

LAND USE SERVICES DEPARTMENT

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP



CURRENT PLANNING DIVISION
385 North Arrowhead Avenue • San Bernardino, CA 92415-0182 • (909) 387-4131
Fax (909) 387-3249
15456 West Sage Street • Victorville, CA 92392 • (760) 843-4340 • Fax (760) 843-4338
<http://www.sbcounty.gov/landuseservices>

JULIE RYNERSON ROCK
Director of Land Use Services

November 6, 2007

Expiration Date: November 19, 2010

Effective Date: November 19, 2007

Loma Linda Spanish Seventh Day Adventist Church.
26092 Reynolds Street
Loma Linda, CA 92354

Miguel Rojas
25517 Orange Crest Way
Loma Linda, CA 92354

Re: Conditional Use Permit to establish a maximum 75,000 sq. ft. worship center complex on 8.8 Acres. P200500152/APN 0292-163-09; Loma Linda/3rd Supervisorial District

Dear Applicant,

After completion of the appropriate environmental and land use reviews the referenced project was found to be in conformance with County General Plan and was **CONDITIONALLY APPROVED**, by the San Bernardino County Planning Division staff, subject to completion of the attached conditions of approval. The conditions are categorized by a stage of development, indicating when the conditions must be completed, and by the department requiring compliance.

Enclosed are a set of Condition Compliance Release Forms, one for each stage of the development process. These forms are required to be signed by each County department/agency that has conditions to obtain clearance for each stage of development. After all necessary signatures are obtained, return the completed Condition Compliance Release Form with three (3) blueprint copies of the approved site plan and one (1) copy of the Conditions of Approval to the Current Planning Division for clearance. Allow at least ten (10) working days after submission of the Condition Compliance Release Form for review by the Project Planner.

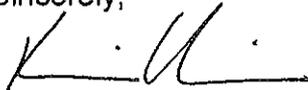
The Planning Division considers your conditions of approval and site plan your final development criteria/design. This is not considered a conceptual design. Therefore, any modifications and/or alterations will require the submittal, review and approval of a "Revisions to an Approved Action Application".

Pursuant to Title 8, Sections 83.010415 and 83.010605 of the San Bernardino County Code, any interested person may, within ten (10) days after the date of this notice, appeal in writing to the Planning Commission for consideration thereof. The appeal, together with the appropriate fee, must be made in writing on forms available from the Public Information Counter.

This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within thirty-six (36) months of the effective date of conditional approval. Extensions of time, not to exceed twelve (12) months may be granted upon written application and the payment of the required fee to the County Planning Division not less than thirty (30) days prior to the date of the expiration. **PLEASE NOTE: The expiration date is listed at the top of this letter and this is the only notice of that date. The applicant is responsible for initiating extension requests without any reminder.**

Congratulations on your approved project. If you have any questions or concerns regarding this matter, please contact this office by mail, by fax at (909) 387-3249, by e-mail at kwhite@lusc.sbcounty.gov or by calling me at (909) 387-4115.

Sincerely,



Kevin White, Senior Planner
Land Use Services Department
Current Planning Division

Attachments:

- Approved Site Plan
- Conditions of Approval and Findings for approval action
- Condition Compliance Release Forms

cc: Building and Safety
Environmental Health Services (DEHS)
Land Development Engineering – Drainage
Land Development Engineering – Roads
County Fire Department – Community Safety Division
County Fire Department – Hazardous Materials
County Surveyor
Code Enforcement
File

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JUN 12 2009

CONDITIONS OF APPROVAL

LAFCO SC # 344

LAFCO
San Bernardino County

**LOMA LINDA SPANISH SEVENTH DAY ADVENTIST CHURCH
CONDITIONAL USE PERMIT**

GENERAL REQUIREMENTS

ON-GOING PROCEDURAL OR OPERATIONAL CONDITIONS OF APPROVAL

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

1. Project Description. This Conditional Use Permit is approved subject to the following conditions to establish a maximum 75,000 SF worship center complex. The center includes a 14,323 SF sanctuary, a 6,227 SF chapel, 3,610 SF of office space, 12,610 SF of classrooms, a 29,350 SF gymnasium and five 1,430 SF missionary housing units on 8.8 acres. This project will be developed in three phases as follows:

- Phase One will allow the construction of a 29,350 sq. ft. multipurpose building which will be utilized as a sanctuary during the initial phase, a 300X180 foot soccer field, and the main (east) parking lot.
- Phase Two will add the primary 36,820 sq. ft. building with the sanctuary, youth chapel and classrooms and convert the use of the multipurpose room to be a gymnasium and add the west parking lot.
- Phase Three will add 7,150 sq. ft. as a missionary housing complex comprised of five, 1,430 sq. ft. units.

