfully,
Jay Arnold, concerned resident
6536 Fremontia Rd, Oak Hills

From: [Jeff Aaker](#)
To: [Campos, Danny](#); [Taylor, Christina](#); Jerry.Blum@lus.sbcounty.gov; [Hunsicker, Nathan](#); [Planning Commission Comments](#); [CountywidePlan](#)
Subject: Resident Concern Re: Addiction Recovery Center at 6748 Coriander Drive in Oak Hills, California.
Date: Monday, January 26, 2026 5:45:22 PM

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To whom it may concern,

I know many of my neighbors have already done so. I also would like to voice my concern about the proposed/planned Addiction Recovery Center at 6748 Coriander Drive in Oak Hills, California.

While absolutely agree with neighbors that have concerns around CEQA, All the environmental, public safety, lack of clarity of facility type, and optics around what appears to be a non-transparent "fast-tracking of this project across the High Desert area.

I additionally, see major concerns with those in recovery. We have very limited services in the High Desert overall and they are far away from all the proposed locations of these facilities. Oak Hills is particularly difficult as nothing is close to the area. These folks will not be able to drive, and we are roughly two miles from the closest public transit. That's just one example.

We also have a consistent problem with transients due to our closeness to the freeway. That presents safety concerns for the residents of the facility. They can be and have been very aggressive in the area with confronting folks in the past.

All these concerns along with my neighbors, leads me to ask for denial of the proposed ARC in Oak Hills and the other proposed locations in the High Desert.

Thank you for your attention to this matter!!!

Jeff & Laurel Aaker and Family
Concerned Oak Hills Residents

From: [Jennifer Phipps lapoint](#)
To: [Campos, Danny](#)
Subject: Questions in regards to Coriander
Date: Sunday, January 25, 2026 10:17:00 AM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

Daniel,

Please advise where we can locate the “approved “ as stated for the on-site circulation that meets The development code and San Bernardino County fire protection District standards. The project site plan that had been reviewed and accepted by the county land use services and public works department.

Thank you. I will further submit my concerns over this project shortly.

- Jennifer Phipps

[Sent from Yahoo Mail for iPhone](#)

Jesse Cain
11788 Medlow Ave
Oak Hills, CA 92344
Jesse.Cain169@gmail.com
(559) 307-3705
1/14/2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: STRONG OPPOSITION to Zoning Administrator Action Project No.: PRAF-2025-00003
Project Location: 6748 Coriander Dr., Oak Hills, CA Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

Inappropriate Use Within a Single-Family Residence and Inadequate Roadway Infrastructure

The proposed conversion of a single-family residence into a high-intensity, institutional-type operation represents a significant escalation in land-use intensity that is incompatible with the surrounding low-density rural residential neighborhood, contrary to the intent of the Development Code to encourage appropriate land uses and prevent incompatible development (Development Code § 81.01.020 – Purpose).

Roadways in this area of Oak Hills were designed and constructed to serve low-volume residential traffic, not continuous institutional activity. Existing roads feature narrow pavement widths, limited or no shoulders, open drainage ditches, and no sidewalks, lighting, or pedestrian buffers, conditions that are inconsistent with accommodating higher-intensity uses.

An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider trips, emergency vehicle access, visitor traffic, and increased deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems.

It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated

and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

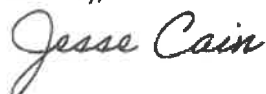
For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jesse Cain". The signature is written in a cursive, flowing style.

Jesse Cain

From: [Jessi Flohs](#)
To: [Campos, Danny](#)
Subject: Formal Opposition to Project #PRAF-2025-00003 – Oak Hills
Date: Monday, January 19, 2026 1:19:14 PM

You don't often get email from jflohs7597@yahoo.com. [Learn why this is important](#)

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Dear Mr. Campos,

My name is Jessica M. Tamayo and I am a resident of Oak Hills living at 6031 Coriander Drive. I am writing to formally oppose Project #PRAF-2025-00003 regarding the proposed residential care facility at 6748 Coriander Drive.

While I recognize the importance of treatment and recovery services, this proposal is wholly inappropriate for a low-density residential neighborhood. A 24-hour medically supervised facility housing 18 residents represents a significant and disruptive change in land use that directly conflicts with the rural character of Oak Hills.

As a mother, my primary concern is the **safety and well-being of our children** who live and play in this neighborhood. We chose to live here because it is quiet, family-oriented, and safe. Introducing a commercial-style facility puts that sense of security at risk.

This project will negatively impact surrounding homeowners through:

- Increased traffic and parking congestion on residential streets
- Elevated noise levels and ongoing outdoor activity
- Increased demand on emergency response services
- Safety and security risks to nearby families
- Decreased property values
- Inadequate infrastructure to support a facility of this size

Additionally, there is an elementary school bus pickup and drop-off location at the corner of Coriander Drive and Musgrave Avenue. Increased traffic associated with this facility creates serious safety risks for children during morning and afternoon school commute hours. As a parent, I should not have to worry about my child's safety due to this land-use decision.

Oak Hills is a residential community, not a commercial district. Approving this facility sets a dangerous precedent and undermines zoning protections meant to preserve neighborhood safety and character.

For these reasons, I strongly urge the Zoning Administrator to deny this application in its entirety.

Please include this email in the official public record for the January 29, 2026 hearing.

Sincerely,
Jessica M. Tamayo
6031 Coriander Drive
Oak Hills, CA
760-684-1839

From: [Jesus Ortega](#)
To: [Campos, Danny](#)
Subject: Opposition to Proposed Residential Care Facility – Project PRJAF-2025-00003
Date: Monday, January 12, 2026 3:15:44 PM

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Dear Mr. Campos,

I am writing to formally oppose the proposed Major Reasonable Accommodation request to establish a licensed residential care facility at 6748 Coriander Drive, Oak Hills (Project PRJAF-2025-00003).

I am a current resident living a few houses from the subject property and am the father of six children. I have serious concerns regarding the suitability of this location for a 24-hour supervised residential care facility serving up to 18 residents, particularly given its proximity to family residences and a school bus stop located at the corner of Coriander Drive and Musgrave Road.

This bus stop is actively used by children in the neighborhood, including my own. Increased foot traffic, resident movement outside the facility, visitor activity, and staff shift changes raise legitimate safety concerns during early morning and afternoon school hours. These concerns are heightened by the rural nature of the area, limited sidewalks, and reduced visibility at intersections.

Additionally, there are similar facilities operating in the surrounding area, and residents have observed individuals from those facilities roaming neighborhood streets unsupervised. This has created ongoing safety and quality-of-life concerns for nearby families. The cumulative impact of multiple facilities within close proximity has not been adequately addressed and raises questions about compatibility with the existing Rural Living land use designation.

While I respect the need for recovery and treatment services, I believe this proposal is not appropriately located and poses land-use, safety, and neighborhood compatibility concerns that warrant denial of the request or, at minimum, a more comprehensive review with enforceable conditions.

I respectfully request that this correspondence be included in the official record for the January 29, 2026 Zoning Administrator hearing.

Thank you for your time and consideration.

Sincerely,
Jesus Ortega

JESUS ORTEGA |
C: 626-592-4471

John Cardillo
11571 Whitehaven St
Oak Hills, CA 92344

RE: Project No. PRAF-2025-00003

To Whom It May Concern,

I am writing to formally object to the approval of a license for the proposed 24-hour residential care facility intended to house up to 18 residents at **6748 Coriander Drive, Oak Hills, California**. I respectfully request that the San Bernardino County Zoning Administrator carefully consider the serious public safety, land-use, and neighborhood-compatibility concerns associated with this application.

Of particular concern is the facility's close proximity—approximately 100 feet—to an established school bus stop. This location is used daily by children and their parents during morning drop-off and afternoon pickup hours. Introducing a high-density, court-referred addiction recovery facility immediately adjacent to this area presents an unreasonable and foreseeable risk to child safety and neighborhood welfare. The front door of this residence faces the bus stop.

Additionally, the majority of residents in this neighborhood are elderly and retired. Many have intentionally chosen this area as a quiet, stable community in which to live out their retirement years. Introducing a 24-hour facility of this nature into such a community will create unnecessary fear, anxiety, and disruption for residents who reasonably expect a safe and peaceful living environment. We have all worked hard to purchase our homes and retire in a neighborhood we actively strive to keep clean, safe, and well-maintained.

I am a retired police officer with 25 years of service, during which I worked extensively in patrol, supervision, and criminal investigations. Based on my professional experience, facilities of this nature—particularly those operating around the clock and housing a large number of court-referred residents—frequently generate increased criminal activity and quality-of-life issues in surrounding neighborhoods. These issues commonly include drug use, property crimes such as burglary and theft, loitering, disturbances, and a substantial increase in calls for service to local law enforcement agencies.

While I recognize the importance of treatment and recovery services, placement and scale matter. Locating a high-occupancy care facility in a residential neighborhood—especially one immediately adjacent to a school bus stop and surrounded by elderly residents—creates preventable risks and places additional strain on public safety resources.

Publicly available records further indicate that the applicant, **Dr. Sulaiman Masood**, previously resided at **511 S. Greenwich Street, Anaheim, California**, where a bankruptcy filing was recorded in 2023, and currently resides at **947 S. Silver Way, Anaheim, California**. These residences are located in well-established, upscale, and densely populated neighborhoods with home values exceeding \$1.2 million. Such neighborhoods reflect a clear expectation of stability, safety, and minimal land-use conflict.

It is reasonable to question whether a high-occupancy, court-referred addiction recovery facility of this nature would be tolerated in similarly populated residential neighborhoods such as those in which the applicant has chosen to reside. Oak Hills residents are entitled to the same reasonable expectations for safety, peace, and neighborhood compatibility.

This objection is not based on stigma, but on practical experience, public safety considerations, and land-use compatibility. There are more appropriate locations for such facilities—areas properly zoned, adequately buffered, and better suited to manage the impacts associated with high-density, court-referred populations.

For these reasons, I respectfully urge the Zoning Administrator to deny this application for **Project No. PRAF-2025-00003**, or at minimum require relocation to a more suitable and appropriately zoned area that does not place children, elderly residents, and residential neighborhoods at increased risk.

Thank you for your time and consideration.

Respectfully,

John Cardillo
Retired Police Sergeant
San Bernardino Police Department

From: [Jon Bamesberger](#)
To: [Campos, Danny](#)
Subject: Attention: Daniel Campos RE: Project No.: PRAF-2025-00003
Date: Monday, January 26, 2026 5:04:02 PM

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Jon Bamesberger
6620 Gayle Way, Oak Hills CA 92344
jbamesberger@outlook.com
1/23/2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: STRONG OPPOSITION to Zoning Administrator Action
Project No.: PRAF-2025-00003
Project Location: 6748 Coriander Dr., Oak Hills, CA
Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

For over 20 years I've lived in this long-established community of neighbors that work hard and take pride in our homes, our surrounding property, and in our community that lives up to the well-known reputation of being the best of San Bernardino county's high desert rural living. Seeking all that this community provides, many of us paid a premium to be in this part of the High Desert and if this project goes through will see our homes value greatly discounted. Because of this and all that follows, we in Oak Hills are adamantly oppose to this ill-conceived and invasive, **project No. PRAF-2025-00003**, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

The residents of Oak Hills are writing to express our opposition to the proposal described in the public notice for January 29, 2026 hearing. The application seeks a major reasonable accommodation to convert a 3,578 square foot single family home on a 4.10-acre parcel at 6748 Coriander Dr., Oak Hills, parcel # 0357571170000 into a licensed residential care facility for 18 residents and up to 20 onsite staff, requiring 24-hour medical supervision and supportive addiction recovery services.

