



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: January 19, 2023

AGENDA ITEM# 3

Project Description

Vicinity Map -

APN: 0345-171-14 (multiple)
Applicant: RANCHO MIRAGE TOURISM
Community/District: LAKE ARROWHEAD/
 3RD SUPERVISORIAL DISTRICT
Location: APPROXIMATELY 160 FEET NORTH OF
 BLACK OAKS COURT, NORTH SIDE
 WINDWARD ROAD, NORTH SIDE
 AMADOR ROAD, AND APPROXIMATELY
 225-250 FEET WEST OF BRENTWOOD
 DRIVE.
Project No: PROJ-2022-00100
Staff: JON BRAGINTON, CONTRACT PLANNER
Rep: JOSEPH E. BONADIMAN
Proposal: TENTATIVE TRACT MAP 20563 FOR THE
 PURPOSE OF REVERTING TO ACREAGE
 EIGHT FINAL TRACT MAPS (MAPS 10608
 AND 10608-2 THROUGH 10608-8) WHICH
 CONSISTS OF 107 NUMBERED LOTS AND
 TWO LETTERED LOTS ON 143 ACRES.



513 Hearing Notices Sent on : January 3, 2023

Report Prepared By: Jon Braginton, Planner

SITE INFORMATION:

Parcel Size: 143 acres
 Terrain: Moderate to steep sloping terrain
 Vegetation: Conifer/oak forest with chaparral.

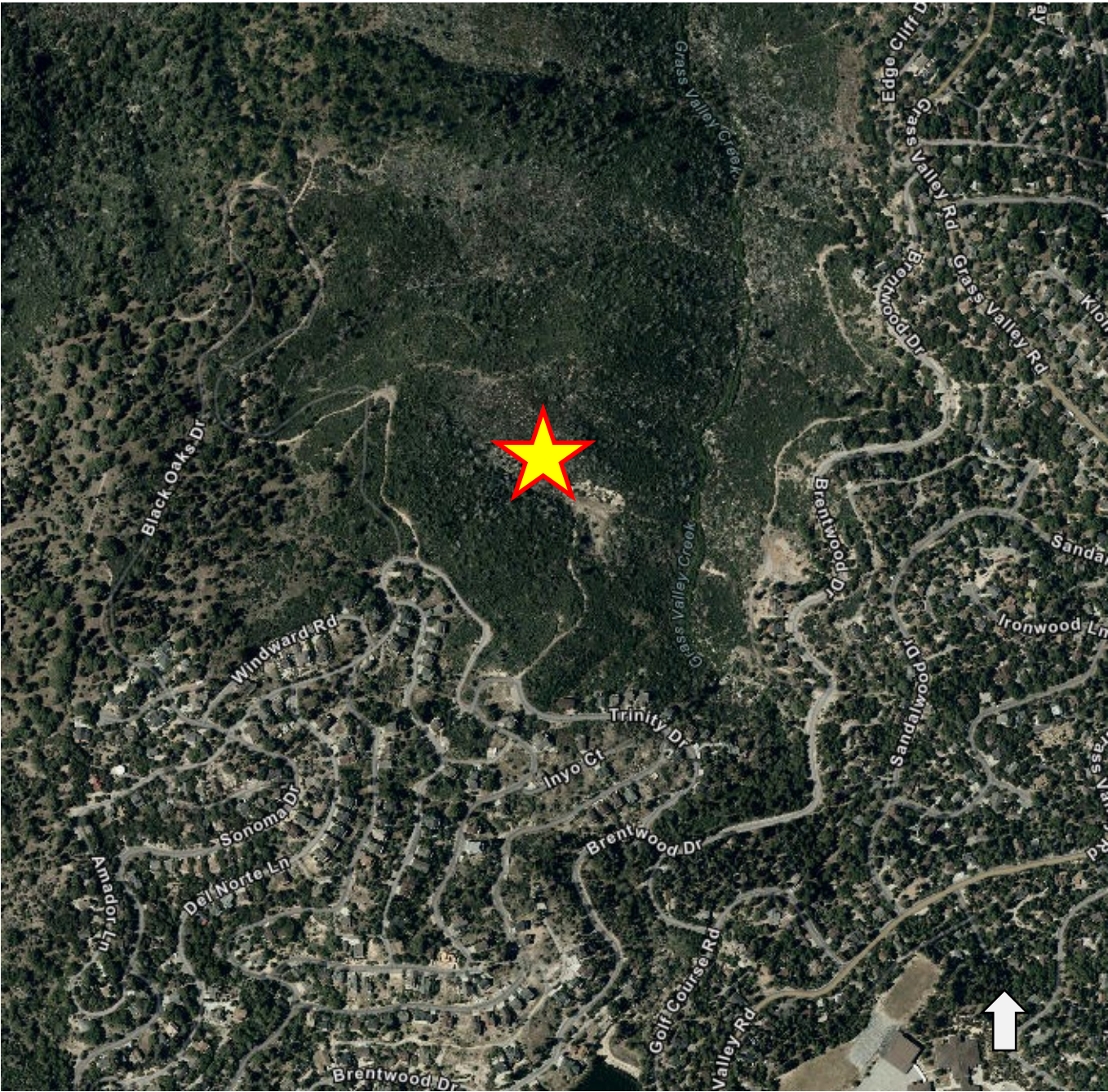
TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Vacant	Low Density Residential (LDR) and Open Space (OS)	Single Residential (RS-14M) 14,000 square foot minimum lot size and Resource Conservation (RC).
North	Vacant	Low Density Residential (LDR)	Single Residential (RS-1) one-acre minimum lot size
South	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS-1) one-acre minimum lot size
East	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS-14M) 14,000 square foot minimum lot size
West	Vacant	Open Space (OS)	Resource Conservation (RC)

