

# Acreage. Vision. A clear next step.

0 SWARTHOUT CANYON ROAD | APN 0350-051-18-0000

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## SWARTHOUT CANYON / SAN BERNARDINO COUNTY

Explore approximately 34.5 acres in a mountain setting, with reported Resource Conservation (RC) zoning. The opportunity is to match your vision to the parcel's legal rights, usable terrain and achievable infrastructure. Published listing facts remain subject to title, survey and County confirmation. [1]

| PROPERTY AT A GLANCE    | BUYER TAKEAWAY                                                                                |
|-------------------------|-----------------------------------------------------------------------------------------------|
| 34.5 reported acres     | Space to investigate a residential retreat, rural use or a permitted recreation concept.      |
| RC zoning reported      | A home can be a zoning-compatible use; commercial concepts have separate permit paths. [2]    |
| APN 0350-051-18-0000    | Use this identifier for every agency inquiry. Search form may use 035005118 or 0350051180000. |
| Current listing contact | Mike Trelles, Real Broker   MLS OC26215466. Contact Mike for current price and documents. [3] |

Most promising first study: a lawful primary home with permitted ADUs, if legal-lot status, access, water, wastewater, fire clearance and site design support the plan. A campground or RV park is a separate commercial feasibility study.

This guide supports your buying decision. It is not a survey, title report, appraisal, engineering study or County approval. No site inspection, written parcel-specific entitlement determination or construction-cost quotation is included. Read the open-items register before relying on a development concept.

[Property-specific public listing - Realtor.com \[1\]](#)

### ACTIVE REALTY HISTORICAL TEAM FIGURES\*

\$8.5B+ volume | 11,250+ homes sold | #1 CA Mega Team 2021-2026  
CA Top 5: 2018-2025 + Q1 2026 | Brokerage-supplied; not individual or land-only results.

MIKE TRELLES | 714-955-8910 | MIKET@ACTIVEREALTY.COM

# What we know. What to verify.

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| TOPIC                      | EVIDENCE / CURRENT STATUS                                                                                                                                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location and acreage       | Public listing reports 34.5 acres, APN 0350051180000 and mountain views. No surveyed acreage or legal boundary certification reviewed. [1]                                                                                    |
| Jurisdiction               | Unincorporated County is the working jurisdiction. County Planning handles unincorporated land; ask it to confirm this APN and any overlays. A San Bernardino mailing address alone does not establish city jurisdiction. [4] |
| Zoning and Policy Plan     | RC appears in public listing. Obtain written zoning certification, land-use designation, planning region and overlay information. [1, 5]                                                                                      |
| Legal parcel and access    | Legal-lot creation history, recorded access rights, road maintenance obligations and exact entry location remain unverified.                                                                                                  |
| Utilities and improvements | No well test, water-service letter, septic approval, electrical-service quote, grading permit or approved pad plan was supplied for this guide.                                                                               |
| Approval status            | No approved home, ADU count, campground, RV park, subdivision or development footprint is represented here.                                                                                                                   |

Bring the APN, not just an address. An assessor number is different from a recorded legal description. A tax parcel does not prove a legal building lot or permitted use. [6, 7]

[County zoning map: open search and enter APN 035005118 \[8\]](#)

[Official assessor property-information and map entry page \[7\]](#)

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# A home + accessory residences

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## The residential path

A single dwelling is listed as an allowed RC use. The district's base housing density is one primary unit per 40 acres, with ADUs addressed separately. For a legally created undersized parcel, the existing-lot exception may permit development if all other requirements are met. County confirmation is essential here. [2, 9, 10]

A compliant manufactured home may serve as a single-family dwelling in RC with a building permit. It still needs a lawful installation and the applicable site and utility approvals. [11]

## 2026 ADU provisions worth testing

The County's current ADU table provides up to three ADUs on lots of five acres or greater, subject to its aggregate limit and development rules. A JADU may be possible within the primary residence; have Planning confirm the exact combination on this APN. This is an investigation pathway, not a confirmed four- or five-unit entitlement. [12]

The table generally caps attached and detached ADUs at 1,200 sq. ft. and JADUs at 500 sq. ft., with qualifications and exceptions. Do not assume the total acreage equals a buildable footprint. Water, septic, grading and fire access can determine the practical project. [12]