This project is located at the northeast corner of New Jersey Street and Orange Avenue in the City of Loma Linda Sphere Planning Area and Third Supervisorial District. The current zoning designation for this project is RM (Multiple Residential) APN: 0292-16309. P200500152

2. Development Standards. This project is located in the Multiple Residential (RM) Zoning District. The following development standards shall apply to this project:

- Maximum lot coverage (impervious area) shall be sixty percent (60%) of net lot area.
- Maximum building height shall be forty five (45) feet.
- Minimum landscaping coverage shall be twenty percent (20%) of net lot area.
- Minimum Yards are: Front– 25 ft. Street side – 15 ft.; Side – 5/10 ft.; Rear – 15 ft.
- All new and any existing above-ground utilities shall be placed underground.

3. Revisions. Any alteration or expansion of these facilities, a proposed change of use (e.g. from distribution center to manufacturing); any proposed change to parking allocation, allowable number of employees or increase in the developed area of the site from that shown on the approved site plan shall require submission of an additional land use application for review and approval.

Loma Linda Spanish Seventh Day Adventist Church

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4. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
5. Continuous Effect. All of the conditions of this Conditional Use Permit are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the Conditional Use Permit, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
6. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the applicant and/or property owner shall be charged for such enforcement activities in accordance with the San Bernardino County Code Schedule of Fees.
7. Indemnification. The applicant shall agree to defend at their sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval in compliance with the San Bernardino County Ordinance #2684. The applicant shall reimburse the County, its agents, officers, or employees for 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 application of his obligations under this condition.
8. Expiration. This Conditional Use Permit approval shall become null and void, if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. Extensions of time, not to exceed three (3) years each may be granted upon written request with the appropriate fee. PLEASE NOTE: This will be the only notice given for the specified expiration date. The applicant is responsible for initiating an extension request.
9. Condition Compliance. In order to obtain grading, building and occupancy permits, the developer shall process a Condition Compliance Review through County Planning in accordance with the directions stated in the Conditional Approval letter. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review.
10. Job Costing System (JCS). The actual cost JCS number for this project is P200600953. The developer shall maintain a positive account balance at all times during the condition compliance review period. All fees required for processing shall be paid in full prior to final inspection and the granting the authorization for occupancy and operation. There shall be sufficient funds remaining in the account to properly fund file closure and any other required follow-on work (e.g. landscape performance, etc.).

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11. Follow-on Permits. The applicant shall ascertain and comply with the requirements of all Federal, State, County and Local agencies as are applicable to the proposed use and the project area. These include, but are not limited to: 1) FEDERAL: None identified; 2) STATE: Regional Water Quality Control, and South Coast Air Quality Management District 3) COUNTY: Departments of Public Health-Environmental Health Services, Land Use Services-Building and Safety/Code Enforcement, Public Works, Flood Control District, and Fire; 4) LOCAL: County Special Districts (Street Lighting and franchise).
12. Maintenance. Parking and on-site circulation requirements shall be maintained in good condition at all times. All traffic circulation surfaces and markings, all markings shall be clearly defined and shall be regularly repainted. This includes parking spaces, curb painting, directional designations, "No Parking" designations and "Fire Lane" designations
13. Continuous Maintenance. The project property owner shall enforce architectural controls to insure on-going compatibility of colors, materials and theme. The property will be maintained so that it is visually attractive and not dangerous to the health and welfare of the surrounding properties. The owner shall ensure that all facets of the development are regularly maintained and inspected so that they are kept in continual good repair, including but not limited to:
 - a) All structures, fencing, walks, parking lots, driveways, and signs.
 - b) All trash, storage and loading areas shall be kept neat and orderly.
 - c) All graffiti and debris shall be removed daily.
 - d) There shall be no metal storage containers allowed in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - e) Continual provision of healthy thriving landscaping. Drought and fire-resistant vegetation shall be used where applicable for any replacement landscaping and erosion control to reduce water consumption and promote slope stability.
 - f) Landscaped areas shall be irrigated in a manner designed to conserve water.
 - g) Annual maintenance inspections shall be conducted for proper structural, electrical and mechanical safety and properly operating irrigation system. This includes repainting faded or stained surfaces and reglazing windows.
 - h) Mechanical equipment and roof top mechanical equipment shall be screened from public view. Such screens shall be maintained to be visually attractive
14. Sign Lighting. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot-candle.

