

From: [Andrea Mitchel](#)
To: [Nieves, Tom](#)
Subject: Fwd: My Whitehaven file
Date: Monday, October 12, 2020 9:14:06 AM
Attachments: [Image \(2\).jpg](#)
[Image \(3\).jpg](#)
[Image \(4\).jpg](#)
[Image \(5\).jpg](#)
[Image \(6\).jpg](#)
[Image \(7\).jpg](#)
[Image \(8\).jpg](#)

----- Forwarded message -----

From: **Kathy ARCH** <archequipment@msn.com>
Date: Sun, Oct 11, 2020 at 2:48 PM
Subject: My Whitehaven file
To: Andrea Mitchel <andrea.mitchel@gmail.com>

--

Andrea Mitchel
Mobile: 213 700-8640
FAX: 866 591-0721
Oak Hills, CA

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From: [Andrea Mitchel](#)
To: [Nieves, Tom](#)
Subject: Fwd: More
Date: Monday, October 12, 2020 9:13:25 AM
Attachments: [Image \(9\).jpg](#)
[Image \(10\).jpg](#)
[Image \(11\).jpg](#)
[Image \(12\).jpg](#)
[Image \(13\).jpg](#)
[Image \(14\).jpg](#)
[Image \(15\).jpg](#)

Batch one.

----- Forwarded message -----

From: **Kathy ARCH** <archequipment@msn.com>
Date: Sun, Oct 11, 2020 at 2:51 PM
Subject: More
To: Andrea Mitchel <andrea.mitchel@gmail.com>

--

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From: [Andrea Mitchel](#)
To: [Nievez, Tom](#); [Drake, Susan](#)
Subject: Document found from 2018, Public Records Request Denial
Date: Tuesday, November 3, 2020 5:02:19 PM
Attachments: [City of Hesperia 2018 letter.pdf](#)

Hi Tom and Susan:

One of my pals came across this in one of her files. Tom, it looks like this was directed to you from Chris Borchert - at the time the City of Hesperia Planner, back in 2018.

Tom, is there any way to get the previous proposal from back in 2018 as I don't know what Chris was referencing in the letter.

How can I get this?

Tom, will the BOS be getting historical documents on this property?

Susan, will the Smoketree location be open for the public for the 11/17 BOS meeting? I have a community Zoom coming up on Thursday and I would like to provide information on this.

Thank you.

--

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From: [Andrea Mitchel](#)
To: [Nieves, Tom](#)
Subject: Fwd: The end
Date: Monday, October 12, 2020 9:14:52 AM
Attachments: [Image \(16\).jpg](#)
[Image \(17\).jpg](#)
[Image \(18\).jpg](#)
[Image \(19\).jpg](#)
[Image \(20\).jpg](#)

This is the last file. Let me know what you think. Thank you!

----- Forwarded message -----

From: **Kathy ARCH** <archequipment@msn.com>
Date: Sun, Oct 11, 2020 at 2:54 PM
Subject: The end
To: Andrea Mitchel <andrea.mitchel@gmail.com>

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Andrea Mitchel
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From: [Andrea Mitchel](#)
To: [Nieves, Tom](#)
Cc: [Drake, Susan](#); [Estrada, Evelyn](#)
Subject: Proposed Rezoning of APN 0357-062-01, Project P201700742/PROJ-2020-00147
Date: Sunday, October 11, 2020 6:21:58 PM

Dear Mr. Nieves, Ms. Drake and Ms. Estrada,

Thank you for this opportunity to express my opposition to the proposed homes at Whitehaven and Braceo, 92344, named Whitehaven Estates. Unfortunately, this was approved by the Planning Commission on 10/8/2020 regardless of previous San Bernardino County (SBC) Planning staff reports/concerns in 2008/2009 and with the extensive community opposition as stated in the packet presented to the Commissioners.

I am opposed to the changing of the Oak Hills Community Plan Resource Conservation (OH/RC) and Oak Hills Floodway (OH/FW) to Oak Hills Rural Living (OH/RL) and the subdivision of approximately 155 acres into fifty-four residential lots, one open space lot and two lettered detention basin lots.

I would like to request a disclosure to the public and to the Board of Supervisors of the previous SBC Planning staff on the 2008 rezoning request of the same property (Public Records Request).

While the 2020 CEQA and staff report requests a Mitigated Negative Declaration, an adoption of the Findings as contained in the Staff Report, an adoption of the General Plan Amendment, with approval of the Planned Development Permit, subject to the Conditions of Approval, and an approval of the Tentative Tract Map 18533, subject to the Conditions of Approval. I would URGE the Board of Supervisors to do due diligence and research the history of this proposed request.

I, as a resident of the area, am requesting a formal public records request on the history of requests for rezoning of this area. Please advise as to the process for a formal public records request.