Rental potential: permitted ADUs may be rented for longer than 30 days. Short-term rental eligibility is more limited, and JADUs require terms longer than 30 days. Separate ADU sales are generally prohibited except under an authorized statutory process. [13]

ADU review is ministerial, but the County still requires written water/well, sewer/septic and fire confirmations, plus drainage, ingress and egress approval. A new home and its ADUs can be proposed together. [14]

[Review current ADU standards and approvals \[12-14\]](#)

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# Rural + commercial possibilities

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These are district-level uses to investigate. The RC table is not approval for this parcel. Minor Use Permit (MUP) and Conditional Use Permit (CUP) projects require review; additional specific-use standards may apply. [2]

| CONCEPT                                       | RC PLANNING PATH                                                   |
|-----------------------------------------------|--------------------------------------------------------------------|
| Crops, orchard, vineyard, community garden    | Listed allowed use; site work and structures may need permits.     |
| Animal keeping / livestock                    | Specific-use standards; confirm intensity and permit requirements. |
| Equestrian facility / winery                  | MUP or CUP.                                                        |
| Agritourism                                   | Specific-use rules.                                                |
| Campground                                    | MUP or CUP.                                                        |
| RV park                                       | CUP; code ceiling four RVs/acre, not approved yield.               |
| Rural recreation / meeting facility / worship | CUP.                                                               |
| Renewable-energy generation                   | CUP.                                                               |
| Wireless telecommunications                   | Specific-use rules.                                                |
| Nature preserve with accessory uses           | Site Plan Permit; CUP in specified circumstances.                  |

My feasibility priority: (1) residential use and ADUs; (2) equestrian or low-impact rural uses; (3) permitted recreation where infrastructure supports it; (4) operator-led energy or communications study. This ranking is broker judgment, not an appraisal or approved highest-and-best-use finding.

Other specialized uses appear in the RC table. Confirm each exact proposed activity with Planning rather than interpreting a broad category as blanket permission.

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# Subdivision + project limits

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## Can this parcel become smaller saleable lots?

An ordinary RC subdivision does not fit the reported acreage. New RC lots require 40 acres each. A standard two-lot concept therefore needs at least 80 acres; 34.5 acres is 45.5 acres short. The county FAQ likewise requires at least twice the applicable minimum for a split. [15, 16]

A narrow rule allows certain topographically constrained or aliquot metes-and-bounds subdivisions up to 10% below the area minimum. Even two 36-acre lots would need 72 acres, and the density standard remains a separate issue. This exception does not support two 17.25-acre lots here. [10]

| STANDARD                            | PUBLISHED RC BASE REQUIREMENT                                                                |
|-------------------------------------|----------------------------------------------------------------------------------------------|
| New parcel area                     | 40 acres                                                                                     |
| New parcel frontage / width / depth | 150 ft. / 300 ft. / 300 ft.                                                                  |
| Maximum width-to-depth ratio        | 1:4                                                                                          |
| Primary housing density             | One unit per 40 acres; ADU provisions separate.                                              |
| Typical principal setbacks          | 25 ft. front / street side; 15 ft. interior side / rear.<br>Confirm overlays and exceptions. |
| Principal building height           | Generally 35 ft.; ADUs have separate standards.                                              |

Sources: County subdivision and building standards. Site characteristics can justify larger parcels or additional requirements. [9, 15]

Different paths need different evidence. Multiple preexisting legal lots under one APN, an adjoining-land acquisition, or a discretionary zoning/Policy Plan change could change the analysis. None has been documented. Conventional multifamily housing is not listed in the RC use table. [2, 6]

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# Access, title + a safe site visit

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## The church landmark

All Nations Prayer Mountain

8383 Swarthout Canyon Road, San Bernardino, CA 92407. A church directory identifies this address. The subject's public listing also describes access through 8383. These sources identify a landmark and a described route; they do not establish a common boundary or a legal right to cross the church property. [1, 17]

## Before arranging a visit

Contact Mike for the authorized entrance, gate instructions, route condition and permission to enter. Stay out of neighboring property unless permission is confirmed. Do not treat a map pin, well-worn road or church address as the subject's surveyed boundary.

Wear suitable footwear; use care around slopes, rocks and wildlife. Avoid unsafe weather or road conditions. Do not disturb markers, fencing or improvements.