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15. Performance Standards. The project property owner shall ensure that the development operates in conformity with the following performance standards, as follows:
- a) Vibrations: Every use shall be so operated that maximum ground vibration generated is not perceptible without instruments at any point in the boundary of the district in which the use is located.
 - b) Noise: Every use shall be so operated that the maximum volume of sound or noise generated does not exceed sixty-five (65) decibels from 7:00 a.m. to 10:00 p.m. and forty-five (45) decibels from 10:00 p.m. to 7:00 a.m. in areas that abut residential land uses. Measurement of maximum sound or noise volume can be taken at any point on the lot line of the lot on which the use is located.
 - c) Odor: Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.
 - d) Smoke: Every use shall be so operated that no smoke from any source shall be emitted of a greater density described in No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines.
 - e) Toxic Gases: Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes of gases.
 - f) Emissions: Every use shall be so operated that there is no emission of dirt, dust, fly ash, and other forms of particulate matter.
 - g) Radiation: Every use shall be so operated that there is no dangerous amount of radioactive emissions.
 - h) Glare and Heat: Any operation producing intense glare or heat shall be conducted in a manner as to effectively screen the glare from view at any point on the lot line of the lot in which the use is located and to dissipate the heat so that it is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
 - i) Hazardous Materials: Every use shall be consistent with the provisions of the San Bernardino County Hazardous Waste Management Plan.
16. Noise Mitigation. *The following noise mitigation measures are required:*
- *All construction activities shall be limited to weekdays and Saturday between 7 a.m. and 7 p.m.*
 - *No construction, other than interior finish work shall be conducted any time on Sundays.*
 - *All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.*
 - *All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site. [Mitigation Measure XI-1]*

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LAND USE SERVICES DEPARTMENT - Code Enforcement Division (909) 387-4044

17. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

PUBLIC HEALTH DEPT. – Div. Environmental Health Services (DEHS) (909) 387-4666

18. Water. Water purveyor shall be City of Loma Linda

19. Sewer. Method of sewage disposal shall be City of Loma Linda.

20. Noise. Noise level shall be maintained at or below County Standards, Development Code For information, call DEHS/Land Use at (909) 387-4666.

21. Solid Waste Storage. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual, noise, or other impacts and environmental health nuisances are minimized and comply with San Bernardino County Code Chapter 8, Section 33.081 et. Seq. For information, call DEHS/Local Enforcement Agency (LEA) at (909) 387-4655.

22. Solid Waste Removal. All refuse not containing garbage shall be removed from the premises at least one (1) time per week to an approved solid waste facility, in conformance with San Bernardino County Code Chapter 8, Section 33.081 et seq. For information, call DEHS/Local Enforcement Agency [LEA] at (909) 387-4655.

23. Garbage Removal. All refuse containing garbage shall be removed from the premises at least two (2) times per week to an approved solid waste facility, in conformance with San Bernardino County Code Chapter 8, Section 33.081 et seq. For information, call DEHS/Local Enforcement Agency [LEA] at (909) 387-4655.

PUBLIC WORKS - Land Development Engineering - Drainage (909) 387-8145

24. BMP - Continuous Maintenance. The property owner is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

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25. BMP - Enforcement. In the event the property owner (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) business days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner, including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

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**PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

26. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
27. Geotechnical Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soils) report shall be submitted to the Building & Safety Division for review and approval.
28. Geology Report. When earthwork quantities exceed 5,000 cubic yards, an engineering geology report shall be submitted to the Building and Safety Division for review and approval.
29. Storm Water Management. A Storm Water Management Plan is required.
30. Pollution Prevention. Submit a Storm Water Pollution Prevention Plan. (SWPPP)
31. Additional Permits. Submit plans and obtain separate building permits for any required walls, retaining walls, or trash enclosures.
32. Erosion. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
33. Regional Board. Submit a copy of the Regional Board permit letter with the WDID#.
34. Demolition. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

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

35. Grading. - A copy of the final grading plan, shall be submitted to the satisfaction of County Current Planning staff and shall include the following:
 - a) Fill material quantities shall not exceed thirty (30) feet in depth.
 - b) Manufactured slopes shall not exceed ten (10) feet in height, where natural terrain slope is 10% or less. The toe and crest of any slope in excess of ten (10) feet in height shall be rounded and gradually adjusted to the angle of the natural terrain.
 - c) Off-site grading easements shall be obtained where necessary and copies shall be submitted to County Planning prior to grading.
 - d) Any areas to be graded and remain undeveloped after construction shall be revegetated according to the approved landscape plans as soon as possible, but no later than ninety (90) days after the cessation of grading activities.

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- e) Landscape design and plant selection in areas directly adjacent to open space shall conform to the surrounding native vegetation. The use of native trees and shrub species should match those present on and adjacent to the site.
- f) The orange grove areas shall be maintained in a vegetated state until each phase is to be constructed.