In addition to the proximity to open space, I am opposed to the rezoning of the land from OH/RC and OH/FW to OH/RL for the following reasons:

- 1) Increasing the density of houses from one house per 40 acres to one house per less than 2 acres.
- 2) The one route of egress on a paved road (Jenny) will be a safety hazard for all residents of Summit Estates during any fire event requiring evacuation.
- 3) Lack of water and water pressure. The area currently has a lack water and poor water pressure. The addition of 54 homes will exacerbate the water situation.

Should you, or other Supervisors wish to discuss this issue, I would be honored to do so.

Thank you for your consideration.

--

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From: [Andrea Mitchel](#)
To: [Nieves, Tom](#)
Subject: Re: Whitehaven Estates, Previous Denials?
Date: Monday, October 12, 2020 9:12:03 AM
Attachments: [image001.png](#)

Thank you Tom. I will forward you what the neighbor sent me over the weekend. Maybe that can help.

Shouldn't the BOS be provided with all historical information? Just curious.

On Wed, Oct 7, 2020 at 11:12 PM Nieves, Tom <Tom.Nieves@lus.sbcounty.gov> wrote:

Andrea,

The only application I find thus far is the 2007 application you describe that never went to Planning Commission. No action, approve or deny, was taken by PC. Still searching

Tom Nieves

Contract Planner
Land Use Services Department
Phone: [909-387-5036](tel:909-387-5036)
Fax: [909-387-3223](tel:909-387-3223)
[385 N. Arrowhead Avenue](#)

[San Bernardino, CA 92415](#)



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From: Andrea Mitchel <andrea.mitchel@gmail.com>
Sent: Wednesday, October 7, 2020 7:16 PM
To: Nieves, Tom <Tom.Nieves@lus.sbcounty.gov>
Subject: Whitehaven Estates, Previous Denials?

Hi Tom:

I am just checking in to see if you were able to find any information on previous denials of zoning changes for the area now being proposed for the rezoning of Whitehaven Estates?

Thank you.

--

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INTEROFFICE MEMO



DATE: January 29, 2009

PHONE: 74180

FROM: JUDY TATMAN, Supervising Planner
Advance Planning Division
Land Use Services Department

MAIL CODE: 0182

TO: MINDY DAVIS, Project Planner
Current Planning Division

SUBJECT: WHITEHAVEN ESTATES (BRUNO MANCINELLI); P200700599/APN 0357-062-01

Advance Planning has reviewed the above project referral and has the following comments:

The General Plan Amendment is not supportable because the proposed change to RS is not a logical extension of any RS in the immediate area. The currently designated RC acts as a buffer between the Forest Service land to the west and RL to the east. In addition, a portion of the property is zoned FW, which does not permit any residential uses and does not allow any density transfer unless:

“...it has been demonstrated in a detailed drainage report that land within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.” (*Oak Hills Community Plan, Floodway District & OH/LU-25*)

Also, even though the proposed GPA does meet the minimum district size, the topography of the site does not support the RS designation.

The project does not comply with the following Oak Hills Community Plan policies: LU-1, LU3, LU-4, LU-5, LU-7.

In addition, the Tentative Tract map does not demonstrate compliance with the Fire Safety 1 Overlay by transfer of density and slope analysis. While Development Code Section 82.13.040(e) requires a PD when 25% or more of the site has a natural slope over 30%, and the project label states there is a PRD associated with this project, the TT map does not demonstrate any of the PD or PRD requirements/qualifications, such as excellence of design, density transfers, amenities, etc.

4. **APN:** 0357-062-01
APPLICANT: Bruno Mancinelli
PROPOSAL: Pre-Application Development Review for a General Plan Land Use Zoning District Amendment from OH/RC (Oak Hills/Resource Conservation) to OH/RS (Oak Hills/Single Residential) and Tentative Tract 18533 to create 63 residential lots and one lettered lot on 160 acres.
COMMUNITY: Oak Hills/1st Supervisorial District
LOCATION: Braceo Street, west side; extending between Whitehaven Road and Chariton Road.
PROJECT NO: P200700846
STAFF: Tracy Creason
REP(S): Charles Joseph Associates
ACTION: Completed