Lack of Transparency: The applicant Sulaiman Masood, filed for the project on 8/13/2025. The project letter was received by the San Bernardino County of Public Works, Environment Management Division, dated Jan 8, 2026. Yet, none of residents of Oak Hills, near to said project, received a copy of the letter in the mail. In addition, no one in this area was sent a letter of intent months after it was submitted by the applicant and his representative. To this day, many residents in our area have no idea of this intended project, and its effects on our community. The way we discovered it was on Facebook, as one of the social media users posted it from the county website. If it was not for the social media site, many of the residents would not know about this proposal. In addition, there is a meeting scheduled for January 29, 2026 @ 9:00am in the city of San Bernardino to hear concerns from nearby property owners. It is unfathomable that we only have a matter of days to oppose this project in person and/or via email. This meeting will be scheduled in San Bernardino, 30 miles from Oak Hills, at 9:00am on a weekday, which will make it virtually impossible for concerned residence to attend in person due to conflicts with work or other daily obligations.

Incompatibility with the Rural Living Zoning and Community Character: The proposed site at 6748 Coriander Drive is currently zoned Rural Living within the Oak Hills /Rural Living Land Use Category. The existing structure is a single-family home on acreage. Converting this property to house 18 residents with 24-hour supervision fundamentally changes its intensity of use and is incompatible with the rural, low-density character of our neighborhood. The homes here are private parcels, that usually house 2-acres, more or less. This type of project is more suitable for the other more rural areas throughout the high desert. The residents of Oak Hills take pride in our little community. We have low crime rates currently. We have low traffic via cars and people. We are a close-knit neighborhood who watches each other's homes and property. Many of the residents here built their dream homes to escape city life. Some rent in order to provide their loved ones with a safer living environment. Rezoning this private single story home parcel is not compatible with the living style of this community.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

Inappropriate Use Within a Single-Family Residence and Inadequate Roadway Infrastructure: The proposed conversion of a single-family residence into a high-intensity, institutional-type operation represents a significant escalation in land-use intensity that is incompatible with the surrounding low-density rural residential neighborhood, contrary to the intent of the Development Code to encourage appropriate land uses and prevent incompatible development (Development Code § 81.01.020 - Purpose).

Roadways in this area of Oak Hills were designed and constructed to serve low-volume residential traffic, not continuous institutional activity. Existing roads feature narrow pavement widths, limited or no shoulders, open drainage ditches, and no sidewalks, lighting, or pedestrian buffers, conditions that are inconsistent with accommodating higher-intensity uses.

An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider trips, emergency vehicle access, visitor traffic, and increased deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal: The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program.

Onsite Wastewater Treatment Systems: It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type. A residential septic system designed for single-family will not be suitable or permissible for an 18-resident, 20-staff, 24-hour supervised facility without redesign, permitting, and approval. Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access: Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies. The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses: A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation:

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure. The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards:

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Safety of the Children: There is a bus stop for kids, elementary through high school age, within 300 feet of the proposed facility. Kids also ride their bicycles and offroad vehicles around that area frequently. Families also invite their loved ones with children over for weekend parties, and other occasions. Regarding these types of rehabilitation facilities, it is not uncommon for residents to leave the facility without permission, or AWOL. As they are mentally ill, or detoxing off drugs, they are not thinking rationally, or behaviorally. This puts the children and the community at large, at a much greater risk of being victimized or worse.

Safety and Infrastructure Concerns: The project would introduce increased traffic from staff, service providers, deliveries and visitors; frequent ambulance or law enforcement calls; and lighting and noise that diminish the quiet enjoyment of nearby homes. The residence was designed for a family, not for 18 individuals requiring constant medical oversight. A property of this size may not have adequate fire suppression, sanitation capacity or parking for staff and emergency vehicles. Residents with substance use disorders may have complex medical and behavioral needs that require trained staff and rapid emergency response, yet the site is in a rural area where fire and medical services have longer response times. As it stands now, our area is desperately underserved by emergency organizations. Response times are extremely high with some calls going unanswered. Concentrating a vulnerable population in such a setting could jeopardize both the residents' well-being and community safety.

Adequate Treatment Resources Should be Local and Regulated: While addiction treatment resources are vital, they should be delivered in professionally regulated and properly zoned facilities, not in a residential rural community. Local treatment resources in San Bernardino County already exist and can be expanded within appropriate commercial or medical zones.

Conclusion:

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Request for Denial: This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I urge the Zoning Administrator to deny Project No. PRAF-2025-00003

Sincerely,

Jon Barnesberger

Judy Garcia

6571 Cactus Rd
Oak Hills, CA 92344
E-mail: sageexxon@yahoo.com
714-264-3759

January 16, 2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

**Re: STRONG OPPOSITION to Zoning Administrator Action
Project No.: PRAF-2025-00003**

Date Filed: 08/13/2025

Project Location: 6748 Coriander Dr., Oak Hills, CA

Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

Inappropriate Use Within a Single-Family Residence and Inadequate Roadway Infrastructure

The proposed conversion of a single-family residence into a high-intensity, institutional-type operation represents a significant escalation in land-use intensity that is incompatible with the surrounding low-density rural residential neighborhood, contrary to the intent of the Development Code to encourage appropriate land uses and prevent incompatible development (Development Code § 81.01.020 – Purpose).

Roadways in this area of Oak Hills were designed and constructed to serve low-volume residential traffic, not continuous institutional activity. Existing roads feature narrow pavement widths, limited or no shoulders, open drainage ditches, and no sidewalks, lighting, or pedestrian buffers, conditions that are inconsistent with accommodating higher-intensity uses.

An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider

trips, emergency vehicle access, visitor traffic, and increased deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems.

It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility

proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

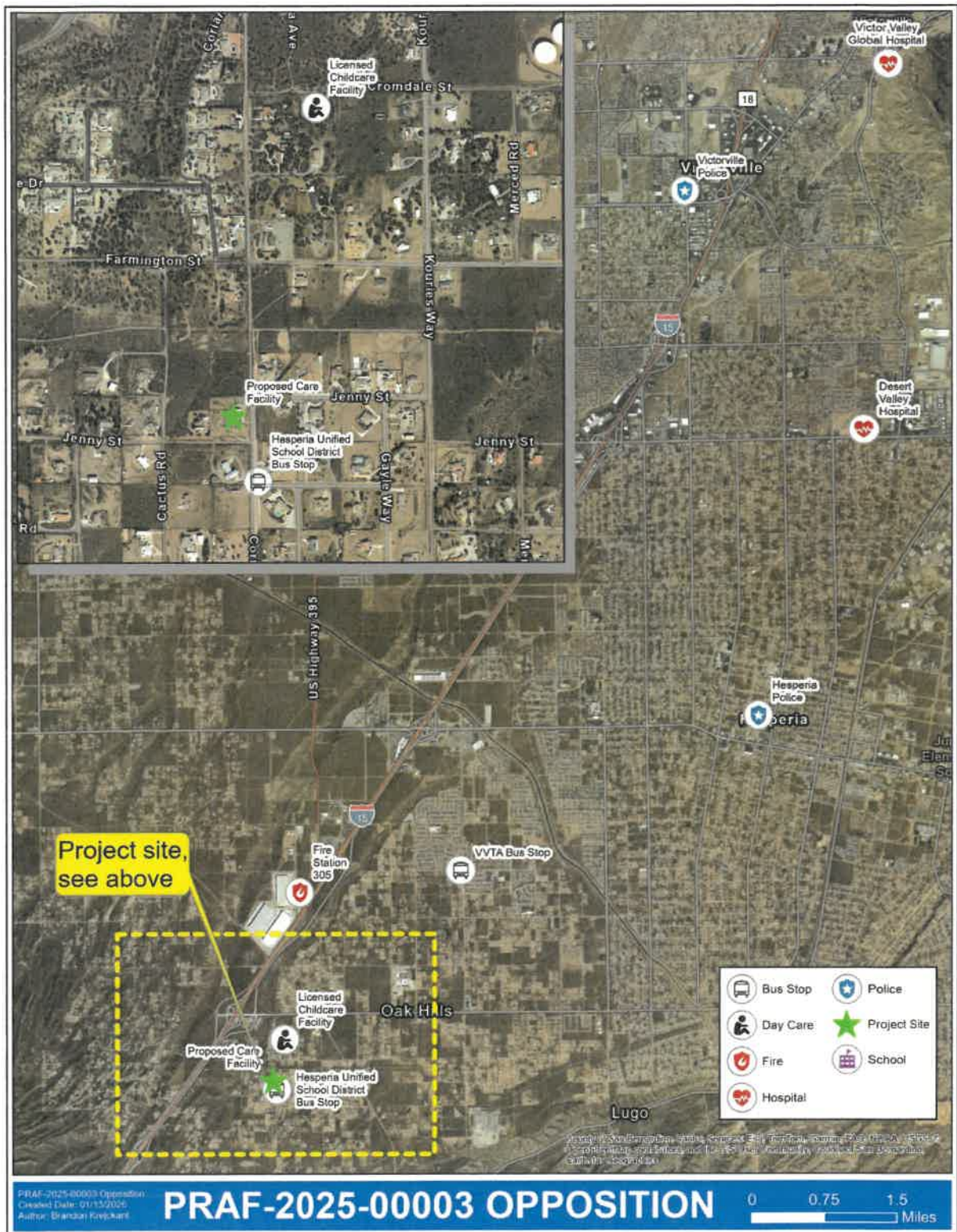
Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

Judy Garcia

Exhibit A



January 14, 2026

Opposition Letter to Proposed Residential Drug Rehab Facility (Project PRAF-2025-00003)

San Bernardino County Zoning Administrator
ATTN: Daniel Campos, Planning Division
385 North Arrowhead Ave.
First Floor
San Bernardino, Ca. 92415

Subject:

Opposition to a major reasonable accommodation to establish and operate a Licensed Residential Care Facility at 6748 Coriander Drive, Oak Hills, Ca. 92344 (Project PRAF-2025-00003)

Mr. Campos, members of the Zoning Administration Hearing, Supervisor Cook, et al.,

I am writing to express my opposition to the proposal described in the public notice for January 29, 2026, hearing. The application seeks a major reasonable accommodation to convert a 3,578-square-foot single-family home on a 4.10-acre parcel at 6748 Coriander Dr., Oak Hills, parcel # 0357571170000, into a licensed residential care facility for 18 residents requiring 24-hour medical supervision and supportive addiction recovery services. My opposition is based on newly discovered public information about the applicant, safety to nearby homes and children, and potential fraudulent activity.