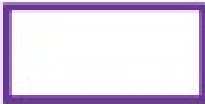
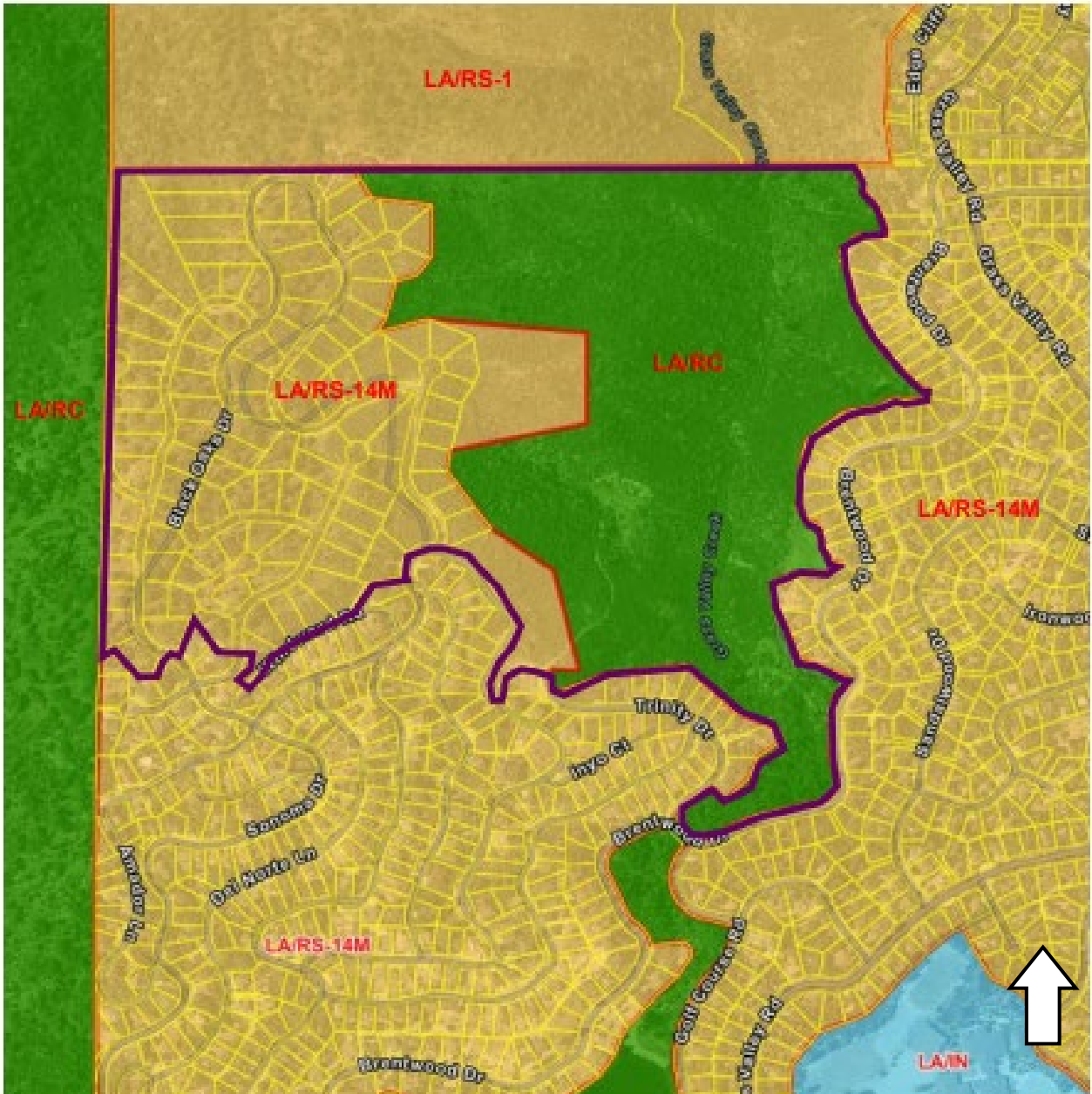
STAFF RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors: **FIND** Tentative Tract Map 20563 exempt from CEQA; **ADOPT** the Findings for approval of Tentative Tract Map No. 20563; **APPROVE** Tentative Tract Map No. 20563, subject to conditions of approval; **DIRECT** the Clerk of the Board of Supervisors to file a Notice of Exemption¹.

1. This is a recommendation item. A disapproval recommendation by the Planning Commission shall terminate the application unless appealed in compliance with Chapter 86.08

VICINITY MAP:
Aerial view of the Project Site

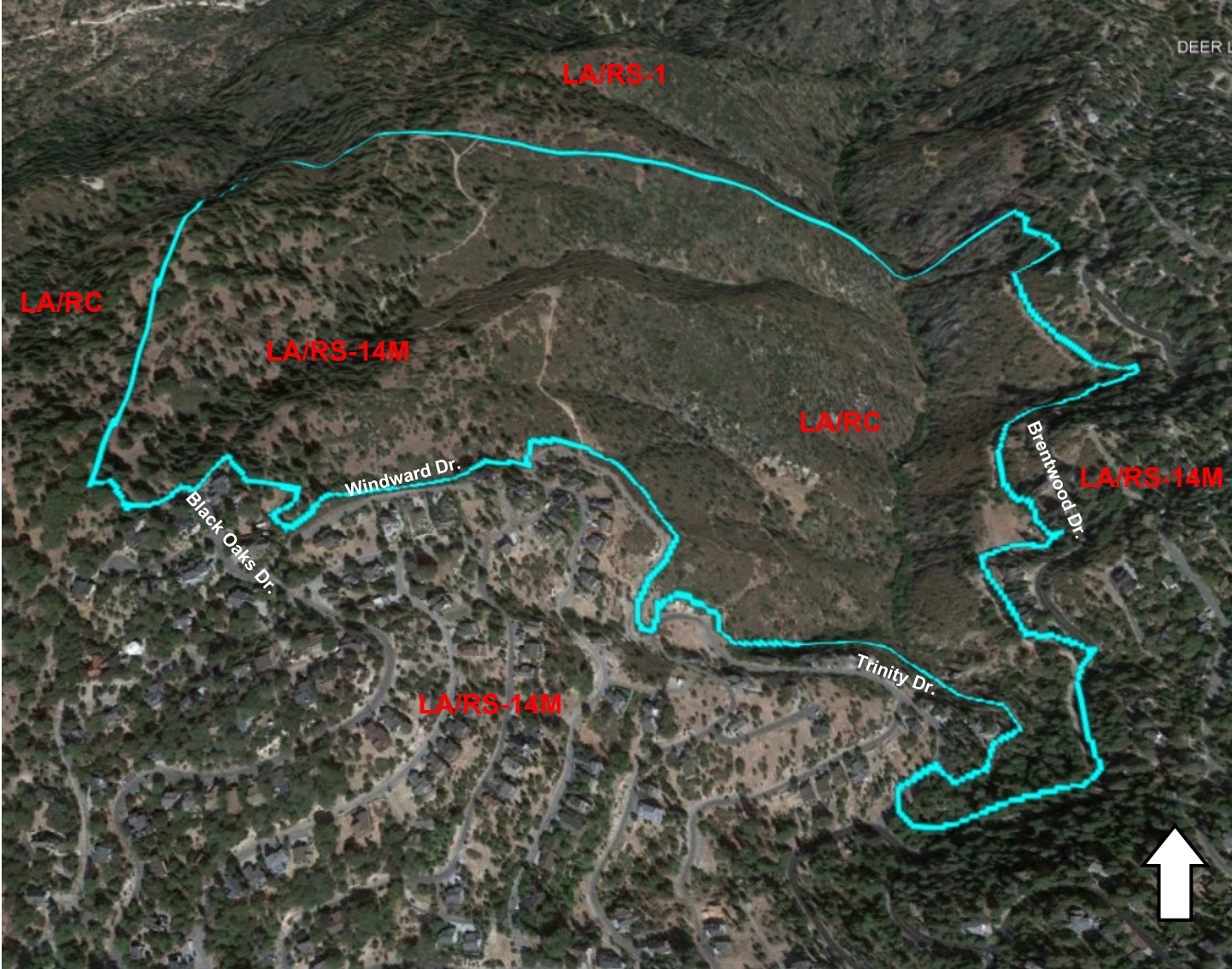


LAND USE DISTRICT MAP:



TPM 20563

AERIAL MAP:

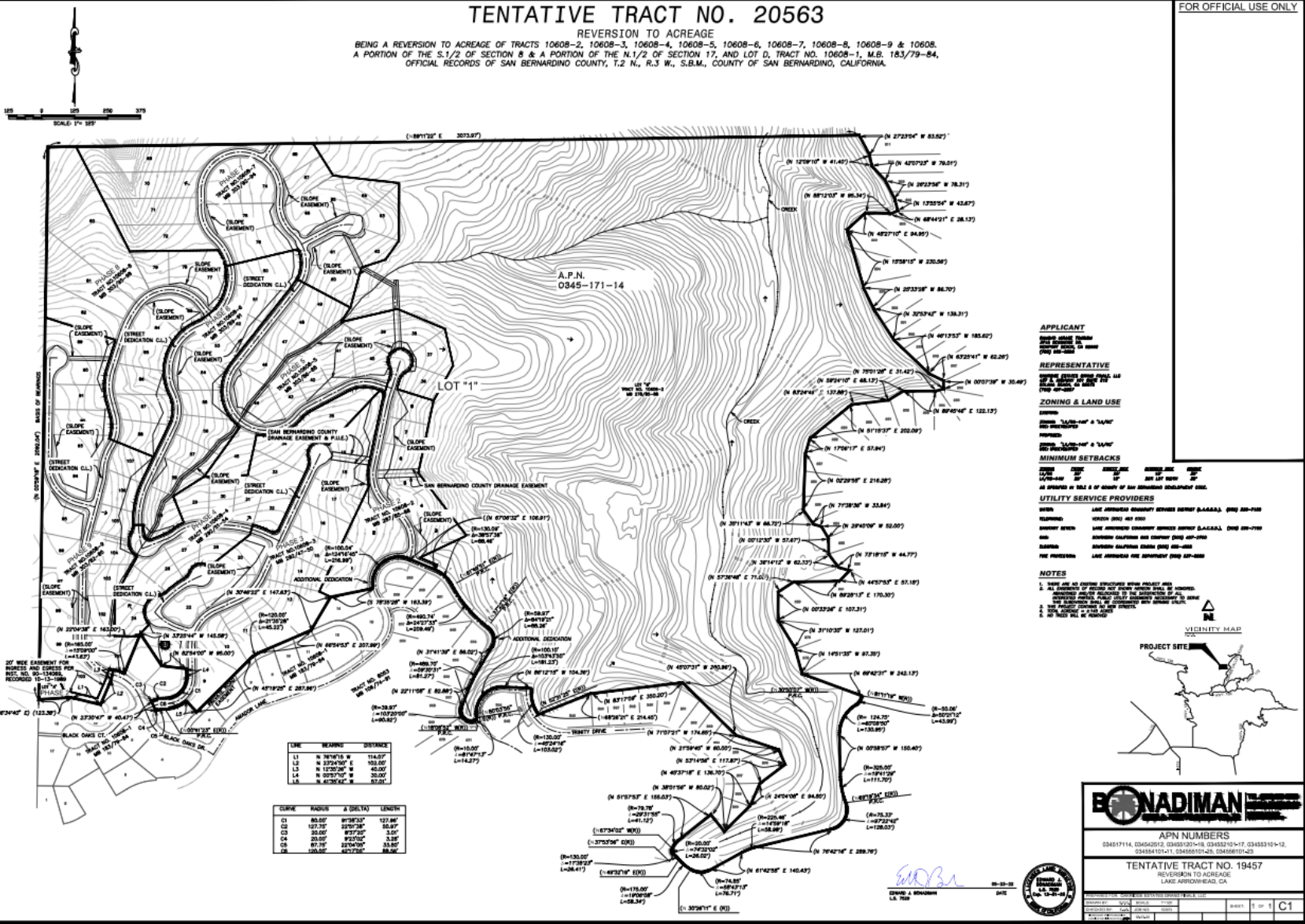


TENTATIVE PARCEL MAP 20563

TENTATIVE TRACT NO. 20563

REVERSION TO ACREAGE
 BEING A REVERSION TO ACREAGE OF TRACTS 10608-2, 10608-3, 10608-4, 10608-5, 10608-6, 10608-7, 10608-8, 10608-9 & 10608.
 A PORTION OF THE S 1/2 OF SECTION 8 & A PORTION OF THE N 1/2 OF SECTION 17, AND LOT D, TRACT NO. 10608-1, M.B. 183/79-84,
 OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, T.2 N., R.3 W., S.B.M., COUNTY OF SAN BERNARDINO, CALIFORNIA.

FOR OFFICIAL USE ONLY



APPLICANT

DAVID J. BROWN
 10000 W. 10TH ST.
 SUITE 100
 LOS ANGELES, CA 90024

REPRESENTATIVE

DAVID J. BROWN
 10000 W. 10TH ST.
 SUITE 100
 LOS ANGELES, CA 90024

ZONING & LAND USE

UNZONED
 GENERAL AGRICULTURE & FOREST
 (AG) ZONING DISTRICT

MINIMUM SETBACKS

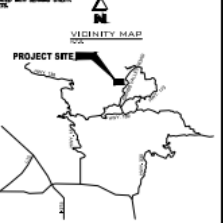
TYPE OF SETBACK	MINIMUM SETBACK
FRONT	10 FEET
REAR	5 FEET
SIDE	5 FEET

UTILITY SERVICE PROVIDERS

WATER: SAN BERNARDINO COUNTY WATER SERVICE (SACRAL) (951) 865-7100
 SEWER: SAN BERNARDINO COUNTY WATER SERVICE (SACRAL) (951) 865-7100
 GAS: SAN BERNARDINO COUNTY WATER SERVICE (SACRAL) (951) 865-7100
 POWER: SAN BERNARDINO COUNTY WATER SERVICE (SACRAL) (951) 865-7100
 TELEPHONE: SAN BERNARDINO COUNTY WATER SERVICE (SACRAL) (951) 865-7100

NOTES

- ALL DISTANCES ARE GIVEN UNLESS OTHERWISE SPECIFIED.
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LINE	BEARING	DISTANCE
L1	N 30°16'16" E	114.07'
L2	N 37°24'30" E	162.00'
L3	N 12°20'30" W	40.00'
L4	N 00°57'30" W	30.00'
L5	N 42°30'42" E	57.00'

LINE	ANGLE	AREA (A.C.)	LENGTH
C1	89.00°	8737.31'	131.86'
C2	127.70°	2257.28'	58.97'
C3	33.00°	8737.31'	5.28'
C4	33.00°	8737.31'	3.28'
C5	87.70°	2257.28'	18.86'
C6	135.00°	4237.28'	88.56'



BONADIMAN
 ENGINEERS & SURVEYORS
 20451714, 03455102, 03455103-13, 03455104-17, 03455105-12,
 03455106-11, 03455107-25, 03455107-23

TENTATIVE TRACT NO. 19457
 REVERSION TO ACREAGE
 LAKE ARROWHEAD, CA.