	COMMENTS
Staff	<ul style="list-style-type: none"> Concern with project feasibility due to slope topography on site. Three (per Fire) points of access required. Concern that there are no existing paved roads between the project and freeway. Width to depth ratio on many lots do not allow for physical building PADS. Hillside grading standards need to be adhered to. Need input from EHS regarding feasibility of septic due to topography of site. Need better road alignment with existing Roads. Development Code requires a PD application due to 25% of site being at greater than a 30% slope. Need clarification whether project will be lot sales only. Concern that RS or RS-1 was not compatible zoning for area. Property to the north and south are currently zoned RL-2.5 Project in FS-1 Overlay District. Grading Plan required. Parcel currently numbered 64 would have to be a lettered lot. Property served with natural gas. Indicate on map Snowline Joint Unified School District. Indicate on map Hesperia Sphere of Influence. Concern with relocation of jet fuel line.
B & S	<ul style="list-style-type: none"> Identify on map if project will be lot sales only. Indicate on map where PADS will fit in with septic systems.
EHS	<ul style="list-style-type: none"> Project may not be supported by EHS with septic systems due to topography of site. Too restrictive.
LAFCO	<ul style="list-style-type: none"> Project is part of Oak Hills Community Plan. Will need a HOA for maintenance of lettered lot.
Surveyor	No comments at this time.
Land Dev	<ul style="list-style-type: none"> Detailed Drainage Study required due to 3 drainage easements on site. Hydrology Study required. Need grades for roads on all intersections of project - 6% max w/in 50' of intersections.
Traffic	<ul style="list-style-type: none"> Include in Condition # ____ \$10,000 current transportation fee plan per lot. We have no conditions, so there are no #s yet. With regional fee and Oak Hills fee, total would be about \$10K Concern with corner site distance. Concern regarding connecting site to freeway. Require Traffic Impact Study.
Fire	<ul style="list-style-type: none"> Project, as currently designed requires 3 points of access. Roads required at 26 feet, unobstructed. Stricter building requirements due to FS-1 overlay district. Roads at 14% maximum grade
Haz Mat	No comments at this time.

Table 82-5C
Agricultural and Resource Management Land Use Zoning District Development Standards
Desert Region

Desert Region Development Feature	Requirement by Land Use Zoning District			
	AG Agriculture	RC Resource Conservation	FW Floodway	OS Open Space
Density	<i>Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.</i>			
Maximum density	1 unit per 10 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	1 unit per 40 acres Accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	Residential Not Allowed	Residential Not Allowed
Setbacks	<i>Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.</i>			
Front	25 ft	25 ft	75 ft	25 ft
Side - Street side	25 ft	25 ft	25 ft	25 ft
Side - Interior (each)	15 ft.	15 ft	15 ft	15 ft
Rear	15 ft	15 ft	15 ft	15 ft
Lot coverage	<i>Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.</i>			
Maximum coverage	N.A.	N.A.	N.A.	N.A.
Height limit	<i>Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	35 ft	35 ft	35 ft	35 ft
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).			
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)			
Parking	See Chapter 83.11 (Parking Regulations).			
Signs	See Chapter 83.13 (Sign Regulations)			

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008)

82.03.070 FW Land Use Zoning District Additional Standards

- No structure or use shall be constructed, located or substantially improved and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.
- Proposed land use permits within the FW district shall comply with all of the requirements necessary for the approval of a permit in the Floodplain Overlay.

Adopted Ordinance 4011 (2007)

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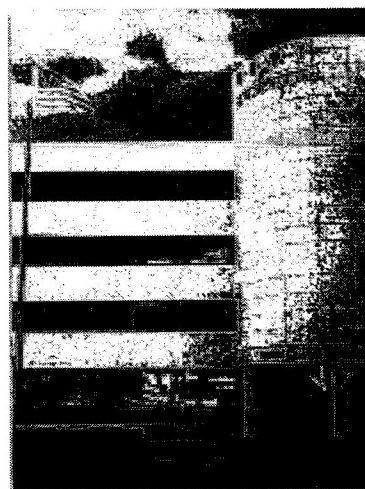
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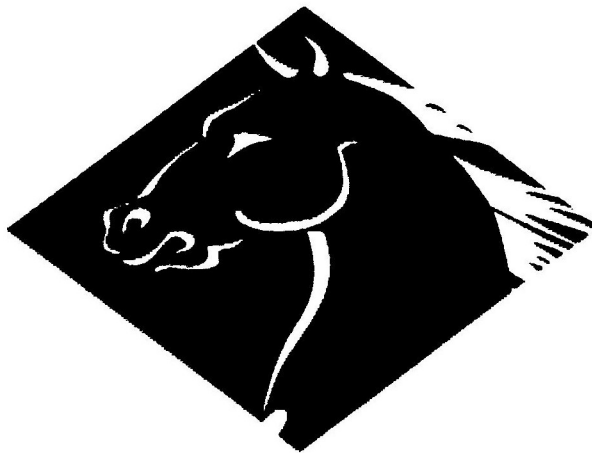
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CHARLES JOSEPH ASSOCIATES

WHITEHAVEN ESTATES MASTER PLAN

CUSTOM HOME COMMUNITY
WEST OAK HILLS



FAXED
5-28-09
to T. Kostak

10681 FOOTHILL BLVD #395
RANCHO CUCAMONGA, CA
91730

OAK HILLS ESTATE MASTER PLANNED UNIT DEVELOPMENT

EQUESTRIAN FRIENDLY WEST OAK HILLS ESTATE COMMUNITY

TABLE OF CONTENTS

CHAPTER 1: MASTERPLAN SETTING

- 1.1 LOCATION AND REGIONAL SETTING
- 1.2 ENVIRONMENTAL SETTING
- 1.3 HISTORICAL SETTING
- 1.4 EXISTING CONDITIONS
- 1.5 TRENDS
- 1.6 MASTER PLAN PURPOSE AND FOCUS
- 1.7 EXHIBIT TABLES*****

CHAPTER 2: CONCEPT PLAN

2.1 PURPOSE & GOALS

The purpose of this chapter is to (1) identify what the goals and objectives of the Specific Plan are, and (2) to define a set of ground rules, or policies, to be used in developing appropriate solutions in each of the topic areas.