## Documents to request from seller / title company

| DOCUMENT                                         | BUYER PURPOSE                                                                |
|--------------------------------------------------|------------------------------------------------------------------------------|
| Preliminary title report and exception documents | Identify easements, liens, restrictions, reservations and encumbrances.      |
| Recorded deed, maps and legal description        | Confirm precisely what is conveyed and the parcel-creation history.          |
| Access easement and road agreement               | Review permitted users, width, maintenance, commercial use and improvements. |
| Boundary / topographic survey                    | Locate corners, structures, terrain and the proposed development envelope.   |

Resolve access before budgeting: have title and a surveyor reconcile the deed, easements and physical road.

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# Infrastructure + cost reality

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| WORKSTREAM                    | WHAT TO CONFIRM BEFORE COMMITTING                                                                                                                              |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water                         | Service availability or a permitted well; yield, quality, capacity, storage and any water rights. A neighbor's well does not prove service for this parcel.    |
| Wastewater                    | Sewer availability or a County-acceptable septic design; soils, percolation, reserve area and capacity for every proposed unit.                                |
| Power / communications        | Written utility availability, connection route, easements and extension cost; verify internet options independently.                                           |
| Fire access                   | Road width, grades, turning/turnaround, emergency access, fire-flow/storage and construction requirements with the fire authority.                             |
| Grading / drainage / geology  | Usable pad area, slope stability, drainage/washes and earthwork; obtain engineer and geotechnical recommendations.                                             |
| Environmental / hazards       | Review biological constraints, cultural resources, flood and fire maps, and required environmental review. No parcel-specific hazard clearance is represented. |
| Taxes / insurance / financing | Current tax bill and assessments, title condition, lender requirements, insurability and carrying costs.                                                       |

For ADUs, the County specifically requires water, wastewater and fire confirmations; holding tanks are not permitted as ADU wastewater service. [14] Map and agency links are on pages 13-14.

Build a written budget: purchase + survey/title + studies/design + permit fees + road/grading + water/septic/power + construction + finance/carry + contingency. No construction cost, rent, completed-home value, return or approved site count has been established for this parcel.

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# From concept to approval

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## A practical sequence for your buyer team

1. Confirm the land. Obtain title, legal description, survey and access evidence. Ask Planning to confirm jurisdiction, RC zoning, Policy Plan designation, planning region, overlays and legal-lot status.
2. Define a specific concept. Give Planning a site plan and a letter describing the home/ADUs or commercial use, roads, parking, water, wastewater and requested capacity.
3. Request the right early review. Zoning Certification checks whether a proposed/existing use conforms to zoning. Pre-Application Development Review provides multi-agency feedback before detailed studies; it does not approve the project and its comments can change. [5, 18]
4. Secure the required entitlement and technical reviews. Confirm the application type, environmental review, conditions, agency sign-offs and fee estimate. Then obtain building, grading and other permits before starting the applicable work. [4, 19]

## Suggested Planning inquiry - ready to use

For APN 0350-051-18-0000 / 0350051180000, please confirm jurisdiction, legal-lot status, current zoning, Policy Plan category, planning region and overlays. Our initial concept is [describe use]. Please identify the allowed unit/site count, required permit route, water/septic/fire/access standards, studies, estimated fees and whether existing undersized-parcel provisions apply. For a residence, please confirm the allowable ADU/JADU combination under the 2026 code. Please provide a written response and identify the appropriate planner for this inquiry.

[Start with Zoning Certification \[5\]](#)

[Pre-Application Development Review \[18\]](#)

[Planning Project Application \[19\]](#)

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# Your approval + records contacts

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Use the APN with every office. These are public agency contacts, not an assigned project planner. Ask Planning to route your proposal to the appropriate staff. Office appointments are encouraged. [20]