36. AQ-Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:
- Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
 - Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
 - All trucks hauling dirt away from the site shall be covered
 - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - Storage piles that are to be left in place for more than three working days shall either be: Sprayed with a non-toxic soil binder, covered with plastic or re-vegetated.
- [[Mitigation Measure III -1]
37. AQ - Coating Restrictions The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:
- Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
 - Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day
 - High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
- [Mitigation Measure III -2]

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38. AQ - Construction Mitigation. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality: During construction, each contractor and subcontractor shall implement the following, whenever feasible:

- Approved Dust Control Plan (DCP) submitted with the Grading Plans.
- Provide documentation prior to beginning construction demonstrating that the project proponents will comply with all SCAQMD regulations including 402, 403, 1113 and 1403.
- Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
- Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
- Provide temporary traffic control during all phases of construction.
- Provide on-site food service for construction workers.
- Use reformulated low-sulfur diesel fuel in equipment and use low-NOx engines, alternative fuels and electrification. Apply 4-6 degree injection timing retard to diesel IC engines. Use catalytic converters on gasoline-powered equipment
- Minimize concurrent use of equipment through equipment phasing.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment.
- Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
- Maintain construction equipment engines in good order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- Install storm water control systems to prevent mud deposition onto paved areas.
- Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.

[Mitigation Measure III-3]

39. Cultural Resources. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find and all work shall halt until clearance is received. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall be notified. [Mitigation Measure V-1].

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COUNTY FIRE DEPARTMENT – Community Safety (909) 386-8465

40. Jurisdiction. The above referenced project is protected by the County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards regarding fire safety as adopted by the County of San Bernardino or State of California.
41. Additional Requirements. In addition to the Fire requirements stated herein, other on site and off site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
42. Access. The development and each phase thereof shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
43. Water Systems. The water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.

**The Fire Flow for this project shall be:
4,500 GPM for a 4 Hour duration at 20 psi residual operating pressure.**

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PRIOR TO ISSUANCE OF BUILDING PERMITS**For each phase***THE FOLLOWING SHALL BE COMPLETED*LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

44. Building Plans. Any building, sign, trash enclosure or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
45. Geotechnical Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soils) report shall be submitted to the Building & Safety Division for review and approval.
46. Geology Report. When earthwork quantities exceed 5,000 cubic yards, an engineering geology report shall be submitted to the Building and Safety Division for review and approval.
47. Erosion Control. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading.
48. Wall Plans. Submit plans and obtain separate building permits for any walls/fences greater than six feet (6') in height.
49. Disabled Access. Provide van accessible parking spaces for disabled persons. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated "Van Accessible". The words "No Parking" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code. Provide a path of travel from the disabled person accessible parking spaces to the primary entrances to the building.

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

50. Exterior lighting Exterior lighting shall be kept to the minimum required for safety. The applicant shall submit a lighting plan to the County for review and approval. This lighting plan shall, at a minimum, meet the following performance standards:
 - *Show the type, height, and location of all outdoor lights.*
 - *No onsite lighting or glare from such lighting shall create any safety hazards for traffic on the adjacent streets, or negatively affect the residential properties located on either street.*
 - *Lighting shall be hooded, shielded, or directional in nature so that it does not extend beyond the property boundary.*

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51. Landscape and Irrigation Plan. The developer shall submit and obtain approval from County Planning and County Public Works of four (4) copies of a Landscape and Irrigation Plan prepared by a registered landscape architect. The plan shall indicate the location of all existing and proposed landscape materials. The installation details for the permanent irrigation system shall be shown on a separate sheet. The landscape and irrigation plans shall detail and adhere to the following requirements:
- a) Minimum Land Area. The minimum landscaping required for this project is fifteen percent (15%) of the net land area. Only landscape areas five feet (5') or wider shall be considered in calculating the minimum landscaping requirement. The landscape plan shall provide at minimum the equivalent of one tree for every thirty (30) linear feet of building in addition to those required for parking areas and streets. Wall expanses shall be protected from graffiti by adjacent plantings of shrubs and vines.
 - b) Plan Contents. The plans shall show the size, type, number, planting specifications and locations of all existing and proposed plant material. Landscaping shall promote erosion control, reduce water consumption and increase slope stability. Where possible, the plan shall utilize indigenous landscaping or locally adaptable drought-tolerant cultivars, trees and turf capable of surviving the local climate and soil conditions with a minimum of supplemental water maintenance once established. The plan shall also detail the location and design of all hardscape elements such as patterned brick decorative rock or other surface treatments proposed for entry drives and walkways. The detail of proposed walls and fences shall be shown with elevations. Any additional landscape elements such as boulders, water features, outside furniture and other fixtures shall be shown.
 - c) Irrigation plans – professionally prepared. Irrigation plans shall be prepared by a landscape professional to design an efficient irrigation system, which minimizes water loss (runoff/ evaporation) and maximizes water delivery to reach plant roots. The irrigation plans shall indicate: 1) consumption in gallons per minute (GPM) 2) static pounds per square inch (psi) on the delivery side of the service backflow device and 3) the GPM and psi of the irrigation system located on the longest distance from the delivery service. The plans shall include the following:
 - Drip, bubbler or other non-aerial water serving methods
 - Timers and moisture sensors for controlled application.
 - All mainline connections, backflow valves and other mainline inline devices shall be the same size or larger than the delivery service connection
 - Suitable temporary irrigation methods may be substituted upon written approval by County Planning for drought/fire resistant plantings.
 - d) Screening. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., shall be screened with landscaping and/or decorative walls and fencing. All walls visible to the public shall be decorative and incorporate features such as tree planter wells, columns, or other features.

