PROPERTY LAND SUPPLEMENT

Exclusive Marketing & Development Data Sheet

Property Address:	43264 Orchard Rd, Hinkley, CA 92347
Total Lot Size:	**80.00 Acres** (Approx. 3,484,800 Sq. Ft.)
Assessor's Parcel Number (APN):	0489-182-06
County / Region:	San Bernardino County / Desert Region
Zoning Classification:	**RC (Resource Conservation)**

Zoning Liberties & Permitted Uses

The **Resource Conservation (RC)** district emphasizes open-space preservation alongside low-intensity rural and agricultural development. Given the massive **80-acre footprint**, this land offers vast long-term utility:

- **Primary Residential:** Allowed by right to build 1 single-family home. Because it consists of 80 acres, the footprint accommodates substantial estate planning.
- **ADU & Multi-Generational:** Eligible under California law for a full detached Accessory Dwelling Unit (ADU) and a Junior ADU (subject to local health/septic clearance).
- **Agricultural Allowances:** Open crop production, commercial orchards, vineyards, plant nurseries, and private animal/livestock keeping are allowed by right.
- **Temporary Recreational Use:** Owner-use camping (tents/RVs) is permitted up to 4 consecutive days within any 30-day window without needing a formal permit.

Utility & Infrastructure Guidance

- **Electricity & Power:** Grid electricity is closely established in the immediate area. Developed residential neighbors are located nearby on adjacent parcels, indicating localized power poles are near the boundary lines, significantly reducing raw infrastructure extension costs.
- **Water Provision:** Properties in this desert corridor typically utilize private groundwater wells. A water well must be drilled and approved through the San Bernardino County Department of Environmental Health Services (DEHS).
- **Sewer / Waste:** A private conventional or alternative septic system is required for structural development and must pass local perc testing.

Desert Region Site Metrics & Setbacks

Metric	Standard Requirement (RC Zone)
Front / Street Setback	Minimum 30 feet from property line / easement line
Side Setback (Interior/Street)	Minimum 20 to 30 feet based on parcel orientation
Rear Setback	Minimum 20 to 30 feet
Maximum Front Fence Height	5 feet max for open fencing (e.g. split-rail); 4 feet max for solid walls

AGENT & BUYER DISCLOSURE: This summary sheet is provided for informational and marketing assistance only. All figures, zoning provisions, setback metrics, and adjacent utility access points are subject to direct verification by the buyer and buyer's agent. Contact the San Bernardino County Land Use Services Department and Department of Environmental Health Services with the exact 13-digit APN to confirm development criteria prior to entering escrow.