Goals are broad statements that define the community's hope for the future. They are general in that they do not indicate when and how these goals are to be accomplished.

Objectives are statements of intent that generally guide future decisions in specific topic areas.

Policies are more specific statements of intent to deal with particular problems in certain fashion. They begin to define the approach to be taken to achieve the plan objectives, and are in themselves the first step in the development of a solution as they form the basis for Standards and Regulations.

The City's General Plan identifies goals in all of the areas mandated by State law. These goals, normally achieved through the use of the City's Zoning and Subdivision Ordinances, Growth Management Plan, Capital Improvement Programs, and other regulatory or implementation tools, are outlined below:

2.1.1

The natural and man-made environment of Rancho Cucamonga shall be designed and coordinated to establish the identity of the City as a single entity, while also preserving the individual character of the three existing communities; to improve the image and appearance; and to promote the functional efficiency of the City.

2.1.2

Land use shall be managed with respect to location, timing and density intensity of development in order to be consistent with the capabilities of the City and special districts to provide services, to create communities where a diverse population may realize common goals, and to achieve sustainable use of environmental resources both within the outside of the City.

2.1.3

The organization of land uses within the City shall provide for the efficient use of private automobiles, while concurrently supporting the ultimate provision of alternative modes of transportation at both the City and regional levels.

2.1.4

The community's natural resources shall be respected, and protection and preservation of those resources, including open spaces, shall be encouraged.

2.1.5

Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.

2.2 COMMUNITY CHARACTER AND IDENTITY

Community character is an overall topic area which is difficult to define, as it is influenced by many intangibles. In this document, Community character consists of a number of elements, including,

- Sense of Community Identity
- Open Space
- Architectural Design
- Landscape Design

The following Community character objectives and related policies are structured to reflect these elements.

In order to avoid the lack of focus characteristic of many Southern California communities, development in Oak Hills Estates should be guided by design standards and guidelines which reinforce the sense of community identity with the surrounding neighborhoods.

Reinforce Oak Hills Estate's identity by the use of appropriate California architecture and other design features.

Reinforce community identity and create a sense of continuity throughout the area through appropriate conservation landscape features.

Reinforce Oak Hills Estate's identity by emphasizing natural features while deemphasizing the scale and impact of structural elements.

Reinforce community identity by the selection of street, park, trail and place names that relate to Oak Hills Estates, its setting, or its heritage through the use of old family and place names.

Encourage historical preservation through development of criteria for preservation of historical structures and other elements of historical significance.

2.2.1 OPEN SPACE

Objective: The abundant open space which now characterizes Oak Hills Estates and contributes to its atmosphere is a valuable resource which should be used to help define overall community character.

Policies: Take steps to retain sufficient amounts of open space within the Specific Plan area.

Require a percentage of each lot or parcel to be left in open space.

Encourage preservation of open space in excess of mandatory requirements through an incentive system.

Encourage clustering of development to preserve valuable open space and other natural features and hillsides through the use of mandatory requirements and an incentive system.

Encourage innovative design concepts and landscape techniques to promote usable open space and rural atmosphere.

Encourage the utilization of public easements, utility corridors, and flood control areas as usable open space.

Encourage the preservation of open space in sensitive areas of the region surrounding Oak Hills Estates through the use of transfer of development rights or other appropriate implementation tools.

2.2.2 ARCHITECTURAL DESIGN

Objective: Architectural designs and concepts should be guided by criteria which reinforce the sense of community identity, avoid the feeling of sameness and blandness, and enhance Oak Hills Estate's character.

Policies: Reinforce community identity through the application of a unifying architectural theme or features in the design of community service uses, commercial areas, and other focal points.

Reinforce community identity through the encouragement of unifying architectural styles or features in the design of residential structures.

Encourage the use of architectural styles that are informal, rustic and human in scale.

Encourage the use of traditional construction materials, such as native stone, brick timber, wood siding, tile and others as may be appropriate.

Enhance Oak Hills Estate's character by using architectural techniques and elements which draw upon the region's history and provide a tie to the region's heritage.

Provide for variety and discourage monotony in dwelling design by use of appropriate guidelines.

2.2.3 LANDSCAPE DESIGN

Objective: Landscape design should enhance the quality of the environment and contribute to high quality, safe fire resistive and energy efficient development.