| DEPARTMENT / NAME                                                                                            | ADDRESS + TELEPHONE                                                                      |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| San Bernardino County Land Use Services<br>Planning Division<br>Zoning, legal-lot questions and entitlements | 385 N. Arrowhead Ave., First Floor<br>San Bernardino, CA 92415-0187<br>909-387-8311 [20] |
| Land Use Services<br>Building and Safety / Land Development<br>Building, grading, roads and drainage         | Same Government Center address<br>909-387-8311 [20]                                      |
| Public Health<br>Environmental Health Services<br>Water wells / septic                                       | 385 N. Arrowhead Ave., Second Floor<br>San Bernardino, CA 92415<br>800-442-2283 [21]     |
| San Bernardino County Fire<br>Office of the Fire Marshal<br>Published Fire Marshal: Monica Ronchetti         | 598 S. Tippecanoe Ave.<br>San Bernardino, CA 92408<br>909-386-8400 [22]                  |
| Assessor-Recorder-County Clerk<br>Assessor Property Information                                              | 222 W. Hospitality Lane, Fourth Floor<br>San Bernardino, CA 92415<br>909-387-8307 [23]   |
| Assessor-Recorder-County Clerk<br>Recorder-Clerk<br>Recorded document research                               | 222 W. Hospitality Lane, First Floor<br>San Bernardino, CA 92415<br>909-387-8306 [24]    |

Planning: [lus.sbcounty.gov/planning-home/](https://lus.sbcounty.gov/planning-home/) | EHS: [ehs.sbcounty.gov](https://ehs.sbcounty.gov)

Fire: [sbcfire.org/ofm/](https://sbcfire.org/ofm/) | Records: [arc.sbcounty.gov](https://arc.sbcounty.gov)

Clickable official pages and lookup instructions follow on pages 13-14.

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# Buyer questions, answered clearly

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Is a home already approved?

No parcel-specific home approval was reviewed. RC allows the use; title, site feasibility and permits still control.

Can I build a duplex or apartments?

Conventional multifamily is not listed in RC. A primary residence with lawful ADUs is a different route. [2]

Can I live in an RV or tiny home indefinitely?

Do not assume so. County rules restrict vehicle/temporary-structure occupancy and provide only limited owner recreational-camping exceptions on eligible acreage. Ask Planning about your exact shelter and duration. [25]

Can I rent camping or glamping sites immediately?

A paid campground needs the applicable land-use approval. A residential STR permit is not a substitute for campground approval.

Is Airbnb allowed?

Residential STR rules apply in Mountain/Desert regions where eligible, with a permit. This APN's region and rental eligibility need confirmation. [26, 27]

How much will development cost or earn?

No verified site-development quote or rental/resale study is included. Obtain agency feedback, engineering estimates and use-specific market evidence first.

Where are the exact boundaries and road rights?

Not established by this guide. Have the surveyor plot the deed and easements, and confirm them with title.

What should I obtain before removing contingencies?

Written use guidance, acceptable title/access, a feasible site plan, water/wastewater/fire feedback, an infrastructure budget and any approvals required for your investment thesis.

To evaluate an offer: ask Mike for the current asking price, seller disclosures and available reports, then structure the feasibility period around the checks material to your intended use. Verify the seller's acceptance of any financing or seller-financing proposal.

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# Nearby uses + market context

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Nearby Swarthout Canyon addresses identified in the earlier approximately one-mile study provide useful examples. Distances and boundaries should be checked in GIS; neither neighboring improvements nor a public listing establishes an entitlement for this APN.

| NEARBY PROPERTY                 | WHAT THE PUBLIC RECORD / LISTING SHOWS                                                                                                                                                              |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8491 + 8451 Swarthout Canyon Rd | RC listing describes a 2018 manufactured residence, 1,674 sq. ft., private well, septic, propane and electricity. Two parcels offered together, nearly five acres. Sold May 18, 2026 for \$499,999. |
| 8451 Swarthout Canyon Rd        | Older public records also describe a 2,500-sq.-ft. home. Reconcile this history with the combined 2026 offering; do not count an additional approved dwelling without permit records.               |
| 8648 Swarthout Canyon Rd        | Public listing reports RC zoning and 9.4 acres. Exact permitted activity and building approvals were not verified.                                                                                  |

[8491/8451 combined offering, infrastructure and RC listing](#)

[8491 verified public sale history - \\$499,999, May 18, 2026](#)

[8451 older public property record](#)

[8648 public property record / reported RC zoning](#)

Interpret the evidence correctly: the \$499,999 sale includes a residence, infrastructure and another parcel. It is not a vacant-land comparable or an estimate of this property's finished value. Existing smaller lots may predate current minimums.

