

**County's Conditions of Approval for the  
Minor Use Permit 11,756 Sq. Ft.  
Community Center that Includes a  
Library, Day Care Center and  
Community Meeting Room  
(Baker Family Learning Center)**

**Attachment 3**

LAND USE SERVICES DEPARTMENT

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0182  
(909) 387-8311 Fax (909) 387-3223  
<http://www.sbcounty.gov/landuseservices>



LAFCO SC # 367  
COUNTY OF SAN BERNARDINO

CHRISTINE KELLY  
Director

February 16, 2012

Effective Date: March 28, 2012  
Expiration Date: March 28, 2015

Paul DeArmond  
Architecture and Engineering  
385 N. Arrowhead Ave., 3<sup>rd</sup> Floor  
San Bernardino, CA 92415

**Re: Minor Use Permit** for the development and operation of an 11,756 square foot community center that includes a library, day care center and community meeting room located on a 1.49 acre parcel. The project site is located at the northwest corner of Macy Street and Darby Street in the community of Muscoy in the Fifth Supervisorial District. The project site is located in the City of San Bernardino Sphere of Influence. APN: 0268-041-14; Project No: P201100313.

Dear Mr. DeArmond:

On February 16, 2012 the above referenced project was approved by the County of San Bernardino County Zoning Administrator, subject to completion of all conditions of approval. The proposed project is found to be in conformance with the County General Plan policies, and the standards of the County Development Code. The effective date of this approval is **February 28, 2012**, following the 10-day appeal period. This approval shall expire and become void on **February 28, 2015**, if it is not exercised pursuant to the conditions of approval.

**PLEASE NOTE:** THIS WILL BE THE ONLY NOTICE GIVEN FOR THE ABOVE SPECIFIED EXPIRATION DATE AND THE TIME LINES SPECIFIED IN THE CONDITIONS. THE APPLICANT IS SOLELY RESPONSIBLE FOR INITIATING ANY TIME EXTENSION REQUEST THIRTY DAYS BEFORE EXPIRATION.

The conditions of approval are listed under specific headings according to when each condition must be completed for the applicable County Department. Among these headings are: "General Requirements"; "Prior to Grading Permit"; "Prior to Building Permit" and "Prior to Final Inspection or Occupancy". The enclosed Condition Compliance Release Forms list each County Department or outside agency that must sign-off on the project prior to each stage of development. These forms must be completed with all required signatures in order to obtain each requested permit. Prior to issuance of any permit, the developer shall return the completed and signed Condition Compliance Release Form with four (4) copies of the stamped approved plot plan and a copy of the conditions of approval to the Current Planning Division for review.

Within five working days of submittal, County Planning staff will review and, if appropriate, will release the County Planning hold on each requested permit by stamping the approved plot plans with a "red" permit release stamp or by stamping the grading plans. The developer shall take a copy of the "red stamped" plans along with a copy of the signed Condition Compliance Release Forms to County Building and Safety. This will complete the County Planning approval process for that permit. Please note that there may be other corrections and reviews by County Fire, County

GREGORY C. DEVEREAUX  
Chief Executive Officer

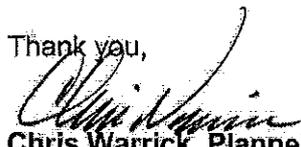
Board of Supervisors  
BRAD MITZELFELT.....First District      NEIL DERRY .....Third District  
JANICE RUTHERFORD.....Second District      GARY C. OVITT.....Fourth District  
JOSIE GONZALES.....Fifth District

Public Works or County Building and Safety that need to be satisfied prior to issuance of permits by Building and Safety.

This completes the Planning Division's review of this project. The conditions of approval and the approved site plan is the final development criteria and design for this project. This is not considered a conceptual design, and as such, is not subject to change or alteration. Therefore, any proposed revisions or modifications will require additional fees and the submittal of a "Revision to Approved Action Application" for review and approval.

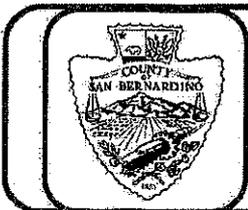
It has been a pleasure working with you on this project. If you have any questions regarding specific condition(s) outlined in the attached conditions of approval, please call the appropriate agency or department. The telephone numbers of each County Department are listed in the conditions of approval next to the department's section heading. If you have any questions regarding this process or require additional information about specific Planning conditions, please contact County Planning at (909) 387-4112.

