



**LAND USE SERVICES DEPARTMENT
PLANNING DIVISION
PLANNING COMMISSION STAFF REPORT**

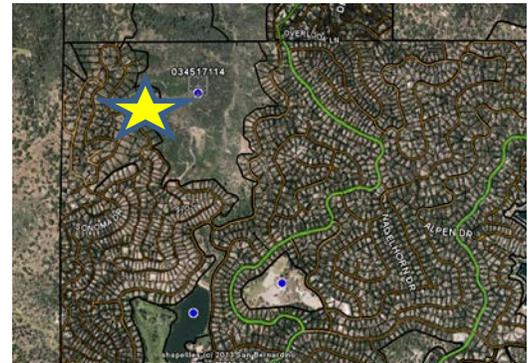


HEARING DATE: February 6, 2014

AGENDA ITEM # 3

Project Description

APN:	0345-171-14* (109 lots)
APPLICANT:	OAKRIDGE ESTATES GRAND FINALE LLC
COMMUNITY:	LAKE ARROWHEAD
LOCATION:	LAKE'S EDGE ROAD, SOUTH SIDE; APPROXIMATELY 50 FEET EAST OF LAKE RESORT ROAD.
PROJECT NO:	P201200501
STAFF:	KEVIN WHITE
PROPOSAL:	A REVERSION TO ACREAGE BY FINAL MAP TO COMBINE 109 LOTS ON 143 ACRES TO ONE LOT.



310 Hearing Notices Sent On: January 22, 2014
P.C. Field Inspection Date: January 31, 2014

Report Prepared By: Kevin White
Field Inspected By: Commissioner Allard

SITE INFORMATION:

Project Size: 143 Acres
Terrain: Moderate to Steep Sloping
Vegetation: Forest plant community.

SURROUNDING LAND DESCRIPTION:

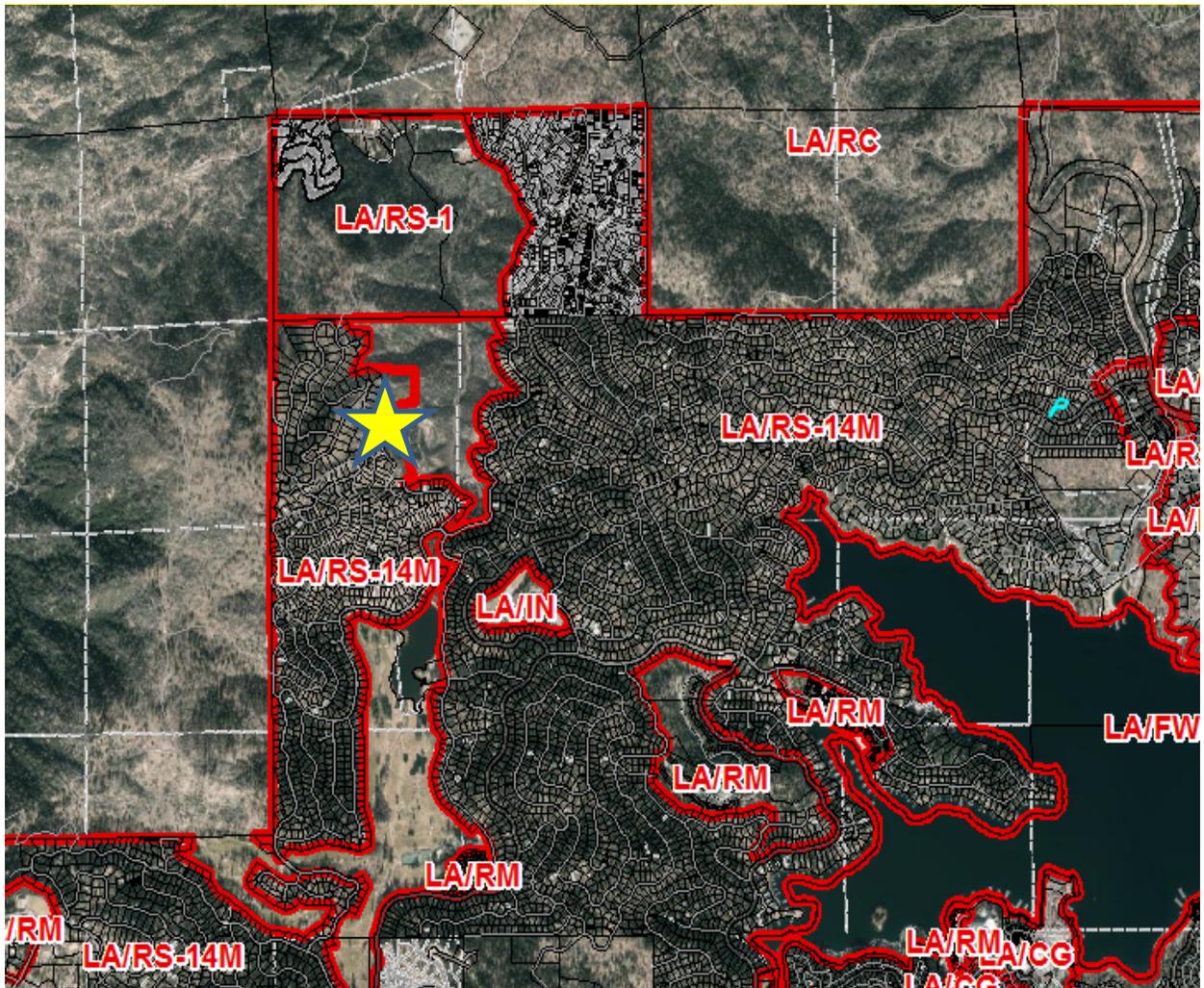
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	LA/RS-14M – LA/RC
North	Vacant	LA/RS-1
South	Single Family Residences	LA/RS-14M
East	Single Family Residences	LA/RS-14M
West	Vacant	LA/RC