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- Parking areas. Parking areas shall be densely screened with landscaping or walls to a minimum of three feet high to defuse headlights. The view from surrounding streets of truck and trailer parking areas and any loading and outside storage areas shall be fully screened with a combination of screenwalls, fencing and dense landscaping.
 - Walls. All walls must be clearly shown on the landscape plans and shall be specifically approved by County Planning prior to construction. Show the location, elevation and materials proposed for use on all walls, including retaining walls. Retaining walls shall not exceed three (3) feet in height. All walls required by this approval shall require building permits. *Boundary fences must be constructed with wrought iron or tubular steel. Chain link is not permitted.*
 - Wall Screening. Where landscaping is used to screen or cover walls/fences it shall achieve 90% coverage within three (3) years of building occupancy. Failure to accomplish this objective shall require additional corrective measures, as determined by County Code Enforcement and extension the required Special Use Permit.
 - Refuse Areas. A six (6) foot high masonry wall shall be constructed around all refuse collection areas and shall be sized to hold a minimum of two dumpsters (trash and recycling). Trash enclosures shall have solid wood or metal doors. Trash enclosures shall be covered with a rainproof roof to prevent pollution of storm water. There shall be a hose bib within 10 feet of the trash enclosure for cleanout. Graffiti shall be discouraged through landscaping with shrubs and vines along masonry walls.
 - Loading Zone Screening. Each landscaping plan shall provide a study demonstrating that loading zones and any outside storage within the viewshed of adjacent streets and freeways will be substantially screened through the use of plant material (within three years of planting), architectural features, or by other structures.
- e) Signs. All proposed on-site signs shall be shown on a separate plan, including, location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown.

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- f) Required slope planting. Slope planting shall be required for the surface of all slopes containing sufficient native soil to sustain plant growth of more, where the cut slope is more than five (5) feet in height and/or the fill slope is more than (3) feet in height. Any areas to be graded shall be landscaped with native grasses or ground cover plants for wind and water erosion control and to assist in the reduction of fugitive dust. Slopes including crib walls, exceeding ten (10) feet in vertical height shall also be planted with shrubs, spaced not to exceed ten (10) feet on centers; and trees, spaced not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. All planters shall be protected from vehicle encroachment. Drought tolerant plantings shall be used to the maximum extent possible. The landscaping plan shall include the following plant material minimums all required plantings:

Trees*	50% - 15+ gal. 50% - 5 gal.
Shrubs:	50% - 5 gal.; 50% - 1 gal.
Groundcovers/Hardscape:	100% coverage after 5 years
Required Palm Rows and clusters	Mature palms 24" box or greater

*This shall include specimen trees [24" box, 1 inch caliper, and multi-branched]

52. Underground Utilities. All new and existing on-site utility lines (66KV or less) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.
53. Signs. The applicant shall submit a sign program for review and approval. Each tenant shall incorporate the elements of this sign program or submit for approval any additions or modifications to the sign program. The sign program shall include:
- All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - All sign lighting shall not exceed one-half (0.5) foot-candle.
 - No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - There shall be no more than one freestanding sign per frontage. No freestanding sign shall be more than 25 feet above the road to which it is oriented.
 - Monument signs shall not exceed six feet above ground elevation and shall be limited to one per frontage.
 - Directional signs shall be allowed as shown on the sign plan submitted with landscape plans.
54. Site Design Standards and Guidelines. The project shall adhere to and implement the site design standards/guidelines and the circulation design standards specified for the Loma Linda Planning Area