Character of Applicant/Potential Fraudster: All information was discovered via a quick internet search of public records. They indicate that a Dr. Sulaiman Masood is a licensed pharmacist, # 60619, who allegedly filed for bankruptcy under the US Court, Central District of California (Santa Ana) #: 8:23-bk-12198-SC on 10/24/2023. This same individual was allegedly sued by Blue Cross of California, docket # 8:24-ap-01016, Bankruptcy - Dischargeability - §523(a)(6), willful and malicious injury, 62 Bankruptcy - Dischargeability - §523(a)(2), false pretenses, false representation, actual fraud.

The same individual was allegedly involved in another bankruptcy, a U.S. Bankruptcy Court, Central District of California (Santa Ana) Bankruptcy Petition #: 8:23-bk-12243-TA of his company, Equaltox, a toxicology laboratory that provided tests related to the treatment of mental health disorders, alcoholism, and other substance abuse disorders. The alleged owner, Sulaiman Masood, was also contracted with San Bernardino County for a sum of \$5,458,116.43 to provide it with COVID-19 testing, receiving payment for its services largely from insurers, including Medicare, Medical, Cigna, Aetna, and many others, as well as private parties.

If the alleged public information applies to the above-mentioned applicant, it seems that the San Bernardino County Department of Public Works, Environmental Management Division, should have screened the applicant more thoroughly before rushing into the planning phase of said

project. Lack of transparency: The applicant submitted the project application on August 13, 2025. The project letter was received by the San Bernardino County Department of Public Works, Environment Management Division, dated Jan 8, 2026. Yet, none of the residents of Oak Hills, near the said project, received a copy of the letter. In addition, no one in this area was sent a letter of intent months after it was submitted by the applicant and his representative. To this day, many residents in our area have no idea of this intended project and its effects on our community. This was discovered on Facebook, as one of the local social media users posted it from the county website. If it were not for the social media site, many of the residents would not know about this proposal. In addition, there is a meeting scheduled for January 29, 2026 @ 9:00 am in the city of San Bernardino to hear concerns from nearby property owners. It is unfathomable that we only have a matter of days to oppose this project in person and/or via email. This meeting will be scheduled in San Bernardino, 30 miles from Oak Hills, at 9:00 am on a weekday, which will make it virtually impossible for concerned residents to attend in person due to conflicts with work or other daily obligations.

Concerns about unregulated sober-living operations and “body broker” scams. Recent investigative reporting from Hawaii News Now (February 2025) describes how “body brokers” – individuals paid to recruit vulnerable people into treatment programs – have been targeting homeless addicts in Hawaii and other states and relocating them to California drug rehab homes. Health providers and officials warned that recruiters offer free transportation, housing, and food, but may funnel clients to unregulated facilities. The article notes that these recruiters promise “substance abuse treatment homes in California,” yet there are “lots of red flags” because vulnerable people are being drawn to programs that may lack oversight. The same report found warnings about an “explosion of unregulated clean and sober houses” in Southern California, and that similar recruiting tactics turned out to be a scam program funded by insurance and taxpayer dollars. The company featured in the story, Santa Monica Rehab LLC, was sued by Aetna in 2023. The insurer alleged \$40 million in fraud and claimed the houses operated more like “drug dens” with minimal treatment, and that highly paid body brokers were doing the recruiting. These documented abuses raise serious questions about any private rehabilitation project in our county. If San Bernardino County allows an out-of-the-area operator to expand a facility under the guise of a licensed residential treatment home, there is a risk that it could become part of the network of unregulated sober houses described above. Residents fear our community could be exploited by unscrupulous operators who recruit vulnerable individuals from other states for profit rather than providing evidence-based treatment.

Incompatibility with the Rural Living zoning and community character: The proposed site at 6748 Coriander Drive is currently zoned Rural Living within the Oak Hills /Rural Living Land Use Category. The existing structure is a single-family home on acreage. Converting this property to house 18 residents with 24-hour supervision fundamentally changes its intensity of use and is incompatible with the rural, low-density character of our neighborhood. The homes here are private parcels that usually house 2 acres, more or less. This type of project is more suitable for more rural areas throughout the high desert. The residents of Oak Hills take pride in our little community. We currently have low crime rates. We have low traffic via cars and people. We are a close-knit neighborhood that watches each other’s homes and property. Many of the residents

here built their dream homes to escape city life. Some rent to provide their loved ones with a safer living environment. Rezoning this private single-story home parcel is not compatible with the living style of this community.

Safety of the children: There is a bus stop for kids, elementary through high school age, within 300 feet of the proposed facility. Kids also ride their bicycles and off-road vehicles around that area frequently. Families also invite their loved ones with children over for weekend birthday parties and other occasions. Regarding these types of rehabilitation facilities, it is not uncommon for residents to leave the facility without permission, or go AWO, as they are mentally ill, or detoxing off drugs, and may not be thinking rationally or behaviorally. This puts the children and the community at large at a much greater risk of being victimized or worse.

Safety and infrastructure concerns: The project would introduce increased traffic from staff, service providers, deliveries, and visitors; frequent ambulance or law enforcement calls; and lighting and noise that diminish the quiet enjoyment of nearby homes. The residence was designed for a family, not for 18 individuals requiring constant medical oversight. A property of this size may not have adequate fire suppression, sanitation capacity or parking for staff and emergency vehicles. Residents with substance use disorders may have complex medical and behavioral needs that require trained staff and rapid emergency response, yet the site is in a rural area where fire and medical services have longer response times. As it stands now, our area is desperately underserved by emergency organizations. Response times are extremely high, with some calls going unanswered. Concentrating a vulnerable population in such a setting could jeopardize both the residents' well-being and community safety. Adequate treatment resources should be local and regulated: While addiction treatment resources are vital, they should be delivered in professionally regulated and properly zoned facilities, not in a residential rural community. Local treatment resources in San Bernardino County already exist and can be expanded within appropriate commercial or medical zones, in even more rural areas than Oak Hills.

My neighbor, Michael Bogdanoff, has been employed by the California Department of Corrections, Department of Parole, for the last 25 years as a Licensed Psychiatric Social Worker. His duties include performing psychosocial evaluations, medication referrals, diagnostic impressions, crisis management, referral to involuntary psychiatric hospitalizations (5150's), running individual/group therapy sessions, referral to county/state-sponsored housing and drug treatment programs for mentally ill recently paroled gang members, sex offenders, murderers, arsonists, and other high-risk, dangerous populations. As the proposal for the current project located at 6748 Coriander Road in the city of Oak Hills is written very vaguely, possibly on purpose, just noting "addiction recovery", he assumes the worst possible scenario. He is very aware of the dangers associated with the treatment of these subjects. They often go AWOL from the programs they are assigned to. They often commit new crimes while at the facility or after leaving without permission. This population will often refuse their medications, drug treatment, and therapies, leading to relapse, becoming a danger to self or others, and presenting extreme danger to the nearby residents of Oak Hills and their children.

My husband and I, Dan and Karen Phelps, are currently retired. We moved to this area twenty-two years ago to get away from the congestion of small-lot neighborhoods in the surrounding communities. We enjoy the rural and small community feel of it; it's peaceful, quiet, and gives us a sense of safety, as every neighbor looks out for each other. This area is comprised of single-family homes customs homes on 2.5-acre lots or more. Most of the roads are dirt, so we don't get a lot of outside traffic and therefore are all familiar with one another. We notice when strangers are in the area, and this proposed business will bring strangers to our area – unstable people who need full-time supervision as they try to get off drugs. Although this type of accomodations are needed in all cities, smack dab in the middle of a single-family neighborhood is not the right place. There is a school bus stop 300 feet from the house in question. Needless to say, we are extremely concerned. This should not be allowed in our neighborhood.

Request for Denial: Given the documented abuses of unregulated rehab homes and body-broker scams, the potential or alleged fraudulent history of the applicant, the incompatibility of this facility with our rural neighborhood, and the absence of clear evidence that this operator will provide licensed, evidence-based care, we are in extreme opposition to this project in the community of Oak Hills. It is requested for a major reasonable ACCOMMODATION (project PRAF-2025-0003) be denied completely and moved to an even more rural area. Further Action: The community of Oak Hills is adamantly opposed to this proposed project. The project and its applicant need to be further investigated. For this reason, a copy of this letter will be sent to:

Paul Cook (Ret.) First District of San Bernardino County
Mayor of Hesperia, Brigit Bennington
Kim Guimarin, Press Enterprise
Victor Valley News Group
Fraud&BennyJohnson.com
OkeefeMediaGroup
Department of Justice, National Fraud and Housing Department

Respectfully Submitted,

Karen Phelps
6556 Fremontia St.
Oak Hills, CA
92344

From: [Kate Cruz](#)
To: [Campos, Danny](#); [Taylor, Christina](#); [Planning Commission Comments](#); [Hunsicker, Nathan](#); jerry.Blum@lus.sbcounty.gov; [CountywidePlan](#); [Supervisor Cook](#); bbennington@cityofhesperia.us; alee@hesperiaca.gov
Cc: diana_valerio
Subject: OAKHILLS PROJECT PROPOSAL
Date: Monday, January 26, 2026 2:20:44 PM

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Hi,

I hope this email finds you well.

The purpose of this email is to express my concerns about the Oak Hills project. I've been an Oak Hills resident for years now and I absolutely love the peace and quiet. With that being said **I would like to know what are the steps I need to do to make sure this new project does not get approved.** I do not agree with residential homes relocating to our city. By the city approving this you will bring the crime rate up, putting families and kids in danger.

AGAIN please advise what is needed on my end to STOP this process. **100% disagree with this project.**

Please feel free to reach out to:
Diana Valerio (626)253-8299
Kate Cruz (760)983-9781

Thank you!