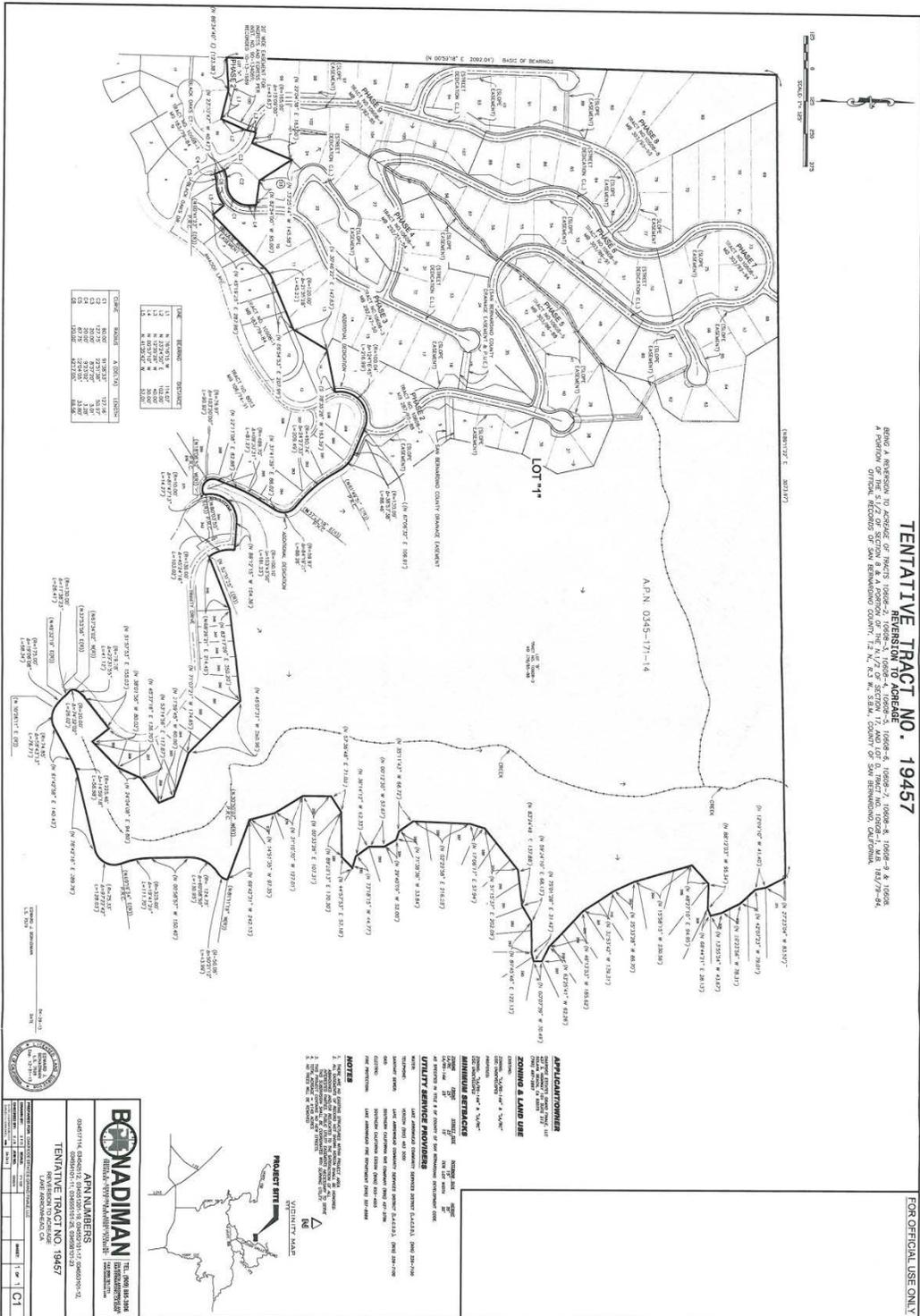
	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	LACSD	Will Serve
Sewer Service	LACSD	Will Serve