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55. Building Elevations – The developer shall obtain approval from County Planning of elevations for all four sides of the proposed buildings. The elevations shall demonstrate horizontal and vertical elements (e.g. trim design, architectural elements, windows, etc.) All sides of the building, except loading dock areas shall have landscape planters adjacent to the building walls. The use of trellises, arbors, planters and atriums is encouraged. All walls shall be shown and approved by County Planning prior to construction. Where possible, all new proposed structures and their related elements shall be painted, treated, or otherwise finished to blend in to the surrounding existing architectural theme. Screening materials shall blend into adjacent architectural elements. All roof mounted mechanical equipment shall be screened from view and shall be painted to match the roof color.
56. AQ - Design Mitigation. *Within the South Coast Air Basin, the developer of nonresidential land uses shall include the following air quality design considerations when feasible to the satisfaction of County Planning:*
- *Alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment,*
 - *Energy efficient lighting and California Energy Commission insulation standards.*
 - *On-site employee services (e.g. cafeterias, postal machines, ATM, day care)*
 - *On-site sidewalks and bicycle paths and off-site bicycle trails to promote employee walking or bicycling to and from work. Participate in implementation of the Countywide Bicycle Plan.*
 - *On-site bicycle racks, storage facilities, showers and lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack*
 - *A minimum of one shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for all new non-residential development meeting the CMP thresholds (250 or more peak hour trips).*
 - *Preferred parking facilities shall be provided near building entrances for vanpools and carpools. Passenger loading areas shall be provided for uses with 100 spaces or more.*
 - *On- or off-site bus turnouts, passenger benches or shelters to promote mass transit use.*
- [Mitigation Measure III-4]

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57. LID - The developer shall incorporate "Low Impact Design" concepts wherever possible to reduce storm water runoff and increase on-site infiltration. The design goal is to maintain offsite flows of storm water to predevelopment rates. Among the design concepts that may be incorporated are:
- Incorporate pervious materials (e.g. pavers on gravel, porous concrete) in parking spaces not drive aisles.
 - Design parking lot drainage to flow into landscaped areas, wherever feasible
 - Drain parking spaces into the adjacent landscaping using wheel stops in lieu of curbed planters. Parking spaces should be flush with the adjacent landscaped area to facilitate storm water runoff and absorption.
 - Decorative drive entry statements should utilize pervious pavers in lieu of stamped concrete.
58. LEED - The developer shall incorporate wherever possible design concepts adopted by the US Green Building Council in the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The standards can be found at the web site: <http://www.usgbc.org>.
59. Street Lights Required. The project is located in Improvement Level One and shall install streetlights in coordination with and to the satisfaction of County Special Districts.
60. Metal building restriction. New buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred and fifty (150) feet from the property line along any freeway, major or secondary highway, or closer than one hundred (100) feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:
- The sheet metal comprises less than twenty-five (25%) percent of the exterior wall area of said building or structures, or
 - The sheet metal consists of panels with stainless steel, baked enamel or similar finish, or
 - Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

LAND USE SERVICES DEPARTMENT - Code Enforcement Division (909) 387-4044

61. Sign Registration. Prior to installation of any freestanding, wall, roof, projecting or monument sign, an approved sign registration application and plot plan are required.

SPECIAL DISTRICTS (909) 387-5940

62. Street Lighting Plans Developer shall submit street lighting plans and check fees for review and approval. Contact Special Districts at (909) 387-9612.

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COUNTY FIRE DEPARTMENT (909) 626-1217

63. Building Plans. No less than two- (2) complete sets of Building Plans, for each building, shall be submitted to the Fire Department for review and approval.
64. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty- (40) foot radius for all turns.
65. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure.
66. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
67. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit four (4) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufactures specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.
68. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
69. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

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PUBLIC HEALTH -Environmental Health Services (909) 387-4666

70. Water Verification. The water purveyor shall be the City of Loma Linda. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the Assessor's Parcel Number.
71. Sewer Verification. The method of sewage disposal shall be the City of Loma Linda. Applicant shall procure a verification letter from the sewer agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer agency. The letter shall reference the Assessor's Parcel Number.
72. Sewer Service. If sewer connection and service are unavailable, septic systems will then be allowed, under the following condition: Soil percolation report shall be submitted to DEHS for review and approval. For information, contact the Water Section at 909-387-4666.
73. LAFCO. Submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For more information contact LAFCO at 909-387-5866.

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74. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.

PUBLIC WORKS - Land Development Engineering - Roads (909) 387-8218

75. Required Road dedication and Improvements.

Prior to issuance of building permits for the first structure, the developer shall:

- a) Dedicated required rights of way. Prior to document preparation for dedication, submit a copy of the Grant Deed for all properties affected to: The San Bernardino County Department of Public Works 825 E. Third Street, Room 204, San Bernardino CA 92415-0835 Phone 387-8218.