Virus-free. www.avast.com

Lisa Sauer

6580 Cactus Rd
Oak Hills, CA 92344
aine5454@gmail.com
(760) 403-8483

January 16, 2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

**Re: STRONG OPPOSITION to Zoning Administrator Action
Project No.: PRAF-2025-00003**

Date Filed: 08/13/2025

Project Location: 6748 Coriander Dr., Oak Hills, CA

Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

Dear Zoning Administrator,

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While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

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Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
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Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility

proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

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Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

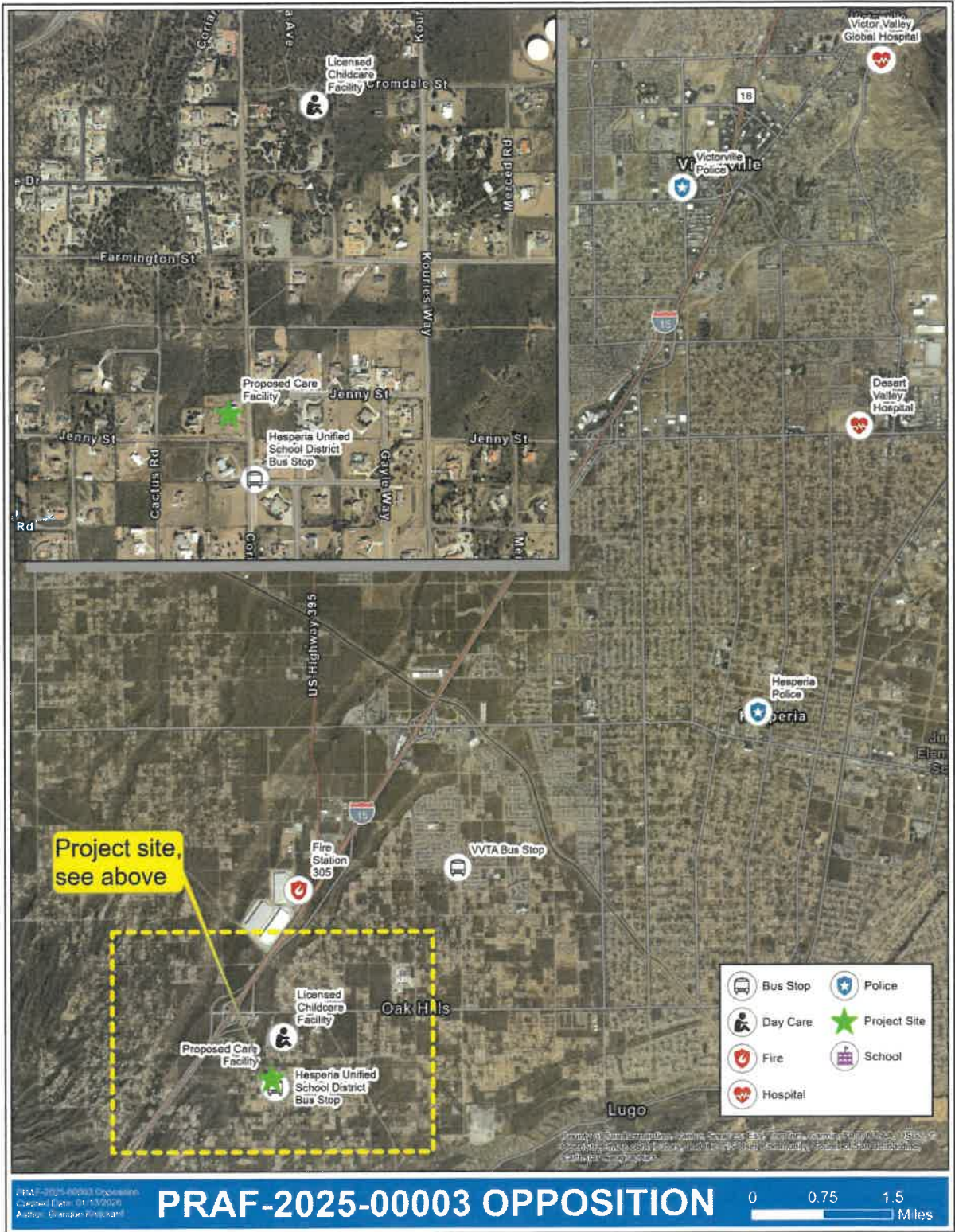
Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

Lisa Sauer

Exhibit A



PRAF-2025-00003 Opposition
 Created Date: 01/15/2026
 Author: Brandon Prosser

PRAF-2025-00003 OPPOSITION

0 0.75 1.5 Miles

From: [Liz McClain](#)
To: [Supervisor Cook](#); [Campos, Danny](#); [Taylor, Christina](#); [Planning Commission Comments](#); [Hunsicker, Nathan](#); [Jery.Blum@lus.sbcounty.gov](#); [CountywidePlan](#); [bbennington@cityofhesperia.us](#); [alee@hesperica.gov](#); [Kimberly.guimarin@socalnewsgroup.com](#); [Victor Valley News VVNG.com](#); [hugo@vvng.com](#); [Civil.Fraud@usdoj.gov](#); [sbcsentinel@yahoo.com](#); [benny@bennyjohnson.com](#); [info@projectveritas.com](#); [nickshirley@honeybadgerprod.com](#); [michelle.teran@asm.ca.gov](#); [victoria.ventura@asm.ca.gov](#); [talon36.com@gmail.com](#)
Subject: 6798 CORIANDER DR. Oak Hills community opposition to ARF
Date: Friday, January 23, 2026 2:46:17 PM

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Dear members of the city council/planning commission,

I am writing to formally express my opposition to the proposed residential addiction, recovery facility plan for our neighborhood.

6748 Coriander Drive, Oak Hills
Project# PRAF-2025-00003
Date Filed: 8/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

Our community has long been a family orientated, residential area made up of families with young children, seniors, and long-term homeowners who chose this neighborhood because of its quiet, safe, and stable environment. While I recognize the importance of addiction, recovery services, and support their presence in appropriate locations, I strongly believe this particular project is not suitable for our neighborhood.

A residential care facility of this nature raises serious concerns regarding safety, traffic, parking, noise, levels, and the overall character of our community, our neighborhood infrastructure was not designed to support increase activity, staff, traffic, visitors, or emergency services that may accompany such a facility. These changes will significantly disrupt the quality of life for residents who have invested in this area as a place to raise your families.

Additionally, placing a recovery facility within a family center residential zone may create unintended risk and uncertainties for children in vulnerable residence. Our community lacks the resources, proximity to Medical centers, and appropriate zoning buffers needed to responsibly support a facility of this kind.

Again, this opposition is not a reflection of a lack of compassion for individual seeking recovery. Rather, it is a matter of appropriate placement and zoning. There are more suitable locations, such as mix use, commercial, or medically, supported areas where recovery services can operate effectively without negatively impacting established residential neighborhoods.

I respectfully asked that the city reconsider this proposal and prioritize, the safety, character, and well-being of the families and residents who called this community home.

Thank you for your time, consideration, and service to our community.

Sincerely,
Liz McClain
Concerned Resident

From: [MARY ELLEN WALLACE](#)
To: [Campos, Danny](#)
Subject: Public Hearing Zoning Administration January 29, 2026
Date: Wednesday, January 21, 2026 9:03:03 AM

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Re: Project#PRAF-2025-00003
Applicant: Dr. Sulaiman Masood

Unlike a license for a six or even a twelve bed facility for long term housing in assisted care or foster care, a twenty bed facility for short term treatment of residents with drug and alcohol histories is not appropriate for any neighborhood. This is similar to a small hotel with an ever changing population of people who have no need or plan to be part of a neighborhood. While hopefully their program would be very successful, we are well aware that a certain percentage of the residents are not going to be able to maintain sobriety.

A business of this size and with a high risk population that is not able to maintain in their own homes will also have a failure rate that calls for a location with first line services by police, fire and emergency medical care. For those who are doing well, access to housing, jobs and transportation services should not be a distant option. None of these resources are located in our neighborhoods which are populated with families and some small family businesses.

Oak Hills is located on both sides of the Interstate 15 adjacent to the top of Cajon Pass. It is a designated wildfire area by the state of California. It is already very hard to get fire insurance for a family home. A small fire can be a disaster as everyone knows. A person failing sobriety in a twenty bed home is likely to sneak and smoke or use drugs which requires a flame. It doesn't take more than one.

Our homes are not remote from each other as lots range from one to two acres in most areas and residents have access and know their neighbors. Our children play together and can use our streets for bikes and games. The addition of a twenty bed operation would double the population on most blocks with high risk people who are short term and have no relationship or commitment to the area. A drug rehabilitation program belongs in a municipal area with other businesses and necessary resources for the success and independence of the residents, rather than placement with families and children.

Many of our homes are empty during the day with children at school and parents at work.

Older children can come home after school before the parents get home from work and are in a safe environment home alone or with siblings. I don't believe that would be true with a small or large drug rehabilitation home in the neighborhood. I am not against these needed programs, but their placement in communities is important for their success, and I don't believe drug rehabilitation is compatible with family residential areas.

Addiction to drugs and alcohol is complex and individual. It can include physical and mental illness, homelessness, family and social problems, and past criminal activity. Programs have had great success with providing support to those who are able to maintain sobriety, and we need this success as well as treatment for those who are high risk, and may have to fail a number of times before success. All of the residents deserve the resources available in our communities, and location must be considered both on behalf of families, and this vulnerable

high risk population. We all need to be safe and well served.
Thank you for considering this objection to placement of this type and size of service in our neighborhood.

From: [Michele McKee](#)
To: [Campos, Danny](#)
Subject: OAK HILLS COMMUNITY OPPOSITION OF ARF
Date: Monday, January 26, 2026 8:28:46 AM

You don't often get email from michelemckee24@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.

February 26, 2026

To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live. Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. Because of the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,

Layne and Michele McKee

From: [Mike Agnew](#)
Subject: Opposition of the Residential Care Facility for Addiction Recovery proposed in Oak Hills
Date: Tuesday, January 27, 2026 11:24:09 AM

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

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed development of a Residential Care Facility for Addiction Recovery in my community at;

6748 Coriander Drive, Oak Hills, CA 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

As a resident of this community, I am deeply concerned that the scale and nature of this facility are fundamentally incompatible with the Rural Living (RL) zoning and the specific environmental and infrastructural constraints of our neighborhood.

Under the San Bernardino County Development Code (Section 84.32.030) and California State law (HSC § 11834.23), a facility serving six or fewer residents is generally treated as a single-family home. However, any proposal for a "Large Residential Care Facility" (7 or more residents) requires a Conditional Use Permit (CUP) or a "Major Reasonable Accommodation." This conflicts with the Rural Living (RL) designation that Oak Hills is identified as. The Oak Hills community is characterized by low-density, large-lot estates designed to preserve a rural character. Introducing a high-density, 24-hour staffed facility contradicts the intent of the RL zone, which is to minimize "objectionable influences" such as excessive noise and non-residential traffic (Development Code § 82.01.020).

The Oak Hills area lacks the urban infrastructure required to safely support a commercial-scale recovery facility. Emergency Responses will be impacted. Our community relies on limited fire and medical services. A facility of this nature increases "calls for service," potentially straining local resources and increasing response times for existing residents. In addition, this type of residential facility must provide adequate off-street parking for staff and visitors. The narrow, unpaved or winding roads of Oak Hills that are not maintained by the county, but by local residents donating their time and equipment and they are not designed for the increased traffic volume of shift changes, delivery vehicles, and clinical staff, creating a public safety hazard for pedestrians and local drivers.

County standards for unlicensed or licensed facilities require a "Good Neighbor Policy" (Section 84.32.030(l)) to ensure the facility does not interfere with the quiet enjoyment of the neighborhood.

Large-scale recovery operations often lead to increased noise, outdoor smoking, and 24/7 lighting that disrupts the dark-sky and quiet-atmosphere expectations of Oak Hills residents. The Light Trespass Ordinance set forth by San Bernardino County on December 7th, 2021, strictly states a requirement of less than 0.1-foot candle measured at the property line of any adjacent residential property. The County is required to ensure that new developments are "scaled, buffered, and designed to minimize negative

impacts on existing conforming uses." This facility, by its operational nature, cannot be sufficiently buffered within a residential block to prevent a change in the neighborhood's character.