Policies: Comply with mandatory standards relative to tree type, size and spacing for streets, center medians, parkways, parking lot, pathways and trails.

Development guidelines for fencing to enhance community identity.

Utilize landscape techniques which preserve and enhance rural character where possible, meanwhile keeping in mind water preservation.

Encourage landscaping in excess of requirements through an incentive system.

Landscaping within new development should emphasize use of native plants & trees, shrubs and wild flowers.

2.3 DEVELOPMENT DENSITY

Objective: Provide guidance for land use designs and concepts to incorporate consistent development practices and development density for applicable parcels. Avoid oversized parcels that create a blank space feeling of void spaces while balancing the overall density standards and character to enhance Oak Hills character.

Policies: Reinforce community identity through the flexibility of parcel sizes and configuration consistent with surrounding neighborhood parcels. Apply real world standards to lot configurations and flexibility to obtain overall master plan approach to the number of parcels for the proposed land use.

Reinforce community identity through the encouragement of unifying parcel configuration or features in the design of residential entry points and circulation.

Utilize density transfers to incorporate residential lots and use of open space for appropriate easements and varying parcel sizes consistent with the surrounding parcels.

Encourage shared road access to stimulate the neighborhood lot design and community feel. Provide access to open space wherever possible.

Residential developments shall comply with Fire Safety Areas. Subject property has been identified as FS1

2.4 TRAILS CONCEPT AMENTIES

Objective: Provide available access and easements for equestrian access to existing trails located in surrounding areas. Avoid street design that would discourage access for equestrians.

Policies: Whenever possible, provide equestrian access from existing trails and easements. Feeder trail easements may be allowed as a condition of the tract map approval or development review, to provide access to each lot or site intended for equestrian use.

Reinforce equestrian identity through the use of unique fencing and parcel configuration access.

Encourage design of lots larger than 2 acres to provide stable areas whenever possible.

Require site ingress design elements to individual parcels decorative entry statements with elements include but not limited to; pilasters, wrought iron gates, artwork compatible with the architectural elements, fountains, hand carved wood fence posts, trellis, etc.

CHAPTER 3: STANDARDS AND REGULATIONS

3.1 LAND USE PROVISIONS

The residential properties subject to this Master Plan shall comply with the use standards as provided in the County of San Bernardino R2 Zoning designation.

3.2 VEHICLE CIRCULATION

The street system shall be developed through dedications and improvements in accordance with County of San Bernardino rural standards 114 a&c. Provide available access and easements for equestrian access to existing trails located in surrounding areas.

Avoid street design that discourage equestrian connections to surrounding properties

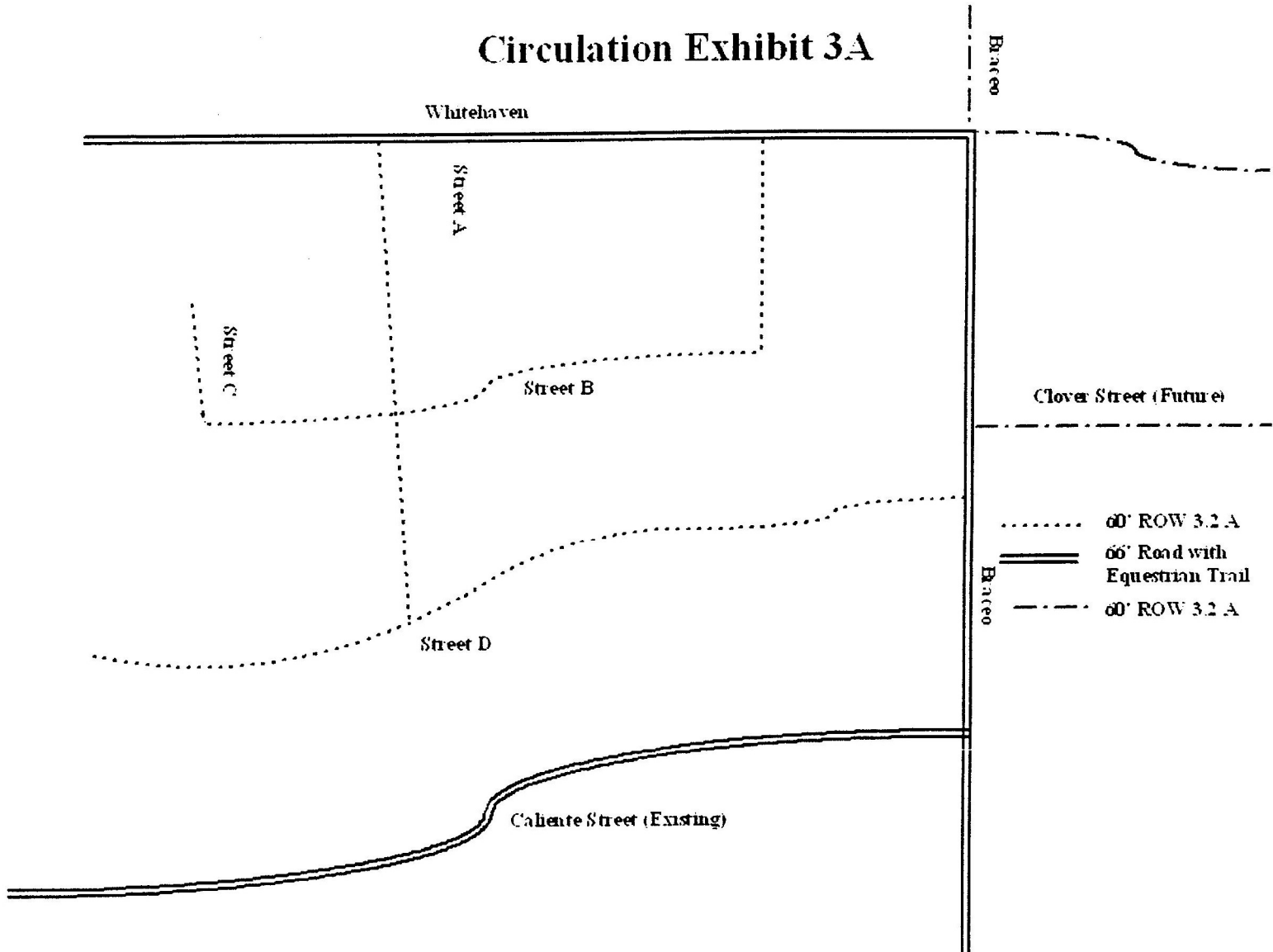
Policies: Provide at least one main equestrian trail to connect the Master Plan for public access from existing adjacent equestrian trails.

