

**December 17, 2013 Board of Supervisors
Agenda Item Approving Planned
Development Permit and Tentative Tract
Development for 190 Unit Affordable
Housing Project**

Attachment 4

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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December 17, 2013

FROM: TOM HUDSON, Director
Land Use Services Department

DENA FUENTES, Director
Community Development and Housing Department

SUBJECT: PLANNED DEVELOPMENT PERMIT TO ESTABLISH A 190-UNIT AFFORDABLE HOUSING DEVELOPMENT WITH 13,993 SQUARE FEET TO BE UTILIZED AS A COMMUNITY LIBRARY AND COMMUNITY CENTER, AND TENTATIVE PARCEL MAP 19470 TO CREATE TWO PARCELS ON 9 ACRES

RECOMMENDATION(S)

1. Conduct a public hearing to consider approval of the Bloomington Planned Development Project.
2. Adopt the Mitigated Negative Declaration, pursuant to the California Environmental Policy Act (CEQA), and a Finding of No Significant Impact pursuant to the National Environmental Policy Act (NEPA), for the Bloomington Planned Development Project, based on a finding that the joint Initial Study/Environmental Assessment was completed in compliance with CEQA and NEPA, and that it has been reviewed and considered prior to approval of the Project, and that it reflects the independent judgment of the County of San Bernardino.
3. Adopt the Findings as recommended by the Planning Commission.
4. Approve the Preliminary and Final Development Plans for the Bloomington Planned Development Project subject to the conditions of approval.
5. Approve Tentative Parcel map 19470 subject to the conditions of approval.
6. File a Notice of Determination.

(Presenter: Terri Rahhal, Planning Director, 387-4110)

BOARD OF SUPERVISORS COUNTY GOALS AND OBJECTIVES

Implement the Countywide Vision for Our Future.

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in Net County Cost (Discretionary General Funding). The Community Development and Housing Department (CDH) is fully funding this project through federal and County Housing Trust Fund sources.

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BACKGROUND INFORMATION

Approval of this item will authorize development of a mixed-use planned development project, including 190 residential units, a community library and community center space on a nine-acre site in the community of Bloomington. CDH acquired the property located near the corner of Valley Boulevard and Locust Avenue. On February 26, 2013 the Board of Supervisors approved the selection of the Bloomington I Housing Partners, L.P., through a Request for Qualification process, to develop an affordable mixed-generational housing and library development. The Board also authorized the Developer and CDH to enter into a predevelopment loan agreement for pre-development costs associated with studies, planning, and engineering necessary for County Entitlements for the project.

Project Description: The applicant is requesting approval of a Planned Development Permit, including Preliminary and Final Development Plans, to construct a 190-unit multi-family development for low- and very low-income households in and a Tentative Parcel Map to subdivide the property into two parcels. The proposed project would have 70 units marketed for seniors, 120 family units and a 6,950 square foot regional library and additional community-benefit space, which would include medical and counseling facilities. The project is 100% affordable, with 30% of the units being made available to very-low income households.

The project is proposed to be built in two phases. Phase one would consist of the 70 units for seniors which would include 11 Mental Health Services Act (MHSA) units, and the library. The 70 senior units, the library, the 2,200 square foot senior community space, and a leasing office would all be housed in a single building at the site's southeast quadrant, along Valley Boulevard. The senior housing would include one and two-bedroom townhomes, as well as one-bedroom apartment units above the library space. Phase one would also include 36 family units and 2,625 square foot community space and classroom building which would be housed in eight buildings located at the site's northeast quadrant of the project. The family housing is proposed in two-story buildings containing two-bedroom townhomes and in three-story buildings containing two-bedroom, two-story townhomes over three-bedroom stacked flats. The common open spaces, including pool, tot lots, and patio/seating areas are proposed within family areas; but would be accessible to all residents. Phase two would consist of the remaining 84 family units, and located along the westerly portion of the site. Vehicular access to the project site would be provided along Valley Boulevard, via a signalized full-access central main entry driveway, and two secondary exit-only driveways, at the eastern and western boundaries of the site.

Planning Commission: The Planning Commission conducted a hearing on November 21, 2013, and recommended approval of the Project with a vote of 5-0. At the hearing, there were no public comments.