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# Value, investment + presentation

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## Historical vacant-land benchmarks

| REFERENCE                            | CLOSED PRICE / LIMITATION                                                                                                                              |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0 Meyers Canyon Rd, Lytle Creek      | 40-acre RC habitat-land listing; sold February 2, 2018 for \$75,000. Older transaction; access and use differ.                                         |
| 6201 Lone Pine Canyon Rd, Wrightwood | Public history shows \$250,000 on March 4, 2021. Listing describes three APNs totaling 69.53 acres. Larger bundle, different location and older close. |

[Meyers Canyon historical vacant-land sale](#)

[Lone Pine historical sale and acreage](#)

No recent close match with this acreage, RC zoning and verified access was established. These examples are market context, not a current valuation. Ask Mike for a current MLS comparison adjusted for legal access, utilities, usable terrain and approved rights.

Subdivision investment conclusion: a buy-and-split resale model is not supported by the reported 34.5 acres and current 40-acre RC minimum. Do not underwrite proceeds from hypothetical smaller lots. Underwrite a feasible approved use and obtain current resale or rental evidence for that use.

## Mike's land-focused presentation strategy

Present the mountain setting with accurate aerial/terrain visuals and clearly labeled boundaries; explain the documented uses and approval path; release organized title, access and feasibility records; and target buyers whose intended use matches the land. MLS distribution, YouTube property video, digital promotion and cooperating-agent outreach can build visibility around that evidence.

For landowners and estate sellers, the value is an informed presentation, qualified buyer follow-up, coordinated due diligence and negotiation based on net terms. Every property receives its own feasibility and market analysis. Marketing reach does not guarantee a price or outcome.

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# Property + code verification links

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Tap an underlined source to open it. The numbered references in this guide correspond to these pages. Public listing data may lag the MLS; the official viewer needs an APN search and does not itself grant development approval.

[\[1\] Subject public listing / acreage, APN and described route](#)

[\[2\] RC use table - County Code 82.03.040](#)

[\[3\] Current listing attribution / MLS OC26215466](#)

[\[4\] County Planning homepage and contact form](#)

[\[5\] Zoning Certification application and instructions](#)

[\[6\] Recorded legal-description / property-research guidance](#)

[\[7\] Assessor property-information and map access](#)

[\[8\] Official County zoning viewer - search APN 035005118](#)

[\[9\] RC density, setbacks and height - 82.03.060](#)

[\[10\] Existing undersized lots / exceptions - 83.02.050](#)

[\[11\] County manufactured-home zoning FAQ](#)

[\[12\] 2026 ADU count, sizes and development standards](#)

[\[13\] ADU rental / occupancy / separate-sale rules](#)

[\[14\] ADU review, water/septic/fire approvals](#)

How to check this specific property: open the County zoning viewer, search 035005118, select the parcel and inspect the zoning and overlays. Use the assessor property-information page for the parcel map. If the search fails, try the full APN 0350051180000 or ask Planning to identify the parcel. No static County approval page for this APN was located in this research.

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# Approval links + buyer next steps

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[\[15\] RC subdivision standards - 82.03.050](#)[\[16\] County subdivision FAQ](#)[\[17\] All Nations Prayer Mountain directory / landmark](#)[\[18\] Pre-Application Development Review](#)[\[19\] Planning Project Application / online filing](#)[\[20\] Land Use Services offices / phone / address](#)[\[21\] Environmental Health contacts](#)[\[22\] County Fire contacts / Fire Marshal](#)[\[23\] Assessor Property Information office](#)[\[24\] Recorder-Clerk office](#)[\[25\] Temporary occupancy / private camping - 84.25.070](#)[\[26\] Residential STR regional applicability - 84.28.020](#)[\[27\] Residential STR permit requirement - 84.28.040](#)[Tax Collector - search current tax records by APN](#)[FEMA Flood Map Service Center - check the parcel location](#)[CAL FIRE / State Fire Marshal - fire-hazard viewer entry page](#)

Your next step: send Mike your intended use, desired unit/site count, budget and timing. Request the seller's available records and arrange the County inquiry before relying on an entitlement or return.

Research notes: refreshed October 5, 2026 (Pacific). Agency contacts and code can change. The listing attribution was retrieved through public search; that page could not be fully opened. Interactive tax and map results were not captured for this APN. No staff conversation or written County determination was obtained. Footers reproduce historical Active Realty figures supplied in Mike's September 24 marketing packet; they are not independently audited or parcel-specific performance. Listing brokerage is Real Broker. Information is intended for buyer investigation, not a promise of development, yield, value or profit.

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