DATE: 08-20-18
 DRAWN BY: DAVID J. BROWN
 CHECKED BY: [Signature]

NO.	DATE	DESCRIPTION
1	08-20-18	PRELIMINARY
2	08-20-18	FINAL

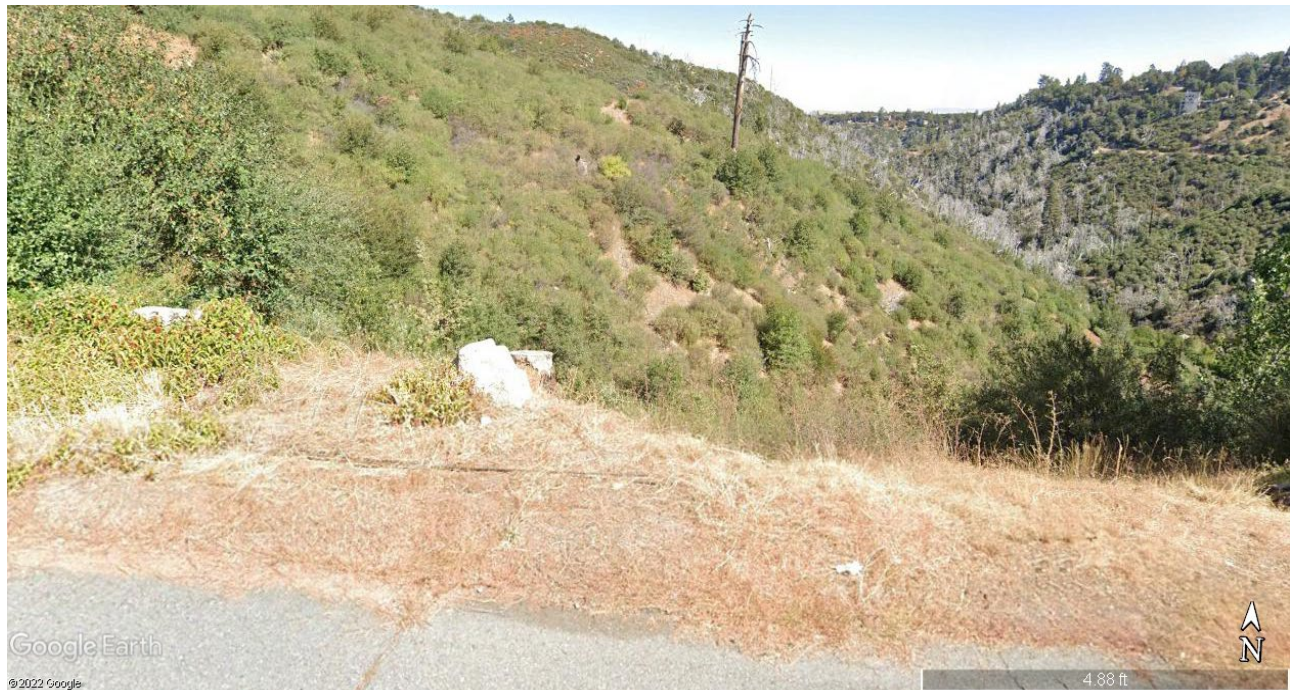
Sheet 1 of 1 C1

SITE PHOTOS

Facing west from Brentwood Drive



Facing north from Trinity Road



SITE PHOTOS (Cont.)

Facing northwest from Windward Drive



PROJECT DESCRIPTION:

The Applicant (Rancho Mirage Tourism) has submitted Tentative Tract Map No. 20563 for the purpose of reverting eight final tract maps to acreage, which includes Tract Maps Nos. 10608 and 10608-2 through 10608-8, consisting of 107 numbered lots and two lettered lots on 143 acres (Project).

BACKGROUND:

Pursuant to Government Code 664998.12, subdivided property may be reverted to acreage by either petition of all owners of record of the real property or the County. In this case, the sole owner of record, Rancho Mirage Tourism, LP, has submitted Tentative Tract Map No. 20563 for the purpose of reverting a portion of Tract Map No. 10608 to acreage. Tentative Tract Map No. 10608 was first approved in the early 1980's and originally included twelve phases of development. The first phase (Tract Map No. 10608-1) was recorded in 1985 and is not part of this Project. The subsequent phases of Tentative Tract Map No. 10608 eventually expired and in 1991 the County approved a new proposal for Tentative Tract Map No. 10608 that included eight phases. The second phase of Tentative Tract 10608 (Tract Map No. 10608-2) was recorded in 2002. Phases three and four (Tract Map Nos. 10608-3 and 10608-4) were recorded in 2003. The remaining phases (Tract Map Nos 10608-5, 10608-6, 10608-7, 10608-8) and the final phase (Tract Map No. 10608) were recorded in 2004.

ANALYSIS:

A Reversion to Acreage is a procedure authorized by statute and by the County Development Code that allows a property owner or a local agency to dissolve an earlier subdivision and revert the property to unsubdivided acreage. A Reversion to Acreage is accomplished by approving and ultimately recording a new tract map that includes a single lot. The approval of the map will allow the County to release the improvement bonds required for the original recorded map. In this case, the bonds held for Tract Map No. 10608 included sureties for water, sewer, roads and drainage improvements required for construction of the subdivision. Such improvements will no longer be required if Tentative Tract Map No. 20563 is approved and a final map eventually recorded. Tentative Tract Map No. 20563 has been reviewed by Land Use Services Department, Land Development Division, and determined that the dedication of right-of-way and the easements granted under Tract Map No. 10608 and Tract Map Nos. 10608-2 through 10608-8 are no longer necessary once Tract Map No. 20563 has been recorded.

The proposed Reversion to Acreage was initiated by the sole owner of the subject property, Rancho Mirage Tourism, LP. If approved and recorded, the owner would be relieved of the cost associated with maintaining the surety bonds for the phases of Tract Map No. 10608 being reverted to acreage. Upon recordation of Tentative Tract Map No. 20563, the property would be afforded the same future rights as any other property in the Single Residential (RS-14M) or Resource Conservation (RC) Zoning District, which may include the construction of a single dwelling unit and accessory dwelling units and structures as allowed by the Development Code. If the owner of the property wishes to subdivide the property in the future, a new tentative tract map application would be required, which would be subject a new environmental review. The final action for a Reversion to Acreage by Final Map requires the approval by the Board of Supervisors (Board). However, the Development Code first requires the Planning Commission to render a written recommendation to the Board.