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Comment Letters: Prior to the Planning Commission hearing, the Land Use Services Department received three comment letters in response to the public circulation of the joint Initial Study/Environmental Assessment document. Comment letter number one was received from the State Clearinghouse and Planning Unit from the Governor's Office of Planning and Research, on September 20, 2013, acknowledging the close of review period for the environmental document. Comment letter number two was received from the South Coast Air Quality Management District on September 19, 2013. Comment letter three was received from Caltrans-District 8 office, on September 30, 2013. Staff responded to the comments received in comment letters two and three and presented the responses to the Planning Commission on November 21, 2013. These letters, along with staff's responses, are attached to the Planning Commission Staff Report.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel, 387-5455) on November 25, 2013; Community Development and Housing (Gary Hallen, Deputy Director, 387-4391) on December 2, 2013; Finance (Jessica Brown, Administrative Analyst, 387-4919) on November 25, 2013; and County Finance and Administration (Mary Jane Olhasso, Assistant Executive Officer, 387-4599) on December 3, 2013.



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



HEARING DATE: November 21, 2013

AGENDA ITEM # 3

Project Description

APN: **0252-051-06, 0252-051-69, & 0252-051-70**
 APPLICANT: RELATED CALIFORNIA/BLOOMINGTON HOUSING PARTNERS, LP
 COMMUNITY: BLOOMINGTON/FIFTH SUPERVISORIAL DISTRICT
 LOCATION: NORTH SIDE OF VALLEY APPROXIMATELY 300 FEET WEST OF LOCUST AVE.
 PROJECT NO: P201300295
 STAFF: DAVE PRUSCH
 REP(S): WITHEE MALCOM ARCHITECTS
 PROPOSAL: PLANNED DEVELOPMENT PERMIT TO ESTABLISH A 190-UNIT AFFORDABLE HOUSING DEVELOPMENT AND 13,993 SQUARE FEET TO BE UTILIZED AS A COMMUNITY LIBRARY AND COMMUNITY CENTER, AND TENTATIVE PARCEL 19470 MAP TO CREATE TWO PARCELS ON 9.00 ACRES.



85 Hearing Notices Sent On: November 5, 2013
 P.C. Field Inspection Date: November 19, 2013

Report Prepared By: Dave Prusch
 Field Inspected By: Commissioner Mathews

SITE INFORMATION:

Project Size: 9.00 Acres
Terrain: Flat
Vegetation: Ruderal plant community

SURROUNDING LAND DESCRIPTION:

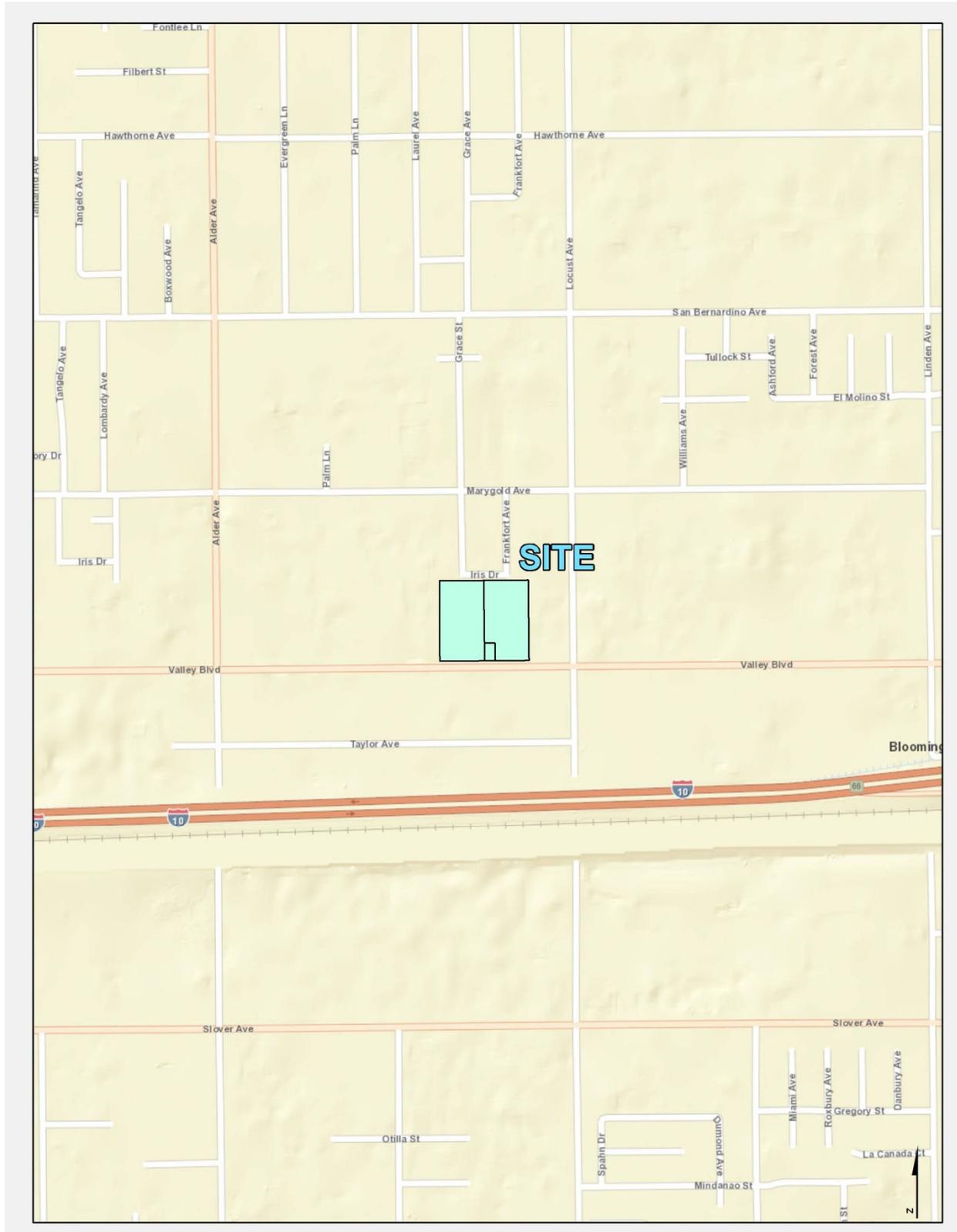
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	Bloomington Community Plan –Service Commercial (BL/CS)
North	Iris Drive and a single-family residential subdivision	Bloomington Community Plan - Residential (BL/RS)
South	Valley Boulevard, commercial and industrial uses, and vacant land	Bloomington Community Plan CS-Service Commercial (BL/CS)
East	Commercial and industrial uses	Bloomington Community Plan –Service Commercial (BL/CS)
West	Single-family residential uses and vacant land	Bloomington Community Plan - Service Commercial (BL/CS) CS

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	Rialto	No Comments Received
Water Service:	Fontana Water Company	Will Serve Letter Received
Sewer Service:	CSA-70 BL (Bloomington)	Will Serve Letter Received