- b) Submit engineered road improvement plans to San Bernardino County Department of Public Works 825 E. Third Street, Room 204, San Bernardino CA 92415-0835 Phone 387-8218.

- c) Obtain approval to construct the following required road improvements:

Orange Ave.

- Dedication: An additional eight feet (8') of dedication is required to equal a thirty-three foot (33') half-width right-of-way.
- Construct driveway approach/entrance
- Construct curb and gutter with match up paving 22 feet from centerline
- Construct Sidewalk with Sidewalk ramp for the disabled

New Jersey St.

- Construct driveway approach/entrance (**avoid off-set intersection at driveways**)
- Construct curb and gutter with match up paving 22 feet from centerline.
- Construct Sidewalk with Sidewalk ramp for the disabled

76. Drainage Flows. Right-of-way and improvements (including offsite) to transition traffic and drainage flows from proposed to existing shall be required as necessary.

77. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required.

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78. Roads Open to Traffic. Existing County roads that will require reconstruction shall be open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving. Upon completion of the grading and paving to the satisfaction of the Public Works Department, the cash deposit may be refunded.

PUBLIC WORKS - Land Development Engineering - Drainage (909) 387-8145

79. Grading Plans. Grading Plans shall be submitted to Land Development Engineering – Drainage Section for review and approval.
80. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum 15 feet) or drainage acceptance shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site to where it dewateres onto private property.
81. Pad Elevation. Building Pads shall be elevated 1 foot above the known flood elevation.
82. Drainage Requirements. In addition to drainage requirements stated herein, other “on-site and/or off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be removed after more complete improvement plans and profiles have been submitted to this office.

PUBLIC WORKS - Traffic (909) 387-8186

83. Traffic Mitigation Fee (Fair Share Obligation). *Prior to issuance of building permits the developer shall contribute a fair share fee of \$4,000.00 to County Public Works for traffic impacts to the off-site circulation system, as determined by County Public Works.*

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**PRIOR TO FINAL INSPECTION OR OCCUPANCY OF EACH PHASE
THE FOLLOWING SHALL BE COMPLETED**

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

84. Disabled Access. Disabled access parking spaces shall be clearly marked as handicap spaces and said markings shall be maintained in good condition at all times.
85. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
86. Landscaping Installed. All landscaping and all walls/fencing, bike paths, etc. as delineated on the approved landscape plan shall be installed.
87. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
88. Screen Dumpsters. All trash receptacles shall be screened from public view and shall have a water proof roof.
89. Landscaping Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for all landscape planting and irrigation systems to insure that the landscaping remains in a healthy thriving condition for a minimum of three (3) full years and that the irrigation system continues to function properly for a minimum of three (3) full years. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect and must include material and labor for each landscaped area. Failure to accomplish the screening and other landscape objectives listed in the landscaping conditions for this proposed use shall require additional/replacement plantings or other corrective measures as determined necessary by County Code Enforcement. Also the requirement for the Special Use Permit shall be extended and continue until such time as the objective has been accomplished to the satisfaction of County Code Enforcement and sustained for one year.

LAND USE SERVICES DEPARTMENT - Code Enforcement Division (909) 387-4044

90. Special Use Permit - Landscaping. The developer shall submit an application with the appropriate fees and obtain approval of a Special Use Permit for the confirmation inspections and administration of the surety to guarantee the installation, proper maintenance, and survival of the required landscaping.

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COUNTY FIRE DEPARTMENT (909) 626-1217

91. Hydrant Markers. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
92. Fire Extinguishers. Hand Portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the fire Department.

COUNTY FIRE DEPARTMENT- Hazardous Material Division (909) 386-8401

93. Business Emergency Plan. Prior to occupancy, the operator shall submit either a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact County Fire Department/Hazardous Materials Division/ Emergency Response and Enforcement Section at (909) 386-8401.
94. Hazardous Material Permits. Prior to occupancy, applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit. For information, call County Fire Department/Hazardous Materials Division/ Field Services Section at (909) 386-8418.

PUBLIC WORKS - Land Development Engineering - Roads (909) 387-8218

95. Improvements Installed. All required onsite and offsite improvements shall be completed and approved prior to final inspection of any building or structure.

SPECIAL DISTRICTS (909) 387-5940

96. Street Lighting installed. All required streetlights shall be installed and operating to the satisfaction of the Special Districts Department. Contact office at (909) 387-9612

PUBLIC WORKS -Solid Waste Division (909) 387-8700

97. Waste Management Plan. The developer shall submit a solid waste management plan addressing: (1) the implementation of available technologies to reduce and recycle solid waste both during construction and after completion of the project; (2) design standards for access to, location and construction of trash container enclosures in order to facilitate implementation of automated refuse collection; and (3) proposed actions to divert and/or recycle inert wastes generated during the demolition and construction phase of the project.