STAFF RECOMMENDATION: That the Planning Commission **Recommend** that the Board of Supervisors Approve the Reversion to Acreage.

Recommendations to the Board of Supervisors are not subject to appeal.

Vicinity Map/ Zoning





TENTATIVE TRACT NO. 19457

BEING A REVISION TO ACQUAKE OF TRACTS 19456-2, 19456-3, 19456-4, 19456-5, 19456-6, 19456-7, 19456-8, 19456-9 & 19456-10, AND A PORTION OF TRACT 19456-1, ALL IN SECTION 12, TOWNSHIP 12, RANGE 9, SOUTH, WESTERN COUNTY, CALIFORNIA.

APN 0345-17-14

CLASS	AREA	PERCENT	TOTAL
C1	10.00	100.00	10.00
C2	0.00	0.00	0.00
C3	0.00	0.00	0.00
C4	0.00	0.00	0.00
C5	0.00	0.00	0.00
C6	0.00	0.00	0.00
C7	0.00	0.00	0.00
C8	0.00	0.00	0.00
C9	0.00	0.00	0.00
C10	0.00	0.00	0.00
C11	0.00	0.00	0.00
C12	0.00	0.00	0.00
C13	0.00	0.00	0.00
C14	0.00	0.00	0.00
C15	0.00	0.00	0.00
C16	0.00	0.00	0.00
C17	0.00	0.00	0.00
C18	0.00	0.00	0.00
C19	0.00	0.00	0.00
C20	0.00	0.00	0.00



CLASS	AREA	PERCENT	TOTAL
C1	10.00	100.00	10.00
C2	0.00	0.00	0.00
C3	0.00	0.00	0.00
C4	0.00	0.00	0.00
C5	0.00	0.00	0.00
C6	0.00	0.00	0.00
C7	0.00	0.00	0.00
C8	0.00	0.00	0.00
C9	0.00	0.00	0.00
C10	0.00	0.00	0.00
C11	0.00	0.00	0.00
C12	0.00	0.00	0.00
C13	0.00	0.00	0.00
C14	0.00	0.00	0.00
C15	0.00	0.00	0.00
C16	0.00	0.00	0.00
C17	0.00	0.00	0.00
C18	0.00	0.00	0.00
C19	0.00	0.00	0.00
C20	0.00	0.00	0.00

BONADIMAN
 REALTY & INVESTMENT SERVICES
 10000 BAYVIEW BLVD., SUITE 100
 SAN DIEGO, CA 92121
 TEL: (619) 594-1111
 FAX: (619) 594-1112
 WWW: WWW.BONADIMAN.COM

PROJECT SITE

APN NUMBERS

TENTATIVE TRACT NO. 19457



NOTES

1. THIS PLAN IS A REVISION TO THE TENTATIVE TRACT NO. 19457, AS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.

2. THE PROJECT SITE IS SHOWN WITH A TRIANGLE SYMBOL.

3. THE PROJECT SITE IS SHOWN WITH A TRIANGLE SYMBOL.

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9. THE PROJECT SITE IS SHOWN WITH A TRIANGLE SYMBOL.

10. THE PROJECT SITE IS SHOWN WITH A TRIANGLE SYMBOL.

APPLICATOR'S

RECORDING & LAND USE

REMARKS

ADDITIONAL NOTES

PROJECT SITE

BACKGROUND:

The project is a Reversion to Acreage (Reversion) to combine 109 lots into one lot, through the processing of Tentative Tract Map 19457 on 145 acres. The 109 lots were created by Tentative Tract Map 10608, which was a phased project that began in the mid 1980's. Originally only the first phase was recorded and the remaining phases expired. In 1991 the County approved a new tract (Tentative Tract 10608-2 thru 10608-11), which superseded the original 109 lot tract map. This ten phase Tract was recorded in 1995 and included 107 residential lots and 2 lettered lots for open space and a water tank. The property is zoned LA/RS-14m (Lake Arrowhead Planning Area/Single Residential-14,000 square foot minimum lot size). The zoning was requested concurrently with the subdivision in 1991. The zoning of the property is not affected by the Reversion and will remain the same with the adoption of the Reversion process.