Reinforce equestrian identity through the use of unique fencing and parcel configuration access.

Encourage design of lots larger than 2 acres to provide stable areas whenever possible.

Installation of roads may be constructed in a phasing approach on a per lot basis, frontage required with full half width on the subject property parcel. Any lot requiring a permit will require the individual to permit and bond for the street improvements as the condition of approval of that lot from the nearest paved road. A bond and improvements may be negotiated by the Master Developer to provide street improvements and subsequent facilities district as long as final map conditions provide for recordation on the CC&R's of each lot and said process.

Circulation Exhibit 3A



TYPICAL SECTION

HILLSIDE

- (1) Lots with widths of 75 feet or less may use the side yard setback standards of the Single Residential Land Use District (5 feet on one side and 10 feet of the other). If these are animal raising structures encroachment requires notarized signature from neighbor for encroachment.
- (2) Lot size averaging takes into account the overall project area and would incorporate lots having less and greater area coverage in order to achieve this average.

3.4 HILLSIDE SLOPE LOT DESIGN STANDARDS

The maximum number of parcels which may be created through the land division process shall be consistent with the City of Hesperia Oak Hills Community Plan designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.

- a. To grade a level building pad, each new parcel must have a buildable site of at least 7,000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
- b. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed 40% slope.
- c. To maximize hillside cuts and to preserve natural terrain, where slopes exceed 20% parcels may be created with density transfer through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the land use designated minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6,000 square feet, with a minimum width of 60 feet.
- d. In case of density transfer, all residential home parcels created which are larger than the Land Use Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.

Within single-family residential areas, preserve entitlements for recreational equestrian and animal uses.

3.5 TRANSFER OF DENSITY UNIT ALLOCATIONS

Purpose. The purpose of transfer of dwelling unit allocations for the procedure whereby the development of an area which stands to suffer adverse environmental impacts can be credited and then transferred to another more appropriate area in order to preserve the character and identity of the area.

Polices: "Development credit" means a potential entitlement to construct one dwelling in a designated cluster area which can only be exercised when the development credit has been

transferred pursuant to the provisions of this section from a donor to a receiver parcel and other requirements of law are fulfilled.

The allocation of dwelling units may be transferred from one parcel (donor) to another parcel (receiver) within a project site, or, from a project site (donor) to adjacent properties (receiver), if conditions are applicable, when the development of the subject site would cause adverse impacts, such as excessive slope, adverse easements (drainage or otherwise). The development transferred to a predetermined receiver site/parcel shall be credited to an area/site.

The transfer of development credits may be authorized when the planning commission finds that the receiver parcel has sufficient area to accommodate development otherwise permitted under city development districts plus the development credits to be transferred, and that such total development meets all of the applicable requirements of the city's general plan and all provisions of this section.

Provisions.