While we fully recognize the protections granted by the federal Fair Housing Act (FHA) and support the necessity of addiction recovery services, we believe this specific location is counterproductive to both the residents' recovery and the community's safety. Our concerns are rooted in land-use suitability rather than the nature of the facility. Successful recovery programs often benefit from proximity to transit, vocational opportunities, and emergency medical services—infrastructure that is fundamentally absent in the Rural Living zone of Oak Hills. Placing such a facility here creates unnecessary isolation and logistical hurdles for the participants. California law (HSC § 11834.23) and local precedents regarding "over-concentration" are designed to prevent residential blocks from becoming de facto institutional zones. By directing these facilities toward areas with established commercial-residential infrastructure, the County ensures that the "residential" character of the program remains authentic. We advocate for this facility to be situated in a more developed corridor where the health and safety requirements (such as paved access for emergency vehicles and reliable utility scaling) are already met. This would allow the facility to operate at its highest potential without compromising the rural density protections that Oak Hills residents rely upon.

In closing, the proposed facility at 6748 Coriander Drive, Oak Hills, CA 92344 represents a significant departure from the established Land Use Plan for Oak Hills. The risks to public safety, the residents of this community, the strain on rural infrastructure, and the violations of density standard make this project unsuitable for our community.

We respectfully request that the Board of Supervisors deny this proposal.

Sincerely,

Mike Agnew

From: [MISSY'S HAVEN CHILDCARE](#)
To: [Campos, Danny](#)
Subject: Opposition to Residential Care Facility at 6748 Coriander Drive
Date: Wednesday, January 21, 2026 11:57:21 AM

You don't often get email from missyhavenchildcare@yahoo.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.

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed establishment of a Residential Care Facility – Addiction Recovery in my community.

Proposed Location:

6748 Coriander Drive, Oak Hills, CA 92344

Project #: PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and the need for accessible treatment options, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for nearby residents, particularly children.

Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outdoors, and walk the streets. Many families chose to live here specifically because it is a quiet, low-traffic residential area. It is also important to note that a local elementary school bus stop is located directly in front of the proposed address, which further heightens concerns related to child safety.

In addition, I am the owner and operator of Missy Haven Childcare, a State of California–licensed childcare program. Families entrust me with the care of their young children specifically because of the calm, secure, and predictable environment this neighborhood provides. As a licensed childcare provider, I am legally and professionally obligated to maintain a safe, stable, and secure setting for children. Introducing a residential recovery facility at this location raises legitimate concerns related to safety, privacy, traffic, and land-use compatibility rather than judgment of individuals seeking treatment.

Licensed childcare operations require predictable activity patterns, controlled access, and minimal congestion. Facilities of this nature often involve increased foot traffic, visiting hours, service vehicles, and individuals at varying stages of recovery, which can create supervision challenges and situations that may be confusing or distressing for young children in an area designed for family residences.

The placement of a halfway house in this location also raises concerns regarding increased emergency incidents and added demands on law enforcement and first responders. Because this area is unincorporated, emergency services are not located nearby, and response times are often longer than ideal. Any increase in emergency calls would place an additional burden on already limited public safety resources and directly impact the safety of children and families.

We are not opposed to rehabilitation or recovery efforts. However, we strongly believe there are more appropriate locations for such facilities—areas better equipped with public transportation, nearby emergency services, and infrastructure designed to support this type of use without placing children and families at unnecessary risk.

For these reasons, I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking recovery with the responsibility to

protect existing residential neighborhoods and vulnerable populations.

Thank you for your time, consideration, and service to our community.

Sincerely,

Missy Thompson

Owner & Operator, Missy Haven Childcare

Concerned Neighbour

[Sent from Yahoo Mail for iPhone](#)

Tony Mata and Nancy Dacumos
7246 Yosemite Ave Oak Hills, CA 92344
ndacumos@aim.com 909-851-1934

January 14, 2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: STRONG OPPOSITION to Zoning Administrator Action
Project No.: PRAF-2025-00003
Project Location: 6748 Coriander Dr., Oak Hills, CA
Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

Inappropriate Use Within a Single-Family Residence and Inadequate Roadway Infrastructure

The proposed conversion of a single-family residence into a high-intensity, institutional-type operation represents a significant escalation in land-use intensity that is incompatible with the surrounding low-density rural residential neighborhood, contrary to the intent of the Development Code to encourage appropriate land uses and prevent incompatible development (Development Code § 81.01.020 – Purpose).

Roadways in this area of Oak Hills were designed and constructed to serve low-volume residential traffic, not continuous institutional activity. Existing roads feature narrow pavement widths, limited or no shoulders, open drainage ditches, and no sidewalks, lighting, or pedestrian buffers, conditions that are inconsistent with accommodating higher-intensity uses.

An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider trips, emergency vehicle access, visitor traffic, and increased deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems.

It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated

and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

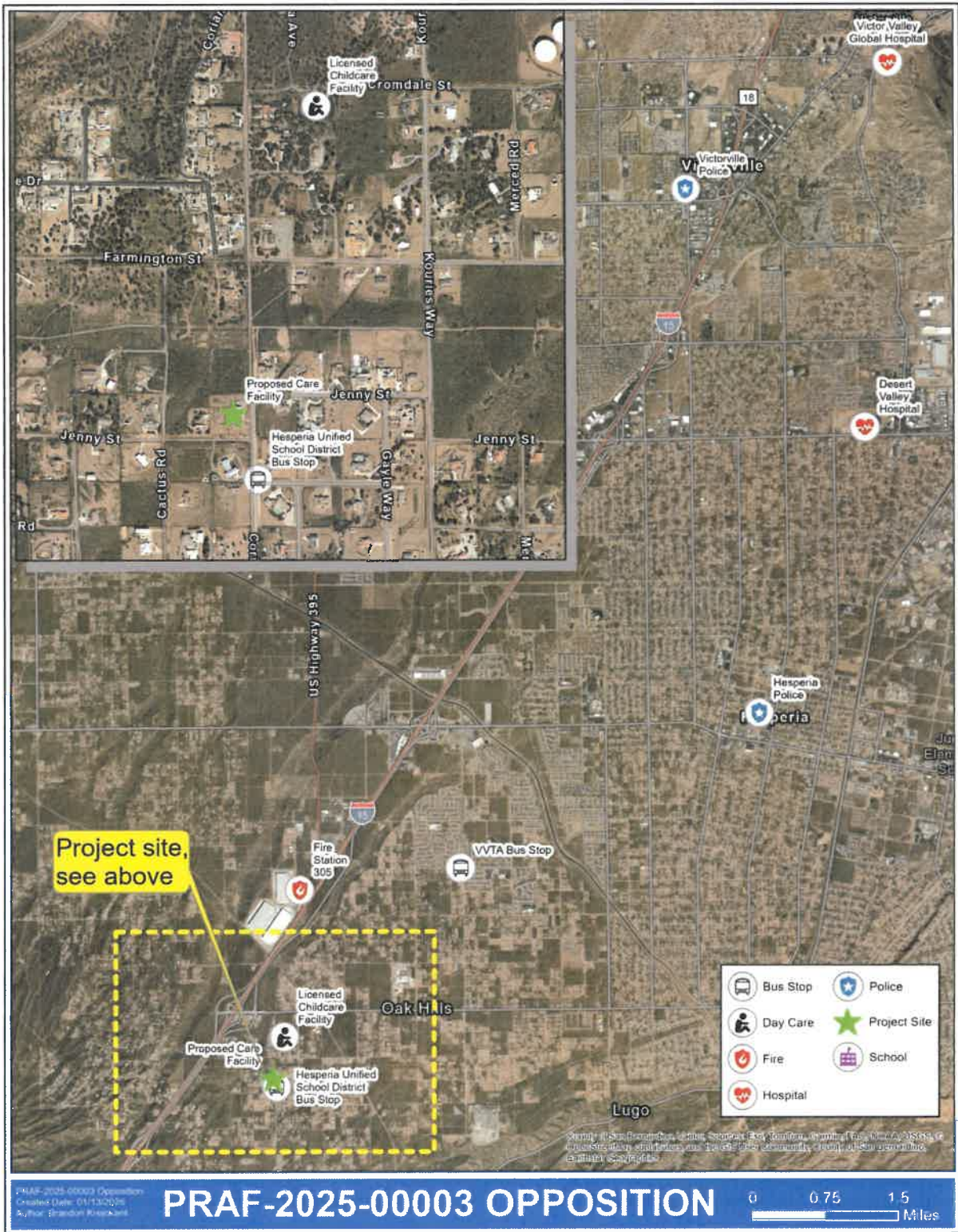
Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

Tony Mata and Nancy Dacumos

Exhibit A



PRAF-2025-00003 Opposition
 Created Date: 01/13/2025
 Author: Brandon Koppelman

PRAF-2025-00003 OPPOSITION

0 0.75 1.5 Miles

From: [Natthan Campos-Hicks](#)
To: [Campos, Danny](#)
Subject: Resident of East Oak Hills reference 6748 Coriander
Date: Tuesday, January 20, 2026 7:44:13 PM

You don't often get email from campos14.nc@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.

I would like to express concerns regarding the proposed rehabilitation residence at 6748 Coriander. Oak Hills is a rural area with limited infrastructure, privately maintained roads, and low-density land use. Concentrating a large number of adults in one dwelling introduces a high-intensity use that the surrounding neighborhood was not planned to support.

Past experiences with unlicensed group living arrangements created safety concerns and required law enforcement intervention. Rural properties have wide setbacks, outbuildings, and equipment that are not easily monitored, and law enforcement response times can be extended. These factors can create opportunities for theft or other incidents to go undetected, particularly where individuals may be vulnerable to substance-use relapse or seeking access to illicit substances.

Due to limited public services and the absence of nearby transportation, retail, and medical support, rural neighborhoods are not well equipped to accommodate these types of facilities or the needs of their residents.

When selecting my property, I relied on existing zoning and land-use rules that prohibit high-density or specialized residential facilities. Granting an exception for this project would change the intended character and function of the area and could set precedent for similar requests.

Thank you,

Natthan Campos-Hicks

From: [Pamela Evins](#)
To: [Campos, Danny](#)
Subject: 6748 Coriander Dr. Oak Hills, CA 92344
Date: Friday, January 23, 2026 7:36:35 AM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344

Project# PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live. Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. Because of the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,
Randal & Pamela Evins

From: [Robert Tamayo](#)
To: [Campos, Danny](#)
Cc: [Robert Tamayo](#)
Subject: Formal Opposition to Project #PRAF-2025-00003 – Oak Hills
Date: Monday, January 19, 2026 1:12:22 PM

You don't often get email from tamayo11@msn.com. [Learn why this is important](#)

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Dear Mr. Campos,

I am a resident of Oak Hills living at 6031 Coriander Drive, and I am writing to formally oppose Project #PRAF-2025-00003 regarding the proposed residential care facility at 6748 Coriander Drive.

While I recognize the importance of treatment and recovery services, this proposal is wholly inappropriate for a low-density residential neighborhood. A 24-hour medically supervised facility housing 18 residents represents a significant and disruptive change in land use that directly conflicts with the rural character of Oak Hills.