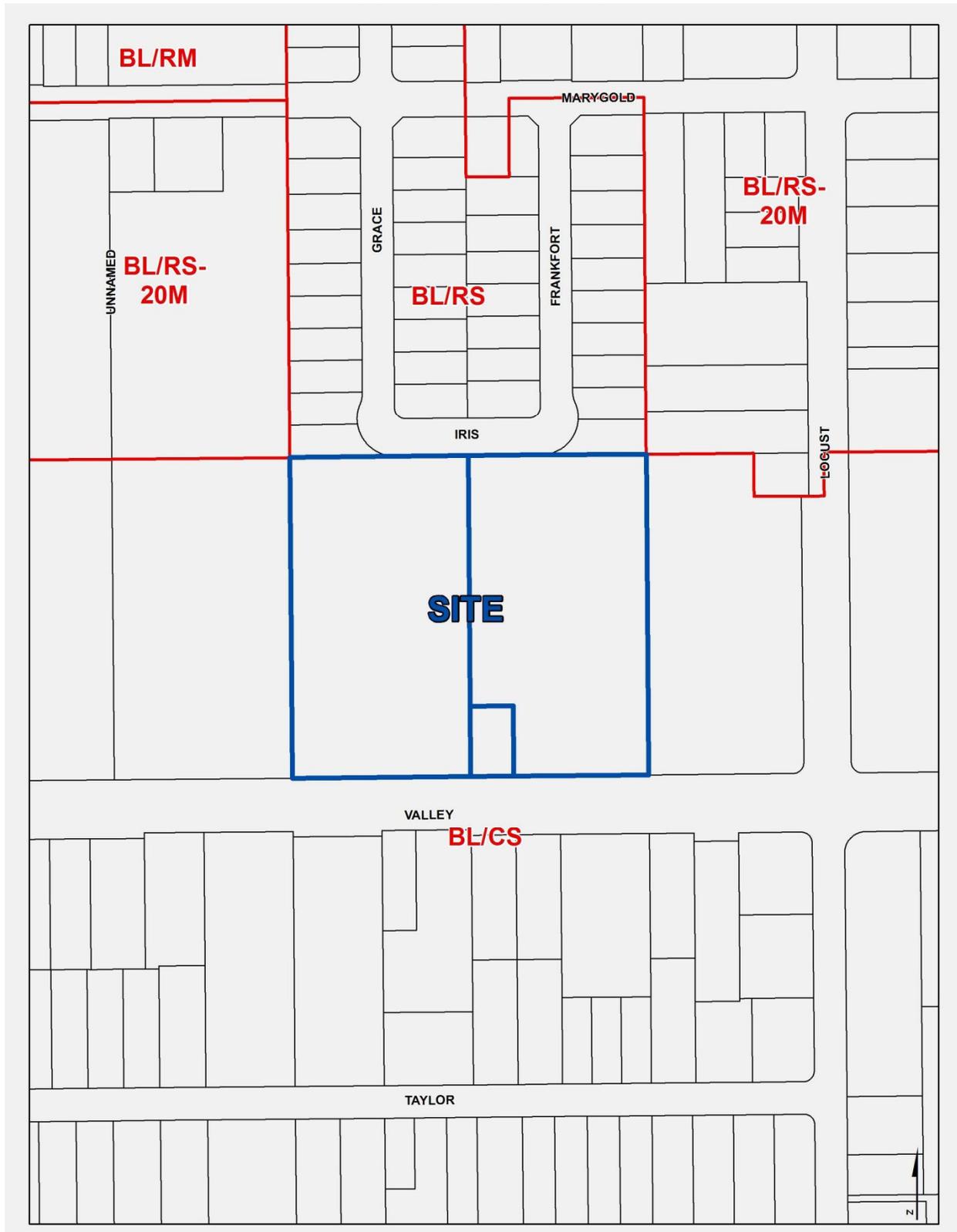
STAFF RECOMMENDATION: That the Planning Commission **Recommend** that the Board of Supervisors **APPROVE** the Planned Development Permit and Tentative Parcel Map 19470.

This project shall be referred to the Board of Supervisors for final action. Therefore, the recommendations of the Planning Commission will not be the final action and cannot be appealed to the Board.