1. When development credits are transferred, all such credits are thereafter depleted with regard to the donor parcel. Excess development credits of that donor parcel which are not initially transferred to a receiver parcel may be subsequently transferred to another receiver parcel in accordance with the provisions of this section.
2. The number of development credits which may be transferred shall not exceed the number of dwelling units determined for the donor parcel through applying established slope density standards and through preliminary site review to determine the actual number of units which could be developed on the donor parcel, subject to provisions contained within this section.
4. The donor parcel, after development credits have been depleted, shall be kept essentially in a natural condition. However, the city may, pursuant to a conditional use permit, or subsequent application filing authorize the following uses if it deems they are compatible with maintaining the natural condition of the property and are consistent with the general plan:
 - a. Watershed, and/or trails;
 - b. The growing of crops and fruits;
 - c. Low intensity recreation;
 - d. Other similar uses; public uses such as fire stations, senior care, stables, etc
 - e. Accessory uses necessary to support the foregoing uses.
5. Land from which development credits have been transferred shall be recorded as open space through the process of a specific plan and a general plan amendment to ensure that such land remains as open space in perpetuity.

6. A parcel from which development credits have been transferred shall be considered as common open space

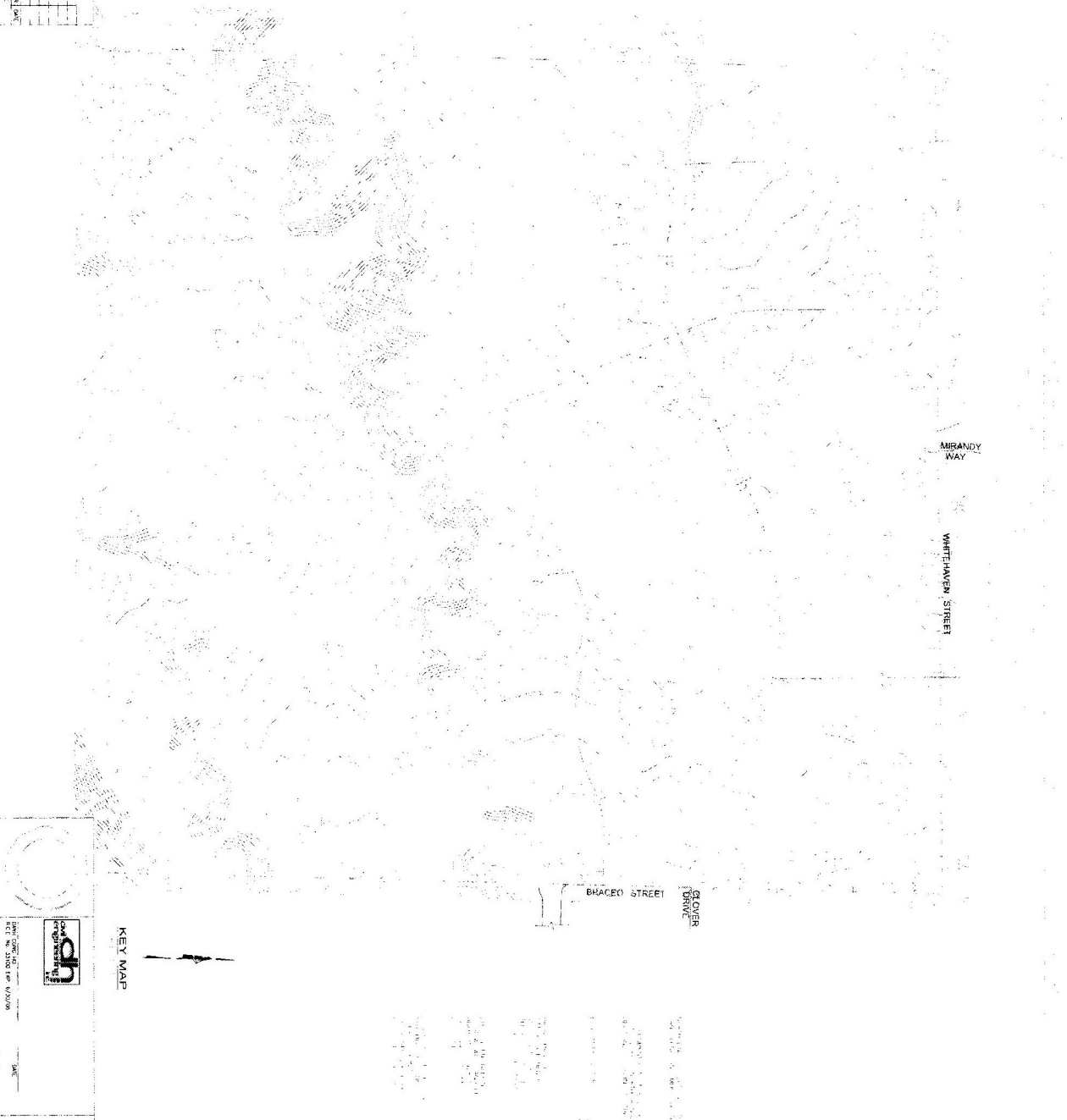
7. The maximum number of dwelling units permitted on a parcel receiving development credits shall not exceed the sum total gross acreage determined by applying the established density standard to the subject parcels.