This project will negatively impact surrounding homeowners through:

- Increased traffic and parking congestion on residential streets
- Elevated noise levels and ongoing outdoor activity
- Increased demand on emergency response services
- Safety and security risks to nearby families
- Decreased property values
- Inadequate infrastructure to support a facility of this size

Additionally, there is an elementary school bus pickup and drop-off location at the corner of Coriander Drive and Musgrave Avenue. Increased

traffic associated with this facility would create serious safety risks for children and families during morning and afternoon school commute hours. Our roads are not designed for increased commercial traffic and lack appropriate safety controls for high-volume vehicle activity. Parents and residents should not have to fear for their children's safety due to this land-use decision.

Oak Hills was never intended to accommodate commercial-style operations within residential zones. Allowing this project sets a dangerous precedent and undermines the purpose of zoning protections designed to preserve community character and safety.

For these reasons, I strongly urge the Zoning Administrator to deny this application in its entirety.

Please ensure this email is entered into the official public record for the January 29, 2026 hearing.

Sincerely,

Roberto Tamayo Jr

6031 Coriander Drive

Oak Hills, CA

619-779-0507

Sent from my iPhone

From: [summer girl](#)
To: [Campos, Danny](#)
Subject: Re: 6748 Coriander Drive, Oak Hills
Date: Sunday, January 18, 2026 12:50:07 AM

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Re: Residential Care Facility - Addiction Recovery
[6748 Coriander Drive, Oak Hills](#)
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

Dear Mr. Campos,

As a resident of 20 years on Musgrave Rd, the street near Coriander, I absolutely reject this project. My concerns are serious about the appropriateness of this project at this specific location and within this zoning designation. Oak Hills is a Rural Living community, characterized by low-density residential uses, limited infrastructure, reliance on private wells and septic systems, and narrow roadways not designed to support institutional-scale operations.

My concerns include, but are not limited to:

- **Land Use Compatibility:** An 18-resident facility with 24-hour medical supervision and staff operations functions more like an institutional or commercial use than a single-family rural residence. This intensity of use is inconsistent with the Rural Living Land Use Category and undermines the expectations of residents who chose this area specifically for its low-density character.
- **Traffic and Road Safety:** Increased daily traffic from staff shifts, service providers, deliveries, and emergency vehicles will negatively impact road safety. Coriander Drive and surrounding roads were not designed for this level of activity.
- **Water, Septic, and Environmental Concerns:** Rural parcels rely on private wells and septic systems. The cumulative impact of 18 residents plus staff raises legitimate concerns regarding water usage, wastewater capacity, and long-term environmental sustainability, which do not appear to be adequately addressed under a CEQA exemption.
- **Precedent Setting:** Granting a Major Reasonable Accommodation of this scale risks setting a precedent for similar high-density institutional uses in Rural Living zones, fundamentally changing the nature of Oak Hills without broader community input or planning review, violating our county plan.
- **Public Safety and Emergency Services:** The area has limited access to emergency services.

A facility requiring 24-hour medical supervision may place additional strain on already limited rural response resources.

My opposition is directed toward the **scale, intensity, and location** of this proposed use. I respectfully request that the County deny this application and require a more comprehensive review, including environmental analysis and community compatibility assessment, before proceeding.

Thank you,

Sarah Molina

11432 Musgrave Rd, Oak Hills

From: [Scott Smith](#)
To: [Campos, Danny](#)
Subject: Re: Project #. PRAF-2025-00003 Date Filed: 08/13/2025
Date: Monday, January 12, 2026 2:09:26 PM

[You don't often get email from ssmith2145@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello Danny my phone number is
951-906-3835
I'm available anytime

Sent from my iPhone

> On Jan 12, 2026, at 8:01 AM, Campos, Danny <Daniel.Campos@lus.sbcounty.gov> wrote:

>

> Hello Mr. Smith,

>

> Thank you for providing your public comments regarding the subject referenced project. Your comments will be reviewed against the merit and validity of the project along with the San Bernardino County Development Code.

>

> I would love to have a conversation with you about the project and your concerns, which you note are supported further by other members of your community. Please provide me a good phone number and a time we could discuss.

>

> Danny Campos

> Assistant Planner

> Land Use Services Department

> Office: 909-387-3012

> Cell: 909-893-1172

> 385 N. Arrowhead Ave., 1st Floor

> San Bernardino, CA 92415

>

>

> -----Original Message-----

> From: Scott Smith <ssmith2145@icloud.com>

> Sent: Saturday, January 10, 2026 4:29 PM

> To: Campos, Danny <Daniel.Campos@lus.sbcounty.gov>

> Subject: Project #. PRAF-2025-00003 Date Filed: 08/13/2025

>

> [You don't often get email from ssmith2145@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>

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>

>

> Hello Daniel I'm writing you to voice my concerns about this situation. It appears that this is being rushed through with no transparency as the home was already purchased for way over the value might I add. The county was out surveying the property today. Seems this is operation was well already in the works before the residents and constituents were informed of the situation.

> It seems like a dirty politician trick to be having the hearing way down in the city of San Bernardino early in the

morning on a work day so to discourage local residents from attending.

> I ask tha this hearing be moved to a location in Hesperia and a time that is convenient for concerned residents to attend.

> I've spoken with every resident on both Jenny St. and Coriander. Everyone is 100% against ruining our nice neighborhood by exposing it to criminals drug addicts, and will most certainly hurt our property values , and invite crime.

>

> The entire community is in agreement that this seems it is just another example of FRAUD involving so called "Non Profits" using tax payer funded state grants to enrich themselves while paying off local politicians with campaign contributions and such. Just like the Minnesota Democrat Somali Fraud just here in California.

> Several of us will be referring this the Department Of Justice for their ongoing investigation into such fraud.

> We will also independently be filing for FOIA requests into finances and communications of all parties involved , Including the Applicants , all city council members, county officials, and their dogs.

> We know another one of these projects was recently pushed through with no transparency and is operating on the west side of Oak Hills. So that is going to be investigated as well.

>

> I suggest you just stop this project in its tracks we will have a petition and signed affidavit by every household within a mile of the proposed fraud property.

>

> Sent from my iPhone

January 23, 2026

Stephanie Hewitt
11574 Densmar Road
Oak Hills, CA 92344

Re: STRONG OPPOSITION to Zoning Administrator Action
Project No.: PRAF-2025-00003

Project Location: 6748 Coriander Dr., Oak Hills, CA

Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I strongly disagree with Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California. This is a commercial venture and does not belong in the community of Oak Hills. I am not opposed to a Licensed Residential Facility but it needs to be in a location zoned for such. Our community is Rural Living, not commercial. An addiction rehabilitation facility is not compatible with hard working families that raise children and support family values.

In addition to the concerns expressed by residents of Oak Hills written in letters submitted to the county, I offer an additional concern.

Would a Licensed Residential Facility, Health Care Services have the ability to address concerns or complaints from Oak Hills community residents and would they be addressed in a timely and appropriate manner.

The California State Auditor, October 2024, presented a report to the Governor of California, "Drug and Alcohol Treatment Facilities", (Report 2023-120). In that report, Health Care Services investigates complaints about treatment facilities; however, it was found that it is not always timely in completing these investigations. Specifically, although required to assign a complaint to an investigator within 10 days, Health Care Services frequently does not assign complaints on time. We found that it took Health Care Services an average of 183 days to assign the complaints when it did not meet its 10-day required time frame.

It is not fair to place undue stress onto Oak Hill community residents living a rural lifestyle by having them deal with extra issues that by nature accompany Drug and Alcohol Treatment Facilities. These issues are not what families raising kids need added to their lives, these types of issues take a long time to resolve.

Health Care Services categorizes resident death, insufficient detoxification checks, problems managing resident medications and sexual misconduct as high-priority in complaint investigation. Assignment of High-Priority complaints had a median assignment time of 2 days. Low and Medium Priority complaint assignment time took 109-112 days.

Where does that leave Oak Hill community resident concerns to fall on this priority list?

Thank you,

Drug and Alcohol Treatment Facilities, they are Sometimes Concentrated in Residential Areas, as Allowed, but State Oversight Is Not Always Timely or Thorough, October 2024. Report 2023-120.

From: meredithld@juno.com
To: [Campos, Danny](#)
Cc: meredithld@juno.com
Subject: more thoughts towards proposal project: #PRAF-2025-00003, second email
Date: Monday, January 12, 2026 4:51:02 PM

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

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Hello Daniel,

Another consideration is about the CEQA, California Environmental Quality Act. The main concerns are related to:

- increased traffic
- increased EMS and police calls
- influx of smoking on premises

Thank you.

Meredith Dodds
323-804-3263
meredithld@juno.com

Thy Will Be Done.

From: meredithld@juno.com
To: [Campos, Danny](#)
Cc: meredithld@juno.com
Subject: Public hearing for project # PRAF-2025-00003
Date: Monday, January 12, 2026 3:52:49 PM

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To the County of San Bernadino,

Daniel,

We are Steven and Meredith Dodds. We live at
11655 Jenny Street
Oak Hills, CA 92344

right across the street from the proposed project. We have owned this house since 2001, and our family moved into it full time the summer of 2009. We have raised our six children here, and now we get to have our grandchildren visit.

Since we have lived here, we have watched young families move into this surrounding neighborhood. We see children biking, dirt biking, and 4-wheeling. We watch people walk their dogs, and ride their horses around the area. This area is an established family neighborhood. One of the public schools bus stop's is right at our driveway.

The project for the facility is a good idea, but not for this area. This area is already established, and changing the zoning area will decrease house value, and decrease the safety of the neighborhood.

I (We) strongly disagree and reject this project. Please do not approve this project.

Dr. and Mrs. Steven Dodds
323-804-3263
meredithld@juno.com

PS. how could the applicant and representative send in this proposal in August, when the house wasn't sold til late Fall? Why would they buy the house without the approval of this plan?

Thy Will Be Done.

From: [Susan Maldonado](#)
To: [Campos, Danny](#)
Subject: STRONG OPPOSITION to Zoning Administrator Action Project No.: PRAF-2025-00003 Project Location: 6748 Coriander Dr., Oak Hills, CA Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision
Date: Wednesday, January 14, 2026 10:51:01 AM

You don't often get email from susan@ablescale.net. [Learn why this is important](#)

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San Bernardino County Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: STRONG OPPOSITION to Zoning Administrator Action Project No.: PRAF-2025-00003
Project Location: 6748 Coriander Dr., Oak Hills, CA Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

Inappropriate Use Within a Single-Family Residence and Inadequate Roadway Infrastructure

The proposed conversion of a single-family residence into a high-intensity, institutional-type operation represents a significant escalation in land-use intensity that is incompatible with the surrounding low-density rural residential neighborhood, contrary to the intent of the Development Code to encourage appropriate land uses and prevent incompatible development (Development Code § 81.01.020 – Purpose).