The site is located west of Brentwood Drive and North of Amador Lane in the community of Lake Arrowhead. The site has natural vegetation consisting of coniferous forest. The terrain onsite varies from a topographic high of 5610 feet (above mean sea level) on the west portion of the site to about 4890 feet at the northeast corner.

ANALYSIS

A Reversion is a procedure authorized by statute and by the County Development Code that allows a property owner or a local agency to erase an earlier subdivision and revert the property to unsubdivided acreage. Reversions require the approving authority to make specific findings in the form attached. The Reversion is processed by approving and ultimately recording a new map that includes a single lot. The approval of the map will allow the County to release the improvement bonds required for the tract after recordation. The sureties covered the water, sewer, roads and drainage improvements required for the map, which improvements will not be required if the Reversion is approved. The Reversion was reviewed by the Land Development Division, which has determined the dedication of right-of way and the easements granted are not necessary after the Reversion has been recorded.

The Reversion was initiated by the owner of the project, Oakridge Estates Grand Finale, LLC (Oakridge). Oakridge is requesting the Reversion for financial reasons. If approved and recorded, Oakridge would be relieved of the cost associated with maintaining the surety bonds for the tract. Oakridge would also relinquish the entitlement to develop 107 homes. However, the property would be afforded the same future rights as any other residentially zoned property, allowing a single dwelling unit, a second home (Since the resulting 145 acre parcel would be more than twice the minimum lot size), and all other land uses and accessory uses provided by the Development Code. If the owner of the property wished to subdivide the property in the future, a new tentative tract application would be required to be filed. The final action for a Reversion to Acreage by Final Map requires the approval by the Board of Supervisors. However, the Development Code first requires the Planning Commission to render a written recommendation to the Board.

CEQA

The proposed project does not include any physical changes to the project site. Therefore an exemption under the "General Rule" that CEQA applies only to projects that have the potential

for causing a significant effect on the environment is recommended. 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.

RECOMMENDATION: That the Planning Commission **RECOMMENDS** to the Board of Supervisors that the following actions be taken:

- 1) **APPROVE** the Reversion to Acreage By Final Map;
- 2) **APPROVE** Tentative Tract Map 19457;
- 3) **ADOPT** the findings as contained in the staff report; and
- 4) **FILE** a Notice of Exemption.

ATTACHMENTS:

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

EXHIBIT A

Findings

APN: 0345-171-14*
Oakridge Estates Grand Finale, LLC
P201300203
Planning Commission – February 6, 2013

FINDINGS: Reversion to Acreage per section 66499.16 of the Subdivision Map Act.

1. **Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes** because all the dedication to be vacated does not provide legal or physical access to properties that are not a part of the Reversion to Acreage.
2. **All owners of an interest in the real property within the subdivision have consented to reversion.** All of the lots are owned by Oakridge Estates Grand Finale, LLC, the enterprise that filed the application.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

**Reversion to Acreage
Tentative Tract 19457
Oakridge Estates Grand Finale, LLC**

GENERAL REQUIREMENTS
Conditions of Operation and Procedure

LAND USE SERVICES – Current Planning Division (909) 387-4115

1. Project Approval Description. Reversion to Acreage (TT 19457) is approved to be recorded and constructed in compliance with the conditions of approval, the approved stamped tentative map as designed. The project site is located on the south side of Lakes Edge Road, approximately 50 feet east of Lake Resort Road. The Current Zoning Designation for this Project is LA/RS-14M & LA/RC (APN: 0345-171-14; Project No: P201300203).
2. Expiration. This Tentative Parcel 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 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 the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.
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.

APN: 0345-171-14**CONDITIONS OF APPROVAL**

PAGE 2 OF 5

P201300203

Oakridge Estates Grand Finale, LLC

Planning Commission: February 6, 2014

Effective Date: TBD

Expiration Date: TBD

5. Indemnification. In compliance with San Bernardino County Development Code Section 81.01.070, the applicant shall agree, to defend, indemnify, and hold harmless the County or its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, an advisory agency, appeal board or legislative body concerning the map or permit or any other action relating to or arising out of County approval. In the alternative the applicant may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code 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, its agents, officers, or employees for all expenses resulting from such actions, including any court costs and attorney's fees which the County, its agents, officers or employees 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 applicant of their obligations under this condition to reimburse the County, its agents, officers, or employees for all 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 P201300208. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$200.00 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, developer, 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: Regional Water Quality Control Board, Mojave Air Quality Management District, State Fish and Game, State Fire Marshall
 - 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)