Thank you,

  
**Chris Warrick, Planner**  
Current Planning Division

Attachments: Conditions of Approval  
Condition Compliance Release Forms  
Stamped/Conditionally Approved Plot Plan

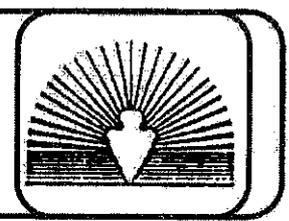
cc: County Fire Department, Community Safety  
County Fire Department, Hazardous Materials Division  
Building & Safety Division  
Land Development Engineering/Roads & Drainage  
Department of Environmental Health Services  
Public Works/Traffic Division  
Local Agency Formation Commission (LAFCO)



San Bernardino County

Land Use Services Department  
Planning Division

**CONDITION COMPLIANCE RELEASE  
FOR  
GRADING PERMITS**



This project requires building permits as part of the development process. In many instances, reviewing agencies have imposed certain requirements on your project that must be completed prior to issuance of those permits. In order to ensure compliance with these conditions, you are asked to obtain a release from the agencies that have assigned pregrading permit requirements to your project.

A release must be obtained from the agencies listed below:

- |                                   |   |
|-----------------------------------|---|
| 1. LUSD/Current Planning Division | 3. Public Works/Land Development Drainage |
| 2. LUSD/Building and Safety       | 4. County Fire/Community Safety           |

Coordinate the completion of all pre-building permit conditions and requirements with the agencies identified above. After the requirements have been satisfied, obtain the signature of the releasing authority, and return this form to the project planner. Allow at least ten (10) working days for planner review. Upon verification that the requirements have been completed, your project will be released for permit authorization.

**FOR STAFF USE ONLY**

The project referenced below is being reviewed to authorize the issuance of building permits. If the pre-building permit conditions and requirements have been completed, please release the project with your signature.

Signature	Date	Dept.	Signature	Date	Dept.
1. _____			3. _____		
2. _____			4. _____		

**APN:** 0268-041-14  
**APPLICANT:** COUNTY OF SAN BERNARDINO  
**COMMUNITY:** MUSCOY/5<sup>TH</sup> SUPERVISORIAL DISTRICT  
**LOCATION:** NORTHWEST CORNER OF DARBY STREET AND MACY STREET.  
**PROJECT NO:** P201100313  
**STAFF:** CHRIS WARRICK  
**REP(S):** ARCHITECTURE AND ENGINEERING, COUNTY OF SAN BERNARDINO  
**PROPOSAL:** MINOR USE PERMIT FOR THE DEVELOPMENT OF AN 11,756 COMMUNITY CENTER THAT INCLUDES A LIBRARY, DAY CARE CENTER AND A COMMUNITY MEETING ROOM ON A 1.49 ACRE PARCEL.

To Building and Safety:  
Planning Department verifies all land disturbance conditions and requirements are complete. Grading permit may be issued.

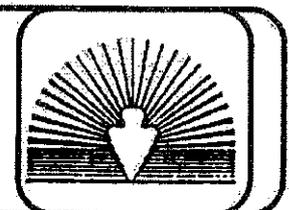
Signature \_\_\_\_\_ Date \_\_\_\_\_



San Bernardino County

Land Use Services Department  
Planning Division

**CONDITION COMPLIANCE RELEASE  
FOR  
BUILDING PERMITS**



This project requires building permits as part of the development process. In many instances, reviewing agencies have imposed certain requirements on your project that must be completed prior to issuance of those permits. In order to ensure compliance with these conditions, you are asked to obtain a release from the agencies that have assigned prebuilding permit requirements to your project.

A release must be obtained from the agencies listed below:

- |  |                                      |
|--|--------------------------------------|
| 1. LUSD/Current Planning Division      | 5. Local Agency Formation Commission |
| 2. LUSD/Building and Safety            | 6. County Fire/Community Safety      |
| 3. Environmental Health Services       | 7. Public Works/Traffic Division     |
| 4. Public Works/Land Development Roads |                                      |

Coordinate the completion of all pre-building permit conditions and requirements with the agencies identified above. After the requirements have been satisfied, obtain the signature of the releasing authority, and return this form to the project planner. Allow at least ten (10) working days for planner review. Upon verification that the requirements have been completed, your project will be released for permit authorization.