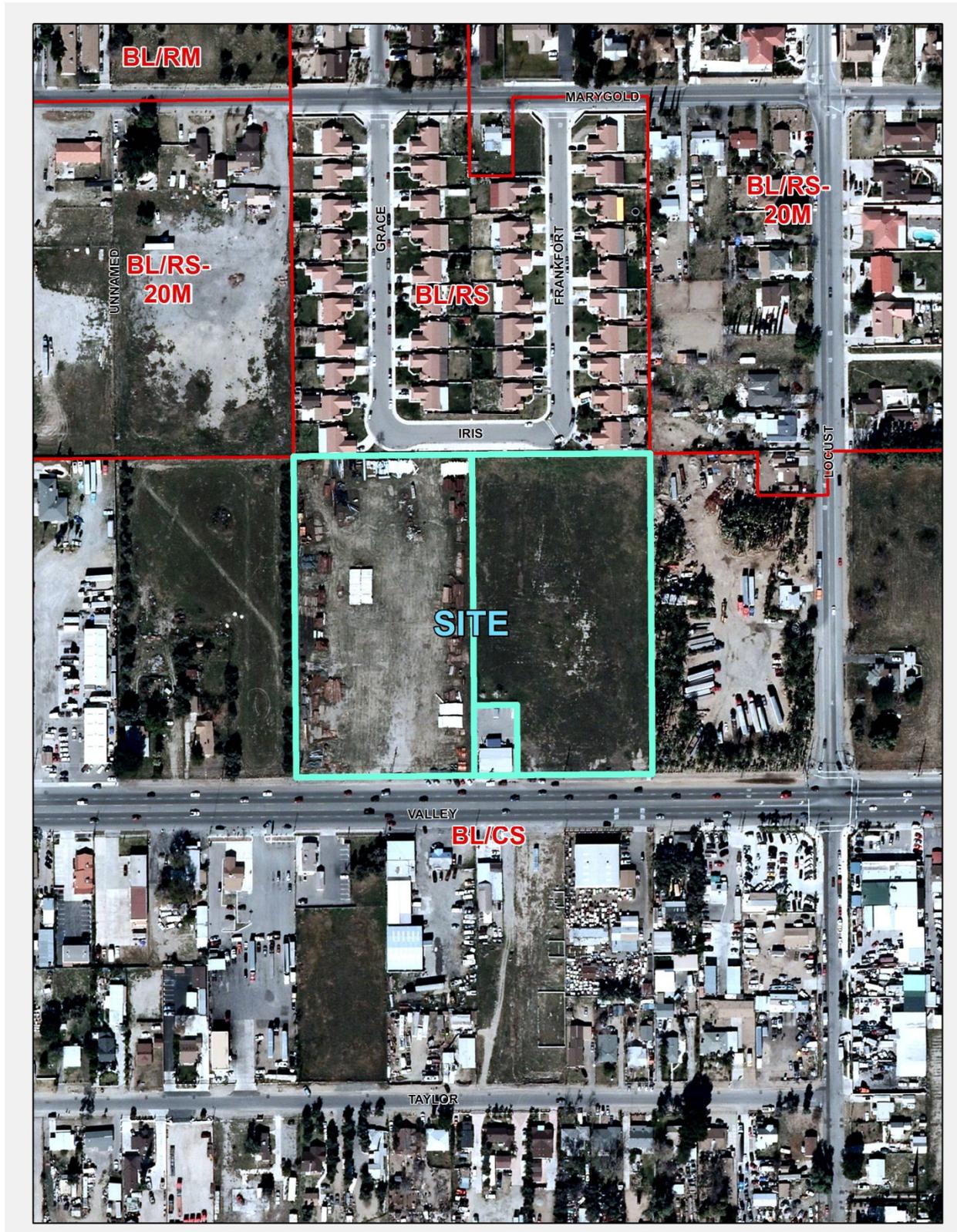
VICINITY MAP



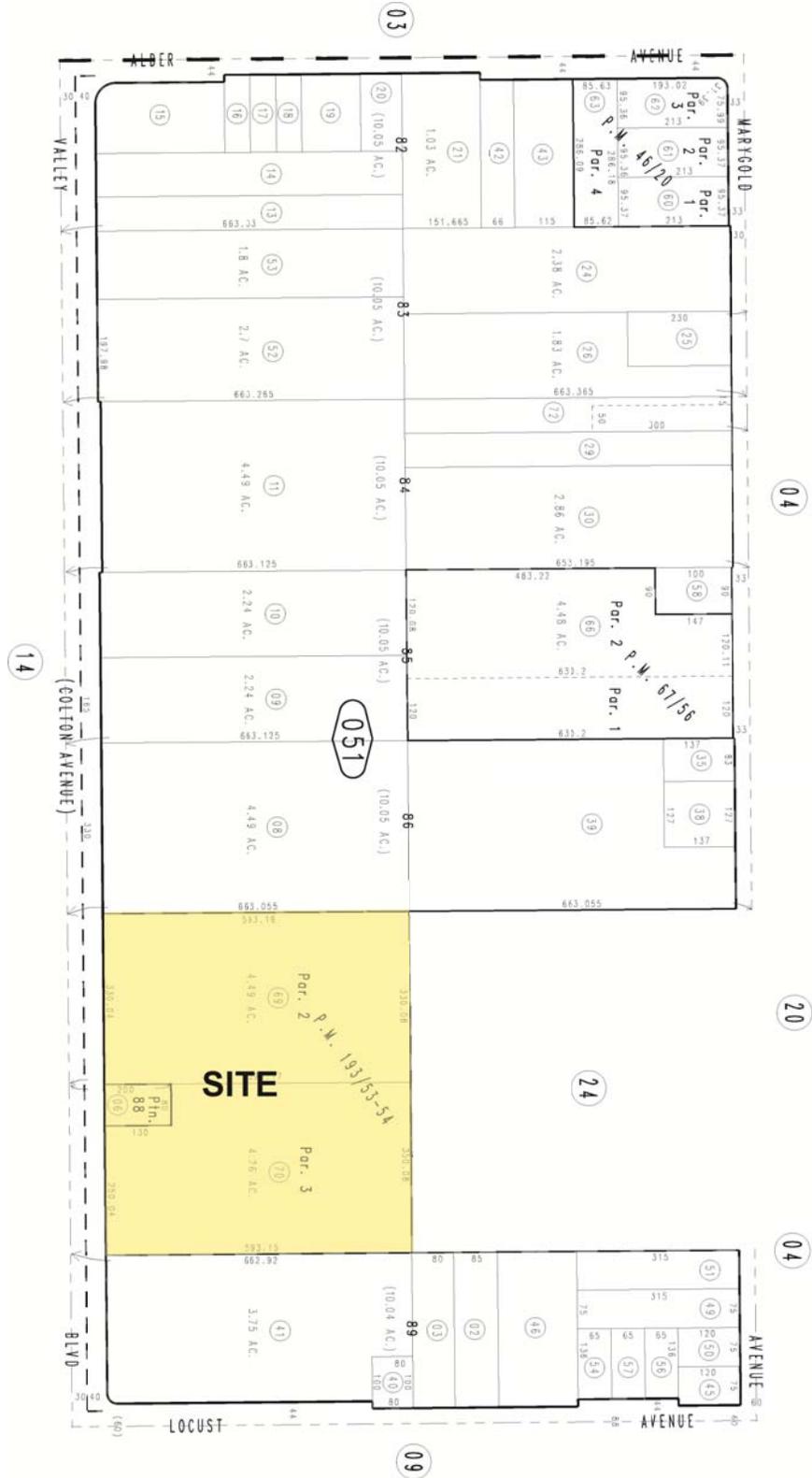
LAND USE ZONING DISTRICT MAP



**AERIAL
MAP**



ASSESSOR'S PARCEL MAP



SITE PHOTOS

View looking northeast from Valley Boulevard



View looking west along Valley Boulevard



SITE PHOTOS (cont.)

View looking south from Valley Boulevard



View looking east along Valley Boulevard



BACKGROUND

The Community Development and Housing Department (CDH) owns approximately nine (9) acres of real property located near the corner of Valley Boulevard and Locust Avenue in an unincorporated area of the Community of Bloomington. On February 26, 2013 the Board of Supervisors approved the selection of the Bloomington I Housing Partners, L.P. (Developer), through a Request for Qualifications process, to develop an affordable mixed-generational housing and library development (Project). The Board also authorized the Developer and CDH to enter into a pre-development loan agreement for pre-development costs associated with studies, planning, and engineering necessary for County entitlements for the Project. The applicant is requesting approval of a Preliminary and Final Planned Development Permit to construct a 190-unit multi-family development for low- and very low-income households and a Tentative Parcel Map to subdivide the property into two parcels. The proposed Project would have 70 units for seniors, 120 family units, a 6,950 square foot regional library, and community-benefit space, which would include medical and counseling facilities.