APN: 0345-171-14**CONDITIONS OF APPROVAL**

PAGE 3 OF 5

P201300203

Oakridge Estates Grand Finale, LLC

Planning Commission: February 6, 2014

Effective Date: TBD

Expiration Date: TBD

**PRIOR TO RECORDATION OF THE FINAL MAP
THE FOLLOWING SHALL BE COMPLETED**

PUBLIC WORKS – County Surveyor's Office (909) 387-8162

9. LOT A. Tract 10608-2 reserved Lot "A" for the use and benefit of Lake Arrowhead Community Service District for water tank purposes. Our office must receive evidence that the water tank is no longer necessary for the surrounding properties not being reverted and that said Service District does not object to Lot "A" being included in the reversion to acreage.
10. Utility Clearance. Subdivider shall present evidence to the County Surveyor's Office that they have tried to obtain a non-interference letter from any utility company that may have rights of easements within the property boundaries.
11. Easements/CS. 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.
12. Surveyor Fees. Prior to approval for recordation, all fees required under actual cost Job Number PM 19457 shall be paid in full.
13. Final Monumentation. Final Monumentation, not set prior to recordation, shall be bonded with a cash amount deposited with the office of the county surveyor as established per the county fee schedule 16.0215B (c) (6).

LAND USE SERVICES – Planning Division (909) 387-4131

14. Fees Paid. Prior to Recordation, all fees required under actual cost job number P201300108 shall be paid in full.

End of CONDITIONS OF APPROVAL–19457;

EXHIBIT C

Correspondence



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
June 12, 2013

ATTENTION PROPERTY OWNERS

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than June 26, 2013 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, KEVIN WHITE at (909) 387-3067 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0345-171-14 (See map below for more information)

PROJECT NUMBER: P201300203/R.A. 19457 * Multiple Parcel Associations *

APPLICANT: OAKRIDGE ESTATES GRAND FINALE, LLC

LAND USE DISTRICT (ZONING): LA/RC

IN THE COMMUNITY OF: LAKE ARROWHEAD/3RD/SUPERVISORIAL DISTRICT

LOCATED AT: ALMOND LANE

PROPOSAL: A REVERSION TO ACREAGE TO COMBINE 109 LOTS ON 143 ACRES

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

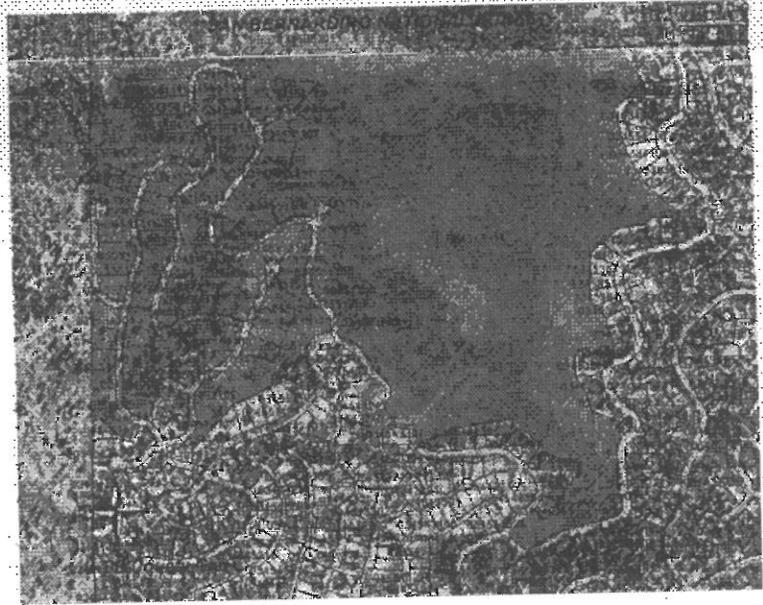
- where is environmental impact report available?

- concerns: - loss of watershed
- loss of habitat
- limited access and exit especially in emergency
- lack of water
- no infrastructure
- crowding
- increased traffic
- noise

Fiasco like Eagle Ridge?

- this is natural waterway (Lake Grass Valley to Silverwood)
what is being done to preserve that?

VICINITY MAP



SIGNATURE *Sharon Jo Trulove* DATE 6/24/2013 AGENCY self (property owner)

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

Notify: Chris & Sharon Trulove (984 Sandalwood Dr.
Lake Arrowhead, CA)
P.O. Box 930
Twin Peaks, CA 92391
NO MAIL