**FOR STAFF USE ONLY**

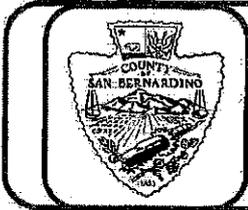
The project referenced below is being reviewed to authorize the issuance of building permits. If the pre-building permit conditions and requirements have been completed, please release the project with your signature.

Signature	Date	Dept.	Signature	Date	Dept.
1. _____			5. _____		
2. _____			6. _____		
3. _____			7. _____		
4. _____					

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To Building and Safety:  
Planning Department verifies all conditions and requirements are complete. Building permits may be issued.

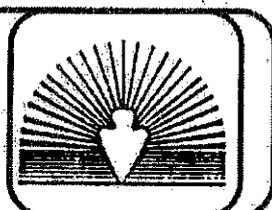
Signature \_\_\_\_\_ Date \_\_\_\_\_



San Bernardino County

Land Use Services Department  
Planning Division

**CONDITION COMPLIANCE RELEASE  
FOR  
OCCUPANCY/USE**



This project requires authorization to occupy and/or use the project. In addition to the final clearance granted by the Building and Safety Department, other reviewing agencies may have imposed certain requirements on your project that must be completed prior to issuance of said clearance. In order to ensure compliance with these conditions, you are asked to obtain a release from the agencies that have assigned pre-occupancy/pre use requirements to your project.

A release must be obtained from the agencies listed below:

- |                                   |   |
|-----------------------------------|---|
| 1. LUSD/Current Planning Division | 4. County Fire/Hazardous Materials        |
| 2. LUSD/Building and Safety       | 5. Public Works/Land Development/Roads    |
| 3. County Fire/Community Safety   | 6. Public Works/Land Development/Drainage |

Coordinate the completion of all pre-occupancy/pre-use conditions and requirements with the agencies identified above. After the requirements have been satisfied, obtain the signature of the releasing authority, and return this form to the project planner. Allow at least ten (10) working days for planner review and response. Upon verification that the requirements have been completed, you will be issued a Conditional Use Permit/Department Review Permit.

**FOR STAFF USE ONLY**

The project referenced below is being reviewed to authorize the occupancy/use of the proposal. If the pre-occupancy/pre-use conditions and requirements have been completed, please release the project with your signature.

Signature	Date	Dept.	Signature	Date	Dept.
1. _____			4. _____		
2. _____			5. _____		
3. _____			6. _____		

**APN:** 0268-041-14  
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To Building and Safety:  
Planning Department verifies all conditions and requirements are complete. Project may be finalized. Return Conditional Use Permit to project planner.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## CONDITIONS OF APPROVAL

LAFCO SC # 367

### Baker Family Learning Center Minor Use Permit

#### GENERAL REQUIREMENTS

Conditions of Operation and Procedure

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

1. Project Description. This Minor Use Permit (MUP) is approved to permit construction and operation of the proposed use in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan and any other required and approved reports and plans (e.g. bldg. elevations). This project is approved for the development of a 11,756 square foot community center that includes a library, day care center and community meeting room located on a 1.49 acre parcel. The project site is in the Fifth Supervisorial District, in the Community of Muscog. The Land Use (zoning) designation of the property is Single Residential (MS/RS-1-AA), one-acre minimum lot size, in the Additional Agriculture overlay district. APN: 0268-041-14; Project Number: P201100313.
2. Project Location. The project site is located on the northwest corner of Darby Street and Macy Street. The project is within the City of San Bernardino sphere of influence.
3. Development Standards. The project site is located in the RS-1-AA General Plan Zoning District. The following Valley Region development standards shall apply to this project:
  - Minimum Yards/Building Setbacks Lines (BSL) are:  
Front – 25 ft.; Street Side – 25 ft.  
Interior Side – 10 ft  
Rear – 15 ft
  - Maximum building height shall be 35 ft.
  - Maximum Floor Area Ratio (FAR) shall be 0.75:1.
  - Maximum lot coverage (impervious) shall be 80% of net lot area.
  - Minimum landscaping coverage shall be 15% of net lot area.
4. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require an additional land use application (e.g. Revision to an approved Action) be submitted to County Planning for review and approval.
5. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or

"developer" to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, "developer" or other interested party to correct the non-complying situation.

6. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
- a) The permittee has commenced actual construction or alteration under a validly issued building permit, or
  - b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)

Final completion of the structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:

- a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
- b) The land use is determined by the County to be abandoned or non-conforming.
- c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The "developer" is responsible to initiate any Extension of Time application.

7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. "Developer" Defined. The term "developer" as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in

the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.

9. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its 'indemnitees' (herein collectively the County's elected officials, appointed officials—including Planning Commissioners, Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees 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 the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' 'passive' negligence but does not apply to the indemnitees' 'sole' or 'active' negligence or 'willful misconduct' within the meaning of Civil Code Section 2782.

10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Project Account. The Job Costing System (JCS) account number is P201100313. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expenses charged to this account.

Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$1000.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).

12. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
  - a) Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
  - b) Building Permits - a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
  - c) Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
  
13. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
  - a) FEDERAL: None Identified.
  - b) STATE: Regional Water Quality Control Board (RWQCB) – Santa Ana Region.
  - c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, Public Health-Environmental Health Services (DEHS), Public Works, County Fire Department Haz-Mat, and
  - d) LOCAL: City of San Bernardino (Sewer), Muscoy Mutual Water Company (Water).
  
14. Screening. All trash and storage areas, loading areas, mechanical equipment and roof top mechanical equipment shall be screened from public view.
  
15. Continuous Safety Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that

all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All mechanical equipment and roof top mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). [Mitigation Measure VIII-1] General Requirements/Planning

16. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
17. Enforcement Activities. Should any enforcement activities be required to insure compliance with the conditions of approval, the applicant or property owner shall be charged for such activities in accordance with the San Bernardino County Code Schedule of Fees.
18. Trash Containers. All trash and food items associated with construction or other personnel shall be promptly and properly contained within closed, raven proof containers. These shall be removed daily from the project site. This measure shall also apply during maintenance and operation of the facility.
19. Grading and Excavation. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
20. Signs. Any sign must be applied for, permitted, and registered per the Sign Regulations found in Development Code Sections 83.13.030-83.13.050. Signs are subject to an annual sign registration requirement. A sign- registration decal shall be issued by the Code Enforcement Division. All signs and their components shall be regularly maintained and kept in good repair and appearance.

LAND USE SERVICES DEPARTMENT– Building and Safety Division (909) 387-8311

21. Permits Required. Submit plans and obtain separate building permits for any required walls, retaining walls, or trash enclosures.

PUBLIC HEALTH – Environmental Health Services [DEHS] (909) 387-4666

22. Refuse 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 environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least one (1) time, and 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 33.0803 et. seq. For information, please call DEHS/LEA at: 909-387-4655.
23. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 909-387-4666.

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

22. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
23. Additional 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 reviewed after more complete improvement plans and profiles have been submitted to this office.
24. Continuous BMP Maintenance. The property owner/"developer" 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.
25. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) 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 and/or "developer", 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.

PUBLIC WORKS – Land Development Engineering – Road Section (909) 387-8145

26. Road Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.
27. Access. The property currently has temporary full turning movement access to Darby Street. The County reserves the right in the future to construct and/or install a raised median on Darby Street or other appropriate safety measures/traffic control devices for the purposes of protecting public health and safety, which could result in the property having only right-in and right-out access to Darby Street.

PUBLIC WORKS – Surveyor (909) 387-8149

28. Record of Survey. The following conditions are for the occasion where the monuments of record cannot be located and the boundary must be determined for construction purposes. A Record of Survey/Corner Record shall be filed in the following instances:
- Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
  - Monuments set to mark the property lines.
  - Pursuant to applicable sections of the Business and Professions Code.

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

29. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the "developer" shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.  
[F-1]

**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

28. Soils Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
29. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
30. Building Permits. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
32. 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 prior to issuance of grading permits.
33. Erosion Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
36. RWQCB Permit. Prior to permit issuance, CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
37. Notice of Intent (NOI). An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.
39. Natural Drainage Courses. Natural Drainage Course(s)/Easement(s) shall not be occupied or obstructed unless specific approval from Land Development Engineering/Drainage Review is provided.

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

30. 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 activities to reduce on-site and on-site dust production.
  - a) Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.