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98. Recycling Material Storage. The developer shall provide space for storage of recycling materials equal to the space required and provided for refuse storage. This will assist diverting waste from the landfills. The property owner will include in lease agreements requirements for tenants to participate in waste stream diversion by recycling cardboard packaging, pallets, and other recyclables (e.g. paper, bottles and cans).

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PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PHASE 2
*THE FOLLOWING SHALL BE COMPLETED*LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

99. Building Plans. Any building, sign, trash enclosure or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
100. Geotechnical Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soils) report shall be submitted to the Building & Safety Division for review and approval
101. Geology Report. When earthwork quantities exceed 5,000 cubic yards, an engineering geology report shall be submitted to the Building and Safety Division for review and approval.
102. Erosion Control. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading.
103. Disabled Access. Provide van accessible parking spaces for disabled persons. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated "Van Accessible". The words "No Parking" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code. Provide a path of travel from the disabled person accessible parking spaces to the primary entrances to the building.

COUNTY FIRE DEPARTMENT (909) 626-1217

104. Building Plans. No less than two- (2) complete sets of Building Plans, for each building, shall be submitted to the Fire Department for review and approval.
105. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty- (40) foot radius for all turns.
106. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure.

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107. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

108. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit four (4) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufactures specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

109. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

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**PRIOR TO FINAL INSPECTION OR OCCUPANCY OF PHASE 2
THE FOLLOWING SHALL BE COMPLETED**

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

110. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
111. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.

COUNTY FIRE DEPARTMENT (909) 626-1217

112. Hydrant Markers. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
113. Fire Extinguishers. Hand Portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the fire Department.

PUBLIC WORKS - Land Development Engineering - Roads (909) 387-8218

114. Improvements Installed. All required onsite and offsite improvements shall be completed and approved prior to final inspection of any building or structure.

PUBLIC WORKS -Solid Waste Division (909) 387-8700

115. Waste Management Plan. The developer shall submit a solid waste management plan addressing: (1) the implementation of available technologies to reduce and recycle solid waste both during construction and after completion of the project; (2) design standards for access to, location and construction of trash container enclosures in order to facilitate implementation of automated refuse collection; and (3) proposed actions to divert and/or recycle inert wastes generated during the demolition and construction phase of the project.
116. Recycling Material Storage. The developer shall provide space for storage of recycling materials equal to the space required and provided for refuse storage. This will assist diverting waste from the landfills. The property owner will include in lease agreements requirements for tenants to participate in waste stream diversion by recycling cardboard packaging, pallets, and other recyclables (e.g. paper, bottles and cans).

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PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PHASE 3
THE FOLLOWING SHALL BE COMPLETED

LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

117. Building Plans. Any building, sign, trash enclosure or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.

COUNTY FIRE DEPARTMENT (909) 626-1217

118. Building Plans. No less than two- (2) complete sets of Building Plans, for each building, shall be submitted to the Fire Department for review and approval.

119. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure.

120. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

121. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit four (4) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufactures specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

122. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

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***PRIOR TO FINAL INSPECTION OR OCCUPANCY OF PHASE 3
THE FOLLOWING SHALL BE COMPLETED***

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

123. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.

124. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.

COUNTY FIRE DEPARTMENT (909) 626-1217

125. Fire Extinguishers. Hand Portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the fire Department.

PUBLIC WORKS - Land Development Engineering - Roads (909) 387-8218

126. Improvements Installed. All required onsite and offsite improvements shall be completed and approved prior to final inspection of any building or structure.

PUBLIC WORKS -Solid Waste Division (909) 387-8700

127. Waste Management Plan. The developer shall submit a solid waste management plan addressing: (1) the implementation of available technologies to reduce and recycle solid waste both during construction and after completion of the project; (2) design standards for access to, location and construction of trash container enclosures in order to facilitate implementation of automated refuse collection; and (3) proposed actions to divert and/or recycle inert wastes generated during the demolition and construction phase of the project.

128. Recycling Material Storage. The developer shall provide space for storage of recycling materials equal to the space required and provided for refuse storage. This will assist diverting waste from the landfills. The property owner will include in lease agreements requirements for tenants to participate in waste stream diversion by recycling cardboard packaging, pallets, and other recyclables (e.g. paper, bottles and cans).

END OF CONDITIONS – 11/06/2007 – KW/jpm