The Project is proposed to be built in two phases. Phase one would consist of the 70 units for seniors which would include 11 Mental Health Services Act (MHSA) units, and the library. The 70 senior units, the library, the 2,200 square foot senior community space, and a leasing office would all be housed in a single building in the site's southeast quadrant along Valley Boulevard. The senior housing would include one and two-bedroom townhomes, as well as one-bedroom apartment units above the library space. Phase one would also include 36 family units and a 2,625 square foot community space and classroom building which would be housed in eight buildings located in the northeast quadrant of the Project site. The family housing is proposed in two-story buildings containing two-bedroom townhomes and in three-story buildings containing two-bedroom, two-story townhomes over three-bedroom stacked flats. The common open spaces, including pool, tot lots, and patio/seating areas are proposed within family areas; but would be accessible to all residents. Phase two would consist of the remaining 84 family units located along the westerly portion of the site. Vehicular access to the Project site would be provided along Valley Boulevard, via a signalized full-access central main entry driveway, and two secondary exit-only driveways, at the eastern and western boundaries of the site.

ANALYSIS

The proposed Project requires a Planned Development Permit (PDP), pursuant to County of San Bernardino Development Code (Development Code) Chapters 84.18 and 85.10. The PDP allows flexibility in the application of Development Code standards. In addition, the Project also qualifies for various affordable housing incentives and density bonuses (Development Code Chapter 83.03) that allow the Project to be economically feasible and increase the density above what is allowed. The proposed development is also within the Bloomington Community Plan Area; therefore, is subject to the goals and policies identified in the Bloomington Community Plan