- b) Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- c) Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
- d) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- e) 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, or
  - be covered with plastic or
  - be revegetated until placed in use.
- f) Tires of vehicles will be washed before leaving the site and entering a paved road.
- g) Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust. [Mitigation Measure III -1] Grading Permits/Planning

31. AQ - Construction Standards. The Developer shall submit for review and approval to County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts a contractor requirement to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation, where applicable:

- a) Each contractor shall certify to the developer prior to use that all construction equipment engines are properly maintained and have been tuned-up within last 6 months.
- b) Each contractor shall minimize the use of diesel powered vehicles and equipment through the use of on-site electrical connections and gas/CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
- c) All gasoline-powered equipment shall have catalytic converters.
- d) Provide onsite electrical power to encourage use of electric construction tools.
- e) Provide traffic control during all phases of construction to reduce wait times.
- f) Provide on-site food service for construction workers to reduce offsite trips.
- g) Provide County approved Dust Control Plan (DCP) submitted with the Grading Plans.
- h) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367 4710 (San Bernardino and Riverside counties).
- i) Trucks/equipment shall not idle for periods in excess of 5 minutes.
- j) Contractors shall use reformulated low sulfur fuel for stationary construction equipment
- k) Substitute electric and gasoline-powered equipment for diesel-powered.

- l) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
32. GHG – Construction Standards. The developer shall submit for review and approval to County Planning a letter agreeing to reduce impacts to GHG by implementing the following and to include as conditions of all construction contracts/subcontracts, where appropriate. The developer/construction contractor shall do the following:
- a) Construction equipment shall be selected based on low emissions and high energy efficiency. All diesel/gasoline-powered construction equipment shall be powered by electricity or CNG equipment, where possible.
  - b) Grading plans shall include the following statements:
    - “All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications”.
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
  - c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
  - d) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled.
  - e) A flagperson shall be retained to maintain safety and efficient traffic flow adjacent to site on existing roadways.
  - f) Implement both the approved Dust Control Plan and Coating Restriction Plan.
  - g) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) in accordance with County Solid Waste Management.
  - h) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

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

33. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. A drainage study was submitted for review and found acceptable.
34. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.

35. Grading Plans. Grading plans shall be submitted for review and approval obtained. A \$520 deposit for grading plan review will be collected upon submittal to the Land Development Division.
36. WQMP. A completed Water Quality Management Plan (WQMP) was submitted for review and found acceptable.
37. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of \$3,600 to Land Development Division.

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

38. Water System. Prior to any land disturbance, 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.

**PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall be Completed

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

39. Erosion Control Devices. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
40. Erosion Control and Landscaping. Any required erosion control planting, landscaping and devices shall be installed upon completion of rough grading.
41. Fence Permits. Submit plans and obtain permits for all fences greater than six feet (6') in height.
42. Disabled Parking. Provide van accessible parking spaces for the disabled as shown on the approved site plan. 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.
43. Disabled Path of Travel. Provide a path of travel from the disabled parking spaces up to the primary entrance of the building
44. Approved Building Plans. Any building, sign, or structure to be constructed or located on-site will require professionally prepared plans approved by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

45. 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.
46. AQ - Coating Restrictions. The developer shall submit for review and approval to 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.
- Use precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings.

47. GHG – Design. The developer shall submit for review and approval to County Planning documentation that the following measures have been incorporated into the design of the project to reduce potential project emission impacts on green house gases (GHGs):

- The Developer shall document that the design of the proposed structure exceeds current Title 24 requirements by a minimum of five percent (5%), subject to review and approval by the County Building Official (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006). County Planning shall coordinate this review with the County Building and Safety. Documentation of compliance with this measure shall be provided to County Planning and the Building Official prior to issuance of building permits. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency exceeds the current Title 24 requirements by five percent (5%) for the entire project:
  - a. Increase insulation such that heat transfer and thermal bridging is minimized.
  - b. Incorporate dual paned or other energy efficient windows,
  - c. Incorporate energy efficient space heating and cooling equipment,
  - d. Incorporate energy efficient light fixtures, photocells, and motion detectors,
  - e. Incorporate energy efficient appliances,
  - f. Incorporate energy efficient domestic hot water systems,
  - g. Incorporate solar panels into the electrical system,
  - h. Incorporate cool roofs/light colored roofing,
  - i. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
  - j. Incorporate other measures that will increase the energy efficiency of the buildings in a manner that, when combined the options listed above, will exceed current Title 24 Standards by five percent (5%).
- The developer shall submit a landscape plan for the project that includes shade trees around main buildings, particularly along southern and western elevations where practical and in a manner that will not interfere with loading locations or other operational constraints. These plans shall also include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and conserve water and energy.
- The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a

computerized irrigation system which includes either an onsite weather station, ET gauge or ET based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.