Roadways in this area of Oak Hills were designed and constructed to serve low-volume residential traffic, not continuous institutional activity. Existing roads feature narrow pavement widths, limited or no shoulders, open drainage ditches, and no sidewalks, lighting, or pedestrian buffers, conditions that are inconsistent with accommodating higher-intensity uses.

An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider trips, emergency vehicle access, visitor traffic, and increased

deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems.

It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during

peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated

and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

Susan Maldonado
13070 Rodeo Rd.
Oak Hills, CA 92344
(760)956-8840
susangiss@att.net

Tana Montgomery
11301 Belmont Rd
Oak Hills, CA 92344
Tanam21@gmail.com
(760) 467-7144
January 14, 2026

San Bernardino County
Land Use Services Department
ATTN: Zoning Administrator
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: STRONG OPPOSITION to Zoning Administrator Action

Project No.: PRAF-2025-00003

Project Location: 6748 Coriander Dr., Oak Hills, CA

Proposed Use: 18-Resident Supportive Housing Facility with 24-Hour Medical Supervision

Dear Zoning Administrator,

I am writing to formally and unequivocally express my strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Drive, Oak Hills, California.

While the County's efforts to address recovery housing needs are acknowledged, this specific proposal is fundamentally incompatible with the site, surrounding land uses, and the rural character of the community, and presents serious unresolved public safety, infrastructure, and operational concerns that are inconsistent with the San Bernardino County Development Code (Title 8).

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An 18-resident facility with 24-hour medical supervision introduces traffic patterns materially different from a single-family residence, including multiple daily and nighttime staff shift changes, service-provider trips, emergency vehicle access, visitor traffic, and increased deliveries, which must be evaluated for adequacy under the Development Code requirement that sites have adequate access and infrastructure appropriate to the proposed use.

The application materials do not include a traffic study, pavement analysis, load impact assessment, or roadway durability study to demonstrate compliance with these standards. Nor is any funding mechanism or capital improvement commitment proposed to mitigate increased roadway wear and maintenance.

Under the Development Code, approval of development, whether administrative or discretionary, requires verification or findings (§ 85.06.040 (4) - Findings Required) that public facilities and infrastructure are adequate or will be provided without degrading service levels. In this case, the applicant has failed to demonstrate that:

- Existing roadways are adequate for institutional-scale traffic;
- Pavement design can accommodate repeated emergency and service vehicle loading; and
- Planned or funded improvements exist to mitigate long-term infrastructure impacts.

Approving a higher-intensity use without ensuring roadway adequacy contradicts the intent of the Development Code and exposes the County to future maintenance and liability concerns.

Building Design, Plumbing, Water Supply, and Wastewater Disposal

The structure at 6748 Coriander Drive was originally permitted and constructed as a single-family residence, not as a group living or institutional facility housing 18 residents plus staff. The application materials do not demonstrate that the building's plumbing systems, fixture counts, water supply capacity, or wastewater disposal infrastructure have been evaluated or upgraded to accommodate the significantly increased demand associated with the proposed use, as required under the California Plumbing Code (Title 24, Part 5) and ensure compliance with the County's Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems.

It is also unclear whether the property is served by public sewer or an onsite wastewater treatment system (septic). If the property relies on a septic system, the proposed intensity of use raises serious compliance concerns under the California State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy, which regulates wastewater flows and system capacity based on occupancy and use type.

A residential septic system designed for single-family use may not be suitable or permissible for an 18-resident, 24-hour supervised facility without redesign, permitting, and approval.

Absent documentation demonstrating that water supply, plumbing capacity, and wastewater disposal systems are fully permitted and adequate for the proposed use, the County cannot reasonably conclude that the structure and supporting utilities are suitable, consistent with Development Code § 85.06.040(6).

Rural Location and Inadequate Emergency Access

Oak Hills is a rural unincorporated area with limited emergency infrastructure. The nearest full-service hospitals are located in Victorville and Apple Valley, approximately 13–15 miles away, translating to 20–30 minutes of travel time under ideal conditions, and longer during peak traffic, weather events, or emergencies.

The Development Code requires that land uses be evaluated to ensure they do not create hazards or conditions detrimental to public health and safety (Development Code § 85.06.040(6)). For a facility proposing 24-hour medical supervision, extended emergency response times inherent to this rural location pose a significant and unacceptable safety risk that has not been mitigated or addressed.

Proximity to Sensitive Uses

A licensed childcare facility operates at 11775 Cromdale Street, Oak Hills, CA 92344, within the surrounding area. Additionally, the project site is adjacent to a school bus stop operated by the Hesperia Unified School District, as shown in the attached exhibit. The Development Code requires that new development be compatible with surrounding land uses and that potential adverse impacts be evaluated

and mitigated (Development Code § 85.06.040(5)). Childcare facilities and school bus stops constitute sensitive land uses, and the placement of a high-intensity, medically supervised residential facility in close proximity raises legitimate compatibility and safety concerns that have not been adequately analyzed or mitigated.

Lack of Adequate Public Transportation

Public transportation access in this area is extremely limited. The closest public transit stop, Cedar Street Westbound & Escondido Avenue, served by the Victor Valley Transit Authority (VVTA), is not within reasonable walking distance of the project site and lacks safe pedestrian infrastructure.

The absence of accessible transportation further undermines compliance with Development Code requirements that sites be adequately served by infrastructure and access appropriate to the proposed intensity of use.

Lack of Enforceable Operational Safeguards

The proposal does not include enforceable conditions addressing visitor management, resident supervision outside the structure, emergency response coordination, noise control, lighting impacts, or parking protections. The Development Code authorizes the County to impose conditions necessary to protect public health, safety, and welfare, but where adequate conditions cannot be identified or enforced, approval is not warranted, even though per the County's Development Code, this use is considered a licensed residential care facility with more than 7 occupants and a minor use permit may be approved; the applicant is required to mitigate all reasonable risks raised and be outlined in a finding report (Development Code § 85.06.040 – Findings Required).

Conclusion

This opposition is not to recovery housing as a concept, but to the unsafe and inappropriate siting of a high-intensity, medically supervised facility within a single-family residence in a rural area that lacks adequate emergency access, transportation infrastructure, and compatibility with nearby sensitive uses, as required by the San Bernardino County Development Code.

For these reasons, I respectfully urge the Zoning Administrator to deny Project No. PRAF-2025-00003, or in the alternative, to withhold approval unless and until the applicant provides substantive, site-specific documentation demonstrating compliance with Development Code requirements and full mitigation of the concerns outlined above.

While the County must comply with applicable state and federal fair housing laws, those laws do not eliminate the County's obligation to ensure public safety, adequate infrastructure, and land-use compatibility under Title 8. The applicant has not demonstrated enforceable screening, supervision, or exclusion policies necessary to ensure compliance with legal restrictions applicable near licensed childcare facilities and school bus stops.

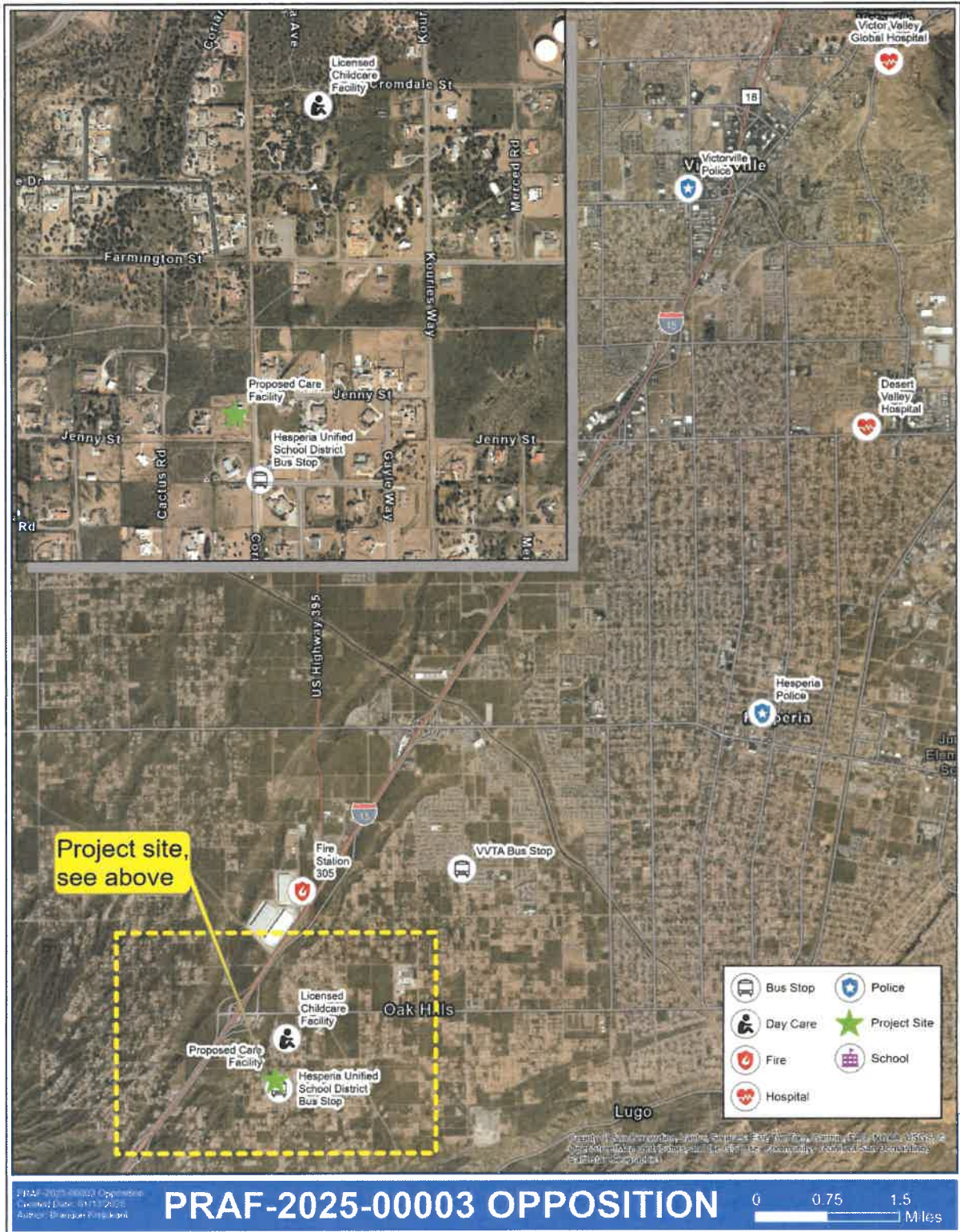
Absent clear and enforceable assurances, the County cannot reasonably conclude that the site is appropriate or that impacts to nearby sensitive uses will be adequately avoided or mitigated.

Thank you for your consideration.

Sincerely,

Tana Montgomery

Exhibit A



PRAF-2025-00003 Opposition
 Created Date: 04/11/2025
 Author: Benjamin Pappas

PRAF-2025-00003 OPPOSITION

0 0.75 1.5
 Miles

From: ndacumos@aim.com
To: [Campos, Danny](#)
Subject: Strong Opposition to Zoning Admin re: PRAF-2025-00003
Date: Wednesday, January 14, 2026 8:44:03 AM

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I am writing to formally and unequivocally express our strong opposition to Project No. PRAF-2025-00003, which proposes the establishment of an 18-resident supportive housing facility with 24-hour medical supervision for addiction recovery within a single-family residence located at 6748 Coriander Dr., Oak Hills, Ca. 92344. This is a rural location and this type of development creates many hazards or conditions that are detrimental to public health and safety.