RESIDENTIAL LOT DENSITY				
SLOPE	AREA (AC.)	UNIT/(AC.)	UNITS ALLOWABLE (MINIMUM)	UNITS ALLOWABLE MAXIMUM
0-15 %	39.9 AC.	1-4 /1.0 AC.	40 UNITS	159 UNITS
15-30 %	50.2 AC.	2 / 1.0 AC.	100 UNITS	100 UNITS
30-60 %	24.7 AC.	1 /3.0 AC.	8 UNITS	8 UNITS
TOTAL	157.4 AC.		148 UNITS	267 UNITS

REMAINDER PARCEL LOT DENSITY				
SLOPE	AREA (AC.)	UNIT/(AC.)	UNITS ALLOWABLE (MINIMUM)	UNITS ALLOWABLE MAXIMUM
0-15 %	22.4 AC.	1-4 /1.0 AC.	22 UNITS	44 UNITS
15-30 %	3.0 AC.	2 / 1.0 AC.	6 UNITS	6 UNITS
30-60 %	17.0 AC.	1 /3.0 AC.	6 UNITS	6 UNITS
TOTAL	42.4 AC.		34 UNITS	56 UNITS

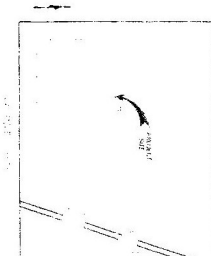
3.6 PROPERTY LOCATION & SURROUNDING

REVISIONS			
NO.	DATE	BY	CHKD.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



GENERAL PLAN AMENDMENT
AND
ZONE CHANGE EXHIBIT

SHEET NO. 1
OF 1 SHEETS
FILE NO. 492





City of Hesperia

Gateway to the High Desert

August 27, 2018

Tom Nieves, Planner
San Bernardino County
Land Use Services Department/ Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0185

RE: General Plan Amendment to change the Land Use Designation from Oak Hills Community Plan Resources Conservation (OH/RC) and Oak Hills Floodway (OH/FW) to Rural Living (RL) and Tentative Tract Map No. 18533 to subdivide approximately 155 acres into fifty four residential lots, two detention basin lots and one open space lot.

Dear Mr. Nieves:

Thank you for the opportunity to comment regarding these changes to the Oak Hills Plan. The project site is located ¼ mile outside of the City limit but falls within the City's most western and southern sphere of influence.

Our first concern is the referral date of August 13th and a reply by date of August 27th. For a project of this significance, it would seem that a 30 day comment period would be more appropriate.

The City offers the following comments, based on the application and tract map for the site:

1. The application states that the site is not presently served by electricity and that it is unknown how long an extension to the property will be, yet there are existing tracts to the north and east served by electricity.
2. The application incorrectly states "NO" on numbers 9, 10, 14, 19.
3. Number 11 states "NO" however this is a requirement of CEQA. If it is relying on the 2007 application as stated in Number 22, then the answer should be yes, or uncertain. In either case, consultation is still required.
4. Number 23 states "No development is proposed within the Oro Grande Wash." If that is the case, why change the Floodway designation to Rural Living?
5. The Resource Conservation zone is just that, not intended for development. The change represents an increase in allowable density that has not been previously analyzed.

OH2.2 GOALS AND POLICIES

Goal OH/LU 1. Retain the existing rural desert character of the community.

Policies OH/LU 1.1 Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.

OH/LU 1.2 In recognition of the community's desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made: A. That the change will be consistent with the



community character. In determining consistency the entire General Plan and all elements of the community plan shall be reviewed.

6. The minimum standards for Rural Living are 2.5 acre lots, 150 feet wide, 150 feet deep, and they cannot exceed a 1:3 width/depth ratio. Only 7 of the 54 lots have 2.5 acres gross. Most of the lots (#20-31) do not comply with the minimum width. Most of those lots also exceed the 1:3 ratio.
7. The homeowners to the north and east were probably under the impression that Resource Conservation meant that no further development would occur on this property. If there was an application in 2007 for a tract, was it approved? If it was approved, why is the Resource Conservation designation still on the property?

Our recommendations include:

- Eliminate all lots on the Oro Grande side of Streets A & E. If allowed to own the land, they will want to clear it and fence it, look a little farther east on Prairie Trail to see evidence of that.
- Continue Prairie Trail to connect it with Street A along the top of the ridgeline, with lots on the north side.
- Expand Lot 55 to top of ridge and keep Resource Conservation & Floodway zoning for Lot 55.
- Eliminate Stuvelling Street as it appears to be in the Oro Grande Wash and implies that the owner of Lot 55 has future development rights.
- Ensure all lots meet the minimum requirements of the Rural Living zone district.

If you have any questions, or need clarification of this information, please do not hesitate to contact me at (760) 947-1231.

Sincerely,

Chris Borchert
Associate Planner

P201700742/CF Whitehaven Estates