- All lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards, as confirmed by County Building & Safety.
- Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3, as confirmed by County Building & Safety.
- The developer shall submit to County Planning for review and approval landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and conserve water and energy.
- The developer shall demonstrate that the proposed building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Installation of the identified design features or equipment will be confirmed by the County prior to final inspection of each building.
- The developer shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Documentation of compliance with this measure shall be submitted to County Planning for review and approval. Installation of the identified design features or equipment shall be confirmed by the County prior to final inspection of each building.
- The developer shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting to the satisfaction of the County Building Official.

PUBLIC HEALTH -Environmental Health Services [DEHS] (909) 387-4666

48. Water Purveyor. Water purveyor shall be Muscoy Mutual Water Company. 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 File Index Number and Assessor's Parcel Number.
49. Sewage Disposal. Method of sewage disposal shall be City of San Bernardino. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service

shall be made available to the project by the sewerage agency. The letter shall reference the File Index Number and Assessor's Parcel Number.

50. Preliminary Acoustic Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at 909-387-4655.

PUBLIC WORKS/Land Development Division – Road Section (909) 387-8145

51. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835. Phone: (909) 387-8145.

Darby Street (Secondary Highway – 88')

- Road Dedication. A 19 foot grant of easement is required to provide a half-width right-of-way of 44 feet.
- Curb Return Dedication. A 35 foot radius return grant of easement is required at the intersection of Darby & Macy St.
- Street Improvements. Design curb and gutter with match up paving 32 feet from centerline.
- Curb Returns. Curb Returns shall be designed per County Standard 110.
- Sidewalks. Design sidewalks per County Standard 109 type C.
- Sidewalk Ramp. Design sidewalk ramp per County Standard 110.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129, and located per Standard 130.

Macy Street (Collector – 66')

- Road Dedication. An 8 foot grant of easement is required to provide a half-width right-of-way of 33'.
- Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 type C.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129, and located per Standard 130.

52. Road Design. Road sections within and/or bordering the project site shall be designed and constructed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.
53. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
54. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
55. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
56. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
57. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain 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 prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
58. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
59. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

PUBLIC WORKS/Traffic Division (909) 387-8186

60. Driveway. The driveway along Macy Street and the driveway along Darby Street shall have full access.

61. Darby Street Improvements. Construct Darby Street from the west project boundary to Macy Street at its ultimate half-section width as a secondary highway.
62. Macy Street Improvements. Construct Macy Street from the north project boundary to Darby Street at its ultimate half-section width as a collector street.

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

63. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
64. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
65. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F-41]
66. 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 three (3) 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. [F-59]
67. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F-62a]

LOCAL AGENCY FORMATION COMMISSION – (909) 383-9900

68. Out of Area Service. The extension of sewer and/or water service to this project will require a contract with the City of San Bernardino for service outside its boundaries. Such a contract is required to be reviewed and approved by LAFCO before a will-serve letter or other contractual relationship can be finalized. For further information on this process, contact the LAFCO office at (909) 383-9900

APN: 0268-041-14

CONDITIONS OF APPROVAL

PAGE 18 OF 22

P201100313/MUP

Baker Family Learning Center

EFFECTIVE DATE: February 28, 2012

Zoning Administrator Hearing: February 16, 2012

EXPIRATION DATE: February 28, 2015

or Mr. Les Fogassy of the City of San Bernardino at 909-384-5026, or Ms. Stacey Aldstadt of the Municipal Water Department at 909-384-5091.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall be Completed

**LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-8311**

69. Van Accessible Parking. Provide van accessible parking spaces for the disabled as shown on the approved site plan. 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.
70. Disabled Access. Provide a path of travel from the disabled parking spaces up to the primary entrance of the building.
75. Sign Lighting. Sign lighting shall comply with California Energy regulations.
76. Outdoor Lighting. Submit an outdoor lighting plan and obtain permits prior to installation of lighting standards.