Sincerely,
Tony Mata and Nancy Dacumos
7246 Yosemite Ave
Oak Hills, Ca 92344
909-851-1934

From: [Walter Kingcade](#)
To: [Campos, Danny](#)
Subject: Half-way house in my neighborhood
Date: Friday, January 16, 2026 4:23:18 PM

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To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344

Project# PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

While I understand and respect the importance of rehabilitation programs and support for individuals seeking recovery, I believe this specific location is not appropriate due to serious safety and quality-of-life concerns for residents. Our neighborhood is a family-oriented community where children regularly ride bicycles, ride horses, play outside, and walk the streets. Many families chose to live here specifically because it is a quiet and safe environment away from establishments. I believe it is also important to note that a bus stop for the local elementary school is located directly in front of the above mentioned address.

Introducing a halfway house in this area raises significant concerns regarding increased crime, drug-related activity, loitering, and individuals wandering the streets. These risks would directly impact the safety of children and families who rely on the neighborhood being a secure place to live. Unfortunately, communities with similar facilities have experienced issues that place an additional burden on local residents and law enforcement. Because of the nature of being in an unincorporated area, emergency facilities are not close by and often times emergency response times are longer than ideal.

We are not opposed to rehabilitation or recovery efforts; however, we strongly believe that there are more suitable locations for this type of facility—areas that are better equipped with resources, transportation access, and in closer distance to emergency services, and that do not place children and families at risk. Locating such a facility in a residential neighborhood with a high presence of families and minors is not in the best interest of public safety and will

increase the strain of our emergency responders.

I respectfully urge the Board of Supervisors to reconsider this proposal and explore alternative locations that better balance the needs of those seeking rehabilitation with the responsibility to protect existing neighborhoods and their residents.

Thank you for your time, consideration, and service to our community.

Sincerely,
Walter Kingcade

From: [Yesenia Mejia](#)
To: [Campos, Danny](#)
Subject: Oak hills
Date: Monday, January 12, 2026 8:05:54 PM

[You don't often get email from yes909@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

I asked Chatgpt to compose a letter based on image and report link in comments:

Opposition Letter to Proposed Residential Drug Rehab Facility (Project PRAF-2025-00003)

[Date]

To: San Bernardino County Zoning Administrator
Attn: Daniel Campos, Planning Division, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415
Subject: Opposition to Major Reasonable Accommodation to Establish and Operate a Licensed Residential Care Facility at 6748 Coriander Drive, Oak Hills (Project PRAF-2025-00003)

Dear Mr. Campos and Members of the Zoning Administration Hearing,

I am a resident of Oak Hills and am writing to express my opposition to the proposal described in the public notice for the January 29, 2026 hearing. The application seeks a major reasonable accommodation to convert a 3,578-square-foot single-family home on a 4.10-acre parcel at 6748 Coriander Drive, Oak Hills into a licensed residential care facility for 18 residents requiring 24-hour medical supervision and supportive addiction-recovery services. My opposition is based on both factual evidence and community-based concerns, as explained below.

1. Concerns about unregulated sober-living operations and “body broker” scams

Recent investigative reporting from Hawaii News Now (February 2025) describes how “body brokers”—individuals paid to recruit vulnerable people into treatment programs—have been targeting homeless addicts in Hawaii and other states and relocating them to California drug-rehab homes. Health providers and officials warned that recruiters offer free transportation, housing and food, but may funnel clients to unregulated facilities. The article notes that these recruiters promise “substance abuse treatment homes in California” yet there are “lots of red flags” because vulnerable people are being drawn to programs that may lack oversight.

The same report found warnings about an “explosion of unregulated clean and sober houses” in Southern California and that similar recruiting tactics targeting Native Americans in Arizona turned out to be scam programs funded by insurance and taxpayer dollars. The company featured in the story, Santa Monica Rehab LLC, was sued by Aetna in 2023; the insurer alleged \$40 million in fraud and claimed that the houses operated more like “drug dens” with minimal treatment and that highly paid body brokers were doing the recruiting. Hawaii’s Medicaid administrator called these recruiting practices “certainly unethical ... immoral”, and state officials said recruiting outside California itself is a red flag. They warned that clients could wind up homeless and far from home.

These documented abuses raise serious questions about any new private rehabilitation project in our county. If San Bernardino County allows an out-of-area operator to expand a facility under the guise of a licensed residential treatment home, there is a risk that it could become part of the network of unregulated sober houses described above. Residents like myself fear our community could be exploited by unscrupulous operators who recruit vulnerable individuals from other states for profit rather than providing evidence-based treatment.

2. Incompatibility with the Rural Living zoning and community character

The proposed site at 6748 Coriander Drive is currently zoned Rural Living within the Oak Hills/Rural Living Land Use Category. The existing structure is a single-family home on acreage. Converting this property to house 18 residents with 24-hour supervision fundamentally changes its intensity of use and is incompatible with the rural, low-density character of our neighborhood. The project would introduce increased traffic from staff, service

providers, deliveries and visitors; frequent ambulance or law-enforcement calls; and lighting and noise that diminish the quiet enjoyment of nearby homes.

3. Safety and infrastructure concerns

The residence was designed for a family, not for 18 individuals requiring constant medical oversight. A property of this size may not have adequate fire suppression, sanitation capacity or parking for staff and emergency vehicles. Residents with substance-use disorders may have complex medical and behavioral needs that require trained staff and rapid emergency response, yet the site is in a rural area where fire and medical services have longer response times. Concentrating a vulnerable population in such a setting could jeopardize both the residents' well-being and community safety.

4. Adequate treatment resources should be local and regulated

While addiction recovery services are vital, they should be delivered in professionally regulated and properly zoned facilities. The recent news investigation warns against sending people across state lines to loosely supervised programs; local treatment resources in San Bernardino County already exist and can be expanded within appropriate commercial or medical zones. Approving this facility could encourage the very "body broker" model criticized in the Hawaii News Now report—where out-of-state operators recruit clients into California sober houses with questionable oversight.

5. Request for denial or strict conditions

Given the documented abuses of unregulated rehab homes and body-broker scams, the incompatibility of this facility with our rural neighborhood, and the absence of clear evidence that this operator will provide licensed, evidence-based care, I respectfully urge the Zoning Administrator to deny the request for a major reasonable accommodation (Project PRAF-2025-00003). If the county chooses to proceed, I ask that it impose strict conditions requiring extensive oversight, compliance with state and federal rehabilitation standards, regular inspections, and limitations on the number of residents to align with the site's capacity and zoning.

Thank you for considering my concerns. I intend to participate in the public hearing on Thursday, January 29, 2026 at 9:00 AM at the County Government Center. Please include this letter in the official record.

Sincerely,

Sent from my iPhone

EXHIBIT E

~~Spreading~~
it how this
process is supposed
to work

Lower the amount of comment letters
over 70, add number of residents and
people in attendance today, it is sensitive

Petition Cover Letter – Opposition to Proposed Drug Rehabilitation Facility

Project Number: PRAF-2025-00003
Applicant: Dr. Sulaiman Masood
Proposed Location: 6748 Coriander Dr., Oak Hills, CA 92344

To Whom It May Concern,

appropriate to escalate this project
to a future P.C. meeting - notice again
comment letters

The undersigned residents and property owners of Oak Hills, California, respectfully submit this petition in formal opposition to the proposed establishment of a drug rehabilitation residence at 6748 Coriander Dr., Oak Hills, CA 92344, under Project Number PRAF-2025-00003, with applicant Dr. Sulaiman Masood.

County - Supervisors appreciate the residents
bus owners

Oak Hills is a rural residential community characterized by low-density housing, limited infrastructure, and a family-oriented environment. Children in this neighborhood routinely play outdoors, walk freely within the area, and attend nearby homeschools and childcare facilities located in close proximity to the proposed site. Introducing a drug rehabilitation facility into this setting raises serious concerns regarding safety, compatibility, and overall community welfare. The presence of individuals actively recovering from substance use disorders—while deserving of care and support—is not appropriate for this particular residential environment and may pose unintended risks to children and families.

Additionally, the roadways and traffic conditions in this area are not designed to accommodate increased and consistent vehicular traffic associated with staff, visitors, service providers, and emergency responses. Increased traffic would create safety hazards on narrow rural roads and negatively impact residents' daily activities.

Oak Hills is also designated as a high fire hazard area. Increased occupancy, waste generation, and service activity elevate the risk of fire and improper disposal of trash and hazardous materials, placing the entire community at risk. Furthermore, local emergency medical services and law enforcement agencies are already understaffed and experience delayed response times. The addition of a facility requiring frequent EMS or police intervention would place an unreasonable burden on these limited public resources.

Residents are also deeply concerned about the potential rise in crime rates associated with similar facilities in rural residential areas, as well as the lack of accessible public transportation in Oak Hills. The absence of reliable transit options further exacerbates concerns regarding loitering, unauthorized vehicle use, and pedestrian safety.

For these reasons, the undersigned residents strongly oppose the approval of this project at the proposed location and respectfully request that the County deny or relocate the application to a more suitable area that is properly zoned, resourced, and equipped to support such a facility without compromising community safety and quality of life.

Respectfully,

Decision of P.A. to escalate

The Community

- Council want City ofesperina women
- School District - apposed, 1 mile from
school Bus Stop,

To Whom it May Concern,

I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344

Project# PRAF-2025-00003

Date Filed: 08/13/2025

Applicant: Dr. Sulaiman Masood

Representative: Tamara Soussan

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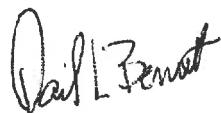
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I am writing to formally express my strong opposition to the proposed establishment Residential Care Facility-Addiction Recovery in my community;

6748 Coriander Drive, Oak Hills 92344
Project# PRAF-2025-00003
Date Filed: 08/13/2025
Applicant: Dr. Sulaiman Masood
Representative: Tamara Soussan

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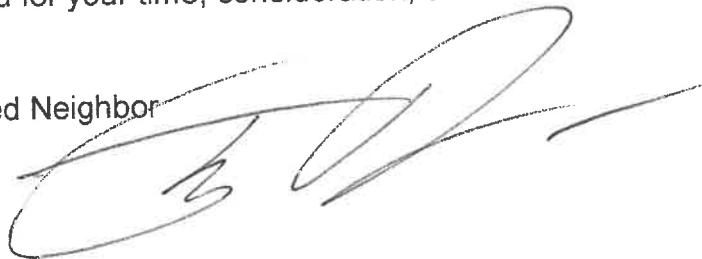
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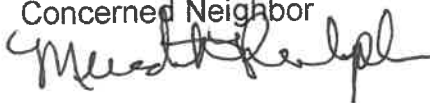
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