

FINDINGS: TENTATIVE TRACT MAP 16136 [SBCC Section 87.02.060]

- 1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable community plan, and any applicable specific plan.** In conjunction with the consideration of Tentative Tract Map No. 16136 to subdivide a 62.43-acre site into 58 lots, consisting of 50 numbered residential lots, eight lettered lots, and a marina with 55 boat slips (Project), San Bernardino County (County) prepared a Partially Recirculated Draft Environmental Impact Report No. 3 (PRDEIR No. 3) that, among other things, evaluates the Project's consistency with the County's general plan (e.g., Countywide Plan). The general plan consistency analysis is located on pages 4-91 through 4-107 of the PRDEIR No. 3 and is incorporated by reference as evidence concluding that the Project's proposed map, subdivision design, and improvements are consistent with the general plan. The Project allows orderly residential development, and it is consistent with, but is not limited to, the following relevant goals and policies of the general plan:

Policy LU-2.1 Compatibility with existing uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Goal Implementation: The proposed residential development, with a minimum lot size of 20,000 square feet, and an average lot size of 39,000 square feet, has lots that are significantly larger than the existing residential development on adjoining properties that include lot sizes of approximately 7,500 to the northeast and southwest. As the Project has incorporated conservation easements and larger lot sizes, it would be compatible with existing uses and has been designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

Policy LU-2.3 Compatibility with natural environment

We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

Goal Implementation: The Project would establish conservation easements on-site totaling between 6.2 and 9.2 acres covering all of Lots A, B, and H, and parts of Lots C and D. This includes no development along the shoreline of Big Bear Lake, as this will be part of the conservation easement. As such, the Project has been designed to be compatible with the natural environment and biodiversity.

Policy LU-2.8 Rural lifestyle in the Mountain/Desert regions

We intend that new residential development in the unincorporated Mountain and Desert regions offer a lower intensity lifestyle that complements the suburban and urban densities in incorporated cities and towns to provide a range of lifestyle options.

Master planned communities in unincorporated Mountain/Desert regions may provide a broader range of lifestyles and densities.

Goal Implementation: The proposed residential development, with a minimum lot size of 20,000 square feet, and an average lot size of 39,000 square feet significantly larger than the existing residential development of 7,200 square foot lots in the area and will, therefore, offer a lower intensity lifestyle from the surrounding area.

2. **The site is physically suitable for the type and proposed density of development site**, because the tract map design accounts for the topographic and access needs for new development and the maintenance of sensitive environmental resources.
3. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat**, because, except for the impacts related to Bald Eagles, all significant environmental impacts from the implementation of the Project, including biological resources, have been mitigated to a less than significant level with the implementation of appropriate mitigation measures. The Project's design and mitigation measures will provide for avoidance of direct impacts to the Bald Eagle through habitat restoration and avoidance of active nesting locations.
4. **The design of the subdivision and type of improvements are not likely to cause serious public health problems**, because the site location, the subdivision design, and the density proposed are such that hazards from flood, fire, noise, fire and other potential public health hazards are minimal with the implementation of the proposed conditions of approval and mitigation measures.
5. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision**, because the recorded map will require all necessary public rights of easements to be shown. The development will provide legal and physical access to the site with proper documentation of those access rights. The conditions of approval shall require that any easement conflicts be resolved and that statements of concurrence be provided from utility companies whose easements may be affected by the proposed development prior to recordation.
6. **The discharge of the sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board**, because the proposed homes will connect to sewer facilities in compliance with the Regional Water Quality Control Board.
7. **The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities**, because the proposed lots will provide adequate building setbacks for the proposed land use. In addition, future residents can add rooftop solar panels as an accessory if desired.

8. **The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law**, because the size and shape of the proposed lots are adequate for the type of residential development proposed, and appropriate agencies (including County Surveyor, Public Works, Environmental Health Services, Building and Safety, Special Districts and the San Bernardino County Fire Protection District) have all reviewed and approved the Project design, the proposed conditions, and mitigation measures. The access roads, sewer and water service lines to all proposed parcels have been conditioned and any required installation or modifications to these are required to be bonded prior to recordation and to be constructed prior to final inspection of any new construction on the new lots.