California Environmental Quality Act Compliance

The proposed Project does not include any physical changes to the Project site, nor is there any pending future development anticipated as a result of the Project. Therefore, County staff has determined that the Project is exempt under the California Environmental Quality Act (CEQA) Guidelines, Title 14 of the California Code of Regulations Section 15061(b)(3), to which CEQA applies only to projects that have the potential for causing a significant effect on the environment. This exemption is based on the fact that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore the activity is not subject to CEQA. Additionally, County staff has concluded that there are no exceptions to the use of the exemption for the Project as the Reversion to Acreage will not create cumulative impacts, nor are there unusual circumstances related to the Project site that would cause a significant effect on the environment. A CEQA exemption is therefore recommended.

Public Comments:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. A total of 11 comment letters were received and are provided in Exhibit A. Most of the comments received were from local residents and landowners not understanding the nature and purpose of the proposed Project (Reversion to Acreage), and as a result, interpreted the Project as proposing development activity.

RECOMMENDATION:

That the Planning Commission **RECOMMEND** that the Board of Supervisors:

1. **FIND** that Tentative Tract Map No. 20563 is exempt from CEQA pursuant to CEQA Guidelines, Title 14 of the California Code of Regulations Section 15061(b)(3);
2. **APPROVE** Tentative Tract Map 20563 for the purpose of reverting to acreage eight final tract maps (Tract Map Nos. 10608 and 10608-2 through 10608-8), which consists of 107 numbered lots and two lettered lots on 143 acres, subject to the Conditions of Approval (EXHIBIT B);
3. **ADOPT** the findings as contained in the staff report (EXHIBIT C); and
4. **DIRECT** the Clerk of the Board of Supervisors to file the Notice of Exemption.

ATTACHMENTS:

- Exhibit A: Correspondence
Exhibit B: Conditions of Approval
Exhibit C: Findings

EXHIBIT A

Correspondence

From: [Romero, Irene](#)
To: [Chandra Aldag](#)
Cc: [Romero, Irene](#)
Subject: RE: Project Number PROJ-2022-00100
Date: Tuesday, August 2, 2022 11:22:20 AM
Attachments: [image001.png](#)

Hello Chandra,

This is conformation that the below comments have been received. Your comments will be made part of the project file.

A Notice of Hearing for the public hearing will be provided.

Thank you,

Irene Romero
Planner
Land Use Services Department
385 N. Arrowhead Ave. 1st floor
San Bernardino, CA, 92415



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.
www.SBCounty.gov

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From: Chandra Aldag [REDACTED]
Sent: Monday, August 1, 2022 2:20 PM
To: Romero, Irene <Irene.Romero@lus.sbcounty.gov>
Subject: Fw: Project Number PROJ-2022-00100

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.

Ms. Romero,

I received the notice about an application being filed by Rancho Mirage Tourism LP with County Planning.

Why? What is the intention? I live right up against that area (on Madera Lane) and as far as I can tell, there is no good infrastructure to build anything in that area. Also, if this applicant goes commercial, they will not have Lake Rights to the Arrowhead

Lake.

My husband and I are totally against this, as if the intention is to build anything in that area, I will no longer feel safe in my neighborhood, as the area we are in is very quiet and there is little to no traffic in our area, except our neighbors and the occasional Short Term Rentals...

I would definitely like to be notified of the decision rendered for this project.

Sincerely,

Chandra Olivas

From: [Romero, Irene](#)
To: [Business](#)
Cc: [Romero, Irene](#)
Subject: RE: Project-2022-00100
Date: Tuesday, August 2, 2022 11:15:57 AM

Hello Marisa,

This is conformation that the below comments have been received. Your comments will be made part of the project file.

Thank you,

Irene Romero
Planner
Land Use Services Department
385 N. Arrowhead Ave. 1st floor
San Bernardino, CA, 92415

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

From: Business [REDACTED]
Sent: Monday, August 1, 2022 7:37 AM
To: Romero, Irene <Irene.Romero@lus.sbcounty.gov>
Subject: Project-2022-00100

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'm emailing you regarding the above project.

I am against this project. Allowing one entity to purchase 109 lots is like selling to a large corporation like Walmart. It changes the dynamic of the mountain. We want a small time feel and those lots should be sold to families.

The Applicant is a Realestate broker and attorney with No intention to keep our mountain for families. I Vote "NO" to allow this Reversion!!!

Thank you
Robert and Marisa Ryan
0 Brentwood
Lake Arrowhead

Mailing address
2529 Sweet Rain way
Corona ca 92881

Marisa Ryan



Project Notice

Date Created: July 27, 2022

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2022-00100

ASSESSOR PARCEL NO: 0345-171-14* (109 lots)

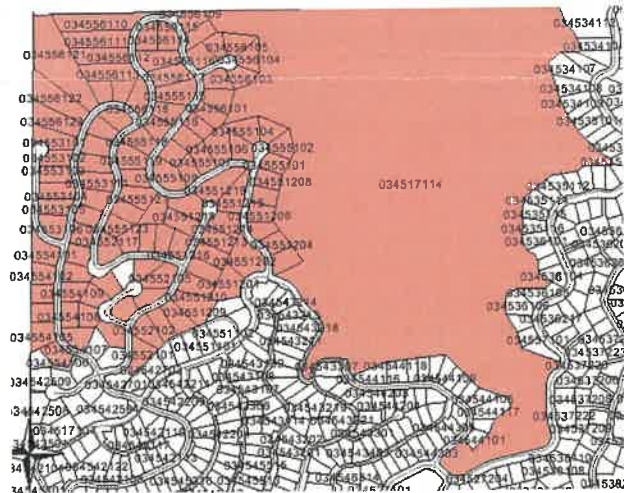
APPLICANT: RANCHO MIRAGE TOURISM LP

LOCATION: SOUTH OF BLACK OAKS DRIVE AND NORTHWEST OF BRENTWOOD DRIVE

COMMUNITY: LAKE ARROWHEAD
SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM (RS-14M)

ZONING:

Proposed Project Site



Project Proposal

A REVERSION TO ACREAGE BY FINAL MAP (20563) TO COMBINE 109 LOTS ON 143 ACRES TO ONE LOT, WITHIN THE LAKE ARROWHEAD COMMUNITY PLAN/LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM PARCEL SIZE (RS-14M) ZONING DISTRICT; 3rd SUPERVISORIAL DISTRICT (2010 DISTRICT 2); APN: 0345-171-14; PROJECT NO.: PROJ-2022-00100



Irene Romero, Planner
 Phone: 909.601.4726
 E-mail: irene.romero@lus.sbcounty.gov
 Fax: 760.995.5140

We'd love to hear from you....

Please submit comments by August 10, 2022, to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Name: Phil & Jill Walker

E-mail Address: _____

Mailing Address: (1) 9023 Cabin Creek Trail Reno, NV. 89523 or
(2) P.O. Box 2157, Blue Jay 92317

August 1 - 2022

TO: Irene Romero

We oppose the development of any kind in the Black Oaks and Northwest area of Brentwood Drive. At our address of 847 Golf Course Road we have a house directly across the street and one above and below us that have been for sale with little interest. With ~~over~~^{fewer} population in mountains & school system decreasing in numbers why add more houses? Mother Nature does not need more housing.
Project # 2022-00100
Assessor Parcel # 0345-171-14 (109 lots)

Sincerely -

Phil & Bonnie Jill Walker

From: [Romero, Irene](#)
To: [Oakridge Estates](#)
Cc: [Romero, Irene](#)
Subject: RE: PROJ-2022-00100
Date: Thursday, August 4, 2022 9:52:03 AM
Attachments: [image001.png](#)

Hello,

Thank you for contacting Land Use Services – Planning. This is conformation that the below email has been received and will be made part of the project file.

No development is proposed. The project is a reversion to acreage by Final Map (20563) to combine 109 lots to one lot.

Please let me know if you have any additional questions.

Thank you,

Irene Romero
Planner
Land Use Services Department
385 N. Arrowhead Ave. 1st floor
San Bernardino, CA, 92415



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www.SBCounty.gov

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From: Oakridge Estates [REDACTED]
Sent: Tuesday, August 2, 2022 6:18 PM
To: Romero, Irene <Irene.Romero@lus.sbcounty.gov>
Subject: PROJ-2022-00100

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.

Hi Irene,

My husband and I own 26527 Black Oaks Ct, Lake Arrowhead CA 92351. APN 0345-425-08-0000. Lot 17 of 23 of Oakridge Estates HOA.

Residence: 26527 Black Oaks Ct, Lake Arrowhead CA 92352,
Personal Mailing address: PO Box 584, Lake Arrowhead CA 92352-0584.
HOA Mailing address: PO Box 2009, Lake Arrowhead CA 92352-2009

Is the intent of PROJ-2022-00100, to combine 0345-521, 0345-541, 0345-551 and 0345-561 with the ~82 acres of common area for the 145 acres? A few neighbors have reached out to me for clarification and/or asking if the property is being developed or sold.

What about parcel 0345-425-12? IF the 145 get developed, is that still going to be a water tower? Is that part of the 145 acres PROJ that Rancho Mirage owns and manages?

Our HOA Documents state that none of the 23 HOA property owners can run a short term rental business on our properties. We have a (according to SB county records) unpermitted STR active on AirBNB (APN 0345-511-04) . When a RE lawyer reviewed our documents to get ready to contact the STR operator, he found that common areas A, B and C still had the owners listed as Arrowhead Trails. APNs: 0345-425-13, 0345-425-14 & 0345-425-15.

The Oakridge Estates HOA 23 lot homeowners Tract 10608-1 all have an "INT IN COMMON AREA" per the legal description of our properties. if we really don't own the common areas, maybe we all should stop paying the water/sewer and electricity bills and weed abatement on the property? Who can help me with that?

Best Regards,

Karen Parish


From: [Romero, Irene](#)
To: [Sue Walker](#)
Cc: [Romero, Irene](#)
Subject: RE: Rancho Mirage Tourism Development - PROJ-2022-00100
Date: Wednesday, August 3, 2022 8:33:09 AM
Attachments: [image001.png](#)

Hello Sue,

Thank you for contacting Land Use Services-Planning.

This is conformation that the below email has been received and will be made part of the project file.

Thank you,

Irene Romero
Planner
Land Use Services Department
Phone: 760-995-8172
Cell: 909-601-4726
385 N. Arrowhead Ave. 1st floor
San Bernardino, CA, 92415



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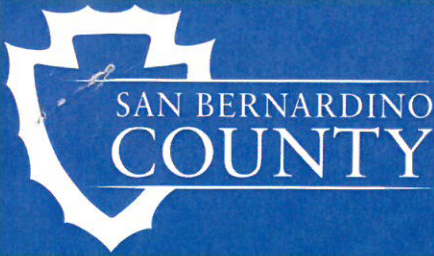
From: Sue Walker [REDACTED]
Sent: Tuesday, August 2, 2022 11:08 PM
To: Romero, Irene <Irene.Romero@lus.sbcounty.gov>
Subject: Rancho Mirage Tourism Development

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

Dear Irene,
Please add my name to your distribution list for this project.

Sue Walker

[REDACTED]
PO Box 94
Lake Arrowhead, CA 92352
[REDACTED]



Project Notice

Date Created: July 27, 2022

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2022-00100

ASSESSOR PARCEL NO: 0345-171-14* (109 lots)

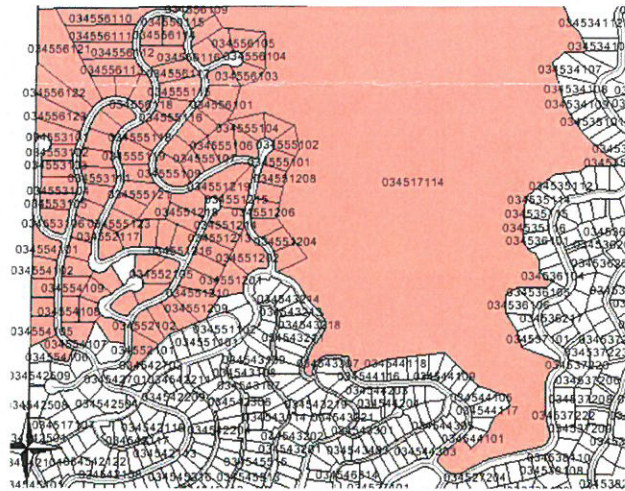
APPLICANT: RANCHO MIRAGE TOURISM LP

LOCATION: SOUTH OF BLACK OAKS DRIVE AND NORTHWEST OF BRENTWOOD DRIVE

COMMUNITY: LAKE ARROWHEAD
SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM (RS-14M)

ZONING: SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM (RS-14M)

Proposed Project Site



Project Proposal

A REVERSION TO ACREAGE BY FINAL MAP (20563) TO COMBINE 109 LOTS ON 143 ACRES TO ONE LOT, WITHIN THE LAKE ARROWHEAD COMMUNITY PLAN/LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM PARCEL SIZE (RS-14M) ZONING DISTRICT; 3rd SUPERVISORIAL DISTRICT (2010 DISTRICT 2); APN: 0345-171-14; PROJECT NO.: PROJ-2022-00100



Irene Romero, Planner
 Phone: 909.601.4726
 E-mail: irene.romero@lus.sbcounty.gov
 Fax: 760.995.5140

We'd love to hear from you....

Please submit comments by August 10, 2022, to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

See attached letter for comments

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Name: ALFRED SAVARD cell [REDACTED]

E-mail Address: alfreds7@ATT.NET

Mailing Address: PO BOX 868 BLUE JAY CA 92317

August 3, 2022

Subject: Project Number: PROJ—2022-00100

APN #: 0345-171-14* (109 lots)

Applicant: Rancho Mirage Tourism LP

In response to the letter sent out regarding the application for this Proposed Project Site, I would like to state my objection to this project for Lake Arrowhead. I am concerned that it will be more than just a private residence and interfere with the residents of Lake Arrowhead. More traffic and should it become a business it will also affect our water availability, especially given the current draught conditions. I feel this Proposed Project would be very detrimental to the Lake Arrowhead community.

Respectfully,

Alfred Savard



Resident of Lake Arrowhead

26855 Inyo Court

Lake Arrowhead, CA 92352

Mail address: PO Box 868, Blue Jay, CA 92317



From: [Romero, Irene](#)
To: [Knorr, Richard \(MMCC\)](#)
Cc: [Romero, Irene](#)
Subject: RE: Project Number: PROJ-2022-00100
Date: Thursday, August 4, 2022 9:13:18 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hello Richard,

Thank you for contacting Land Use Services – Planning. This is conformation that the below email has been received and will be made part of the project file.

No development is proposed. The project is a reversion to acreage by Final Map (20563) to combine 109 lots to one lot.

Please let me know if you have any additional questions.

Thank you,

Irene Romero
Planner
Land Use Services Department
385 N. Arrowhead Ave. 1st floor
San Bernardino, CA, 92415



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From: Knorr, Richard (MMCC) [REDACTED]
Sent: Wednesday, August 3, 2022 2:51 PM
To: Romero, Irene <Irene.Romero@lus.sbcounty.gov>
Subject: Project Number: PROJ-2022-00100

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.

Hi Irene,

Hope this finds you well.

I'm a local resident and inquiring about a project notice received for a new development application in Lake Arrowhead, CA, project number: PROJ-2022-00100.

Can you please let me know how many homes are proposed built? Also, the proposal suggest the developer would combine 109 individual lots into one single lot?

Thank you in advance,

Richard J. Knorr
Vice President Capital Markets

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Marcus & Millichap Capital Corporation

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Project Notice

Date Created: July 27, 2022

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2022-00100

ASSESSOR PARCEL NO: 0345-171-14* (109 lots)

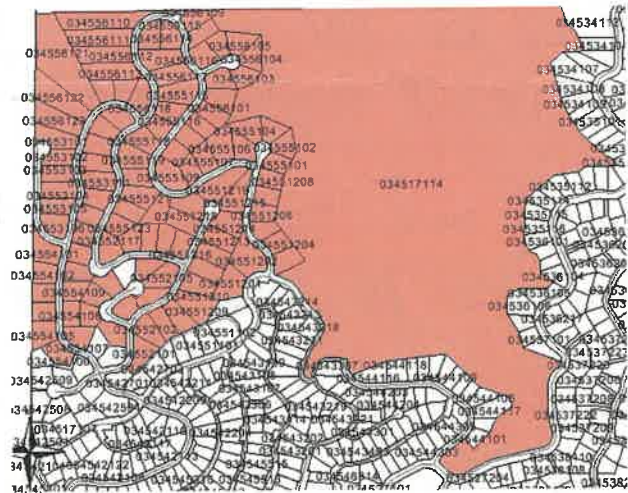
APPLICANT: RANCHO MIRAGE TOURISM LP

LOCATION: SOUTH OF BLACK OAKS DRIVE AND
NORTHWEST OF BRENTWOOD DRIVE

COMMUNITY: LAKE ARROWHEAD
SINGLE RESIDENTIAL 14,000-

ZONING: SQUARE- FOOT MINIMUM (RS-14M)

Proposed Project Site



Project Proposal

A REVERSION TO ACREAGE BY FINAL MAP (20563) TO COMBINE 109 LOTS ON 143 ACRES TO ONE LOT, WITHIN THE LAKE ARROWHEAD COMMUNITY PLAN/LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM PARCEL SIZE (RS-14M) ZONING DISTRICT; 3rd SUPERVISORIAL DISTRICT (2010 DISTRICT 2); APN: 0345-171-14; PROJECT NO.: PROJ-2022-00100



Irene Romero, Planner
Phone: 909.601.4726
E-mail: irene.romero@lus.sbcounty.gov
Fax: 760.995.5140

We'd love to hear from you....

Please submit comments by August 10, 2022, to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

see comments on reverse side

Name:

Vic Sistos

E-mail Address:

vic.sistos@yahoo.com

Mailing Address:

10822 Vanalden Ave.
Northridge, CA. 91326

Comments/Questions:

1. What are the number of units anticipated for the new development?
2. What type of development is being proposed?
3. What are the traffic implications for the new development?
4. What is the environmental impact of the proposed development?
5. What are the ramifications of water use by the proposed development? (In light of water shortage issue)
6. What is the projected impact of the proposed development on home values in surrounding area?

U. Sistas

U. Sistas



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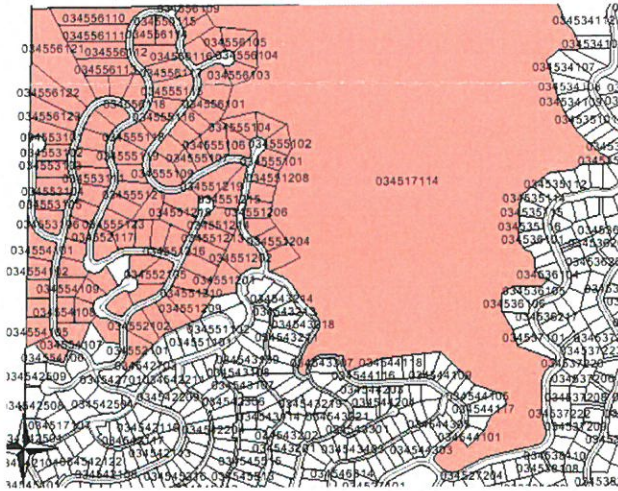
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COMMUNITY: LAKE ARROWHEAD
SINGLE RESIDENTIAL 14,000-SQUARE- FOOT MINIMUM (RS-14M)

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Irene Romero, Planner
 Phone: 909.601.4726
 E-mail: irene.romero@lus.sbcounty.gov
 Fax: 760.995.5140



8/6/22

Please put this application on hold until detailed information is provided. The area contains sensitive biological and botanical resources.

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If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Please notify me of all actions taken in regard to this property.