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

71. Fees. Prior to final inspection by the Building and Safety Division and/or issuance of a Conditional Use Permit by the Planning Division, all expenses incurred under actual cost job number P201100313 shall be paid in full with sufficient funds remaining for file closure and archiving.
72. Parking and on-site circulation requirements shall be installed as follows:
- All vehicular access drives shall be surfaced with all-weather paving with a minimum of three (3) inches asphalt and three (3) inches of base or greater as determined by Building and Safety.
  - All primary vehicular access drives shall be twenty-six feet (26') wide or greater.
  - All parking lot vehicular aisle widths shall be twenty-four feet (24') wide or greater.
  - All paved parking stalls shall be clearly striped and permanently maintained.
  - All paved access drives shall have all circulation markings clearly painted and permanently maintained including arrows painted to indicate direction of traffic flow.
  - All internal on-site pedestrian crosswalks will be delineated with a minimum 3" white or yellow painted line. All pedestrian crossings in public right-of-way shall be delineated per County Standards.
  - All internal parking lot stops shall be installed with a painted limit line and shall have either a breakaway pole sign and/or painted "STOP" lettering on the paving
73. Disabled Access. Disabled access parking spaces shall be clearly marked and said markings shall be maintained in good condition at all times.

74. 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.
75. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
76. Installed Lighting. Confirmation of compliance with lighting standards and approved lighting plans shall be completed by on-site inspection. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety
77. AQ – Installation. The developer shall submit for review and approval to County Planning evidence that all air quality standard measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations shall include the following:
- Dust Control Plan (DCP)
  - Coating Restriction Plan (CRP)
  - The developer shall demonstrate that measures have been included to provide adequate bicycle parking for cyclists near building entrances to promote cyclist safety, security, and convenience.
  - Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and as confirmed by County Building & Safety.
78. GHG – Installation. The developer shall submit for review and approval to County Planning evidence that all GHG reduction measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations shall include the following:
- The design features and/or equipment that cumulatively increases the compliance of the project with Title 24 standards by five percent (5%) or more above the minimum.
  - All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting to the satisfaction of the Building Official.
  - Installation of the both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility.
  - The developer shall provide library staff with education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval

PUBLIC WORKS/ Land Development Division – Drainage Section (909) 387-8145

79. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works.
80. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

PUBLIC WORKS/Land Development Division – Road Section (909) 387-8145

81. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
82. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works
83. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

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

84. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is one hundred (100) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. [F82]
85. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swinging gates shall have an approved fire department Knox Lock. Standard 902.4
86. 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 Materials Division (909) 386-8401

87. Business Emergency Plan. Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.
88. HAZ MAT Handler Permit. 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.

**END OF CONDITIONS**

NOTICE OF EXEMPTION

LAFCO SC # 367

To: [ ] Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: San Bernardino County Land Use Services Department  
385 North Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0182

[X] Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue, 2nd Floor  
San Bernardino, CA 92415-0130

Lot # 409609

DATE FILED & POSTED

PROJECT DESCRIPTION

Project Title:  
Baker Family Learning Center

Project Location:  
NW Corner of Darby and Macy Streets in the community of  
Muscoy, San Bernardino, CA

Project Description:  
The proposed project is a multi-use facility which  
combines a County Pre-School with a County Library  
estimated at approximately 11,000 square feet located on  
1.67 acres.

APPLICANT

County of San Bernardino  
Department of Architecture and Engineering

Name

385 N. Arrowhead Ave., Third Floor

Address

San Bernardino, CA 92415

City, State

(909) 387-5025

Phone

REPRESENTATIVE

Carl Alban

Name

SAME AS APPLICANT

Address

City, State

SAME AS APPLICANT

Phone

Christine Kelly

Lead Agency Contact Person

(909) 387-4431

Phone

EXEMPT STATUS: (Check one)

- Ministerial (Sec. 21080(B)(1); 15268);
- Declared Emergency (Sec. 21080(B)(3); 15269(a));
- Emergency Project (Sec. 21080(B)(4); 15269(b));
- Categorical Exemption. State type and section
- Statutory Exemption. State code

CLERK OF THE BOARD

AUG 11 2011

COUNTY OF  
SAN BERNARDINO

Class 32 Exemption, Section 15323

Reasons why project is exempt: The project is consistent with the applicable General Plan and policies; is surrounded by immediately contiguous urban development as the project site is located within the City of San Bernardino sphere of influence; has no value as habitat for endangered, rare or threatened species; will not impact traffic, noise, air and water quality; and is adequately served by all utilities/public svs.

Signature Chris Warrick Date: August 9, 2011 Title: Supervising Planner

[X] Signed by Lead Agency Date received for filing at OPR: N/A

[ ] Signed by Applicant