Name: Douglas Slonkosky

E-mail Address: dougster@mac.com

Mailing Address: 5201 Via Bernardo
Yorba Linda, CA 92887



Project Notice

Date Created: July 27, 2022

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2022-00100

ASSESSOR PARCEL NO: 0345-171-14* (109 lots)

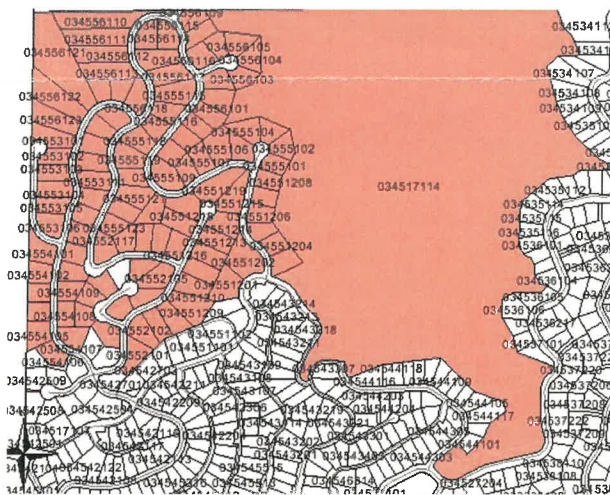
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Proposed Project Site



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Irene Romero, Planner

Phone: 909.601.4726

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Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Name:

MASON M'CURDY

E-mail Address:

MASINARCEY@YAHOO.COM

Mailing Address:

P.O. Box 2837
BLUE JAY CA, 92317

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

Reversion to Acreage Tentative Tract 20563 | Rancho Mirage Tourism

GENERAL REQUIREMENTS

General/Informational/Ongoing Conditions

LAND USE SERVICES DEPARTMENT– PLANNING DIVISION (909) 387-8311

1. Project Approval Description. Tentative Tract 20563 for the purpose of reverting to acreage eight final tract maps (Maps 10608 and 10608-2 through 10608-8), which consists of 107 numbered lots and two lettered lot on 143 acres is approved to be recorded and constructed in compliance with the conditions of approval, the approved stamped tentative map as approved. The project site is located approximately 160 feet north of Black Oaks Court, north side of Windward Road, north side of Amador Road, and approximately 225-250 feet west of Brentwood Drive. The current zoning designation for the project is Lake Arrowhead Single Residential (LA/RS-14M) 14,000 square foot minimum lot size and Lake Arrowhead Resource Conservation (LA/RC).
2. Expiration. This Tentative Tract Map conditional approval shall become null and void unless all conditions have been completed and the Parcel Map has been deemed complete by the County Surveyor for purposes of recordation within thirty-six (36) months following the approval effective date, unless an extension of time is granted. PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The property owner is responsible for initiation of any extension request.
3. Extension of Time. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the applicant may submit for review and approval of an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.
4. Revisions. Any proposed change to the approved Tentative Tract Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Planning for review and approval.
5. Indemnification. In compliance with SBCC §81.01.070, the applicant 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 applicant 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 applicant of any claim, action, or proceeding and that the County cooperates fully in the defense. The applicant 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 applicant of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

6. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
7. Project Account. The Job Costing System (JCS) account number is PROJ-2022-00100. This is an actual cost project with a deposit account to which hourly charges are assessed. The applicant shall maintain a positive account balance at all times. A minimum balance of \$1,000.00 must be in the project account at the time the County Surveyor initiates Condition Compliance Review for recordation. Sufficient funds shall remain in the account to cover the charges during each compliance review and to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance). All fees required for processing shall be paid in full prior to recordation.
8. Additional Permits. The property owner, applicant and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: None Identified.
 - b) STATE: None Identified.
 - c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, County Fire; Public Health-Environmental Health Services, Public Works, AND
 - d) LOCAL: County Special Districts (Street Lighting and franchise, park and recreation).

COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190

9. 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 status, codes, ordinances and standards of the Fire Department.

DEPARTMENT OF PUBLIC WORKS / SURVEYOR’S OFFICE – (909) 387-8149

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

PRIOR TO RECORDATION OF THE TRACT MAP

The Following Shall Be Completed

DEPARTMENT OF PUBLIC WORKS / SURVEYOR’S OFFICE – (909) 387-8149

11. A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
12. Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
13. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
14. Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
15. A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.
16. Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor’s Office as established per the current County Fee Ordinance on file with the Clerk of the Board.

APN: 0345-171-14 (Multiple) **Conditions of Approval**
Rancho Mirage Tourism/PROJ-2022-00100
Planning Commission Hearing: January 19, 2023

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

LAND USE SERVICES DEPARTMENT– PLANNING DIVISION (909) 387-8311

18. Prior to Recordation, all fees required under actual cost job number (PROJ-2022-00100) shall be paid in full.

END OF CONDITIONS

EXHIBIT C

Findings

FINDINGS: REVERSION TO ACREAGE. Tentative Tract Map No. 20563 for the purpose of reverting to acreage eight final tract maps (Tract Map Nos. 10608 and 10608-2 through 10608-8), which consists of 107 numbered lots and two lettered lots on 143 acres (Project).

Pursuant to San Bernardino County Development Code Section 87.04.070(c), the following findings must be made in the affirmative in order to approve the Reversion to Acreage per Section 66499.16 of the Government Code.

1. Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes.

Dedications or offers of dedication to be vacated or abandoned from Tentative Tract Map No. 20563 are unnecessary for present or prospective public purposes. The dedications or offers of dedication proposed to be vacated include those that were recorded with Tract Map Nos. 10608 and 10608-2 through 10608-8, which provide legal access only to the lots within Tract Maps Nos. 10608 and 10608-2 through 10608-8 and are not necessary for access or other public purposes to access the Project site or other properties adjacent thereto.

2. All owners of an interest in the real property within Tract Map Nos. 10608 and 10608-2 through 10608-8 have consented to the reversion to acreage application.

Pursuant to Government Code Section 66499.13, the application for the Reversion to Acreage contains adequate evidence of title to the real property within the subdivision and the application submitted to the County Planning Division evidence that all owners of the Project have consented to the Revision to Acreage application.

ENVIRONMENTAL FINDINGS:

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

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above-referenced Project has been determined by the review authority to be exempt from CEQA under the CEQA Guidelines, Title 14 of the California Code of Regulations Section 15061(b)(3), to which CEQA applies only to projects that have the potential for causing a significant effect on the environment. This exemption is based on the fact that it can be seen with certainty that there is no possibility that the Revision to Acreage application may have a significant effect on the environment, and therefore the activity is not subject to CEQA. Additional, County staff has concluded that there are no exceptions to the use of the exemption for the Project as the Reversion to Acreage will not create cumulative impacts, nor are there unusual circumstances related to the Project site that would cause a significant effect on the environment since the Project does not include any physical changes to the Project site, nor is there any pending future development anticipated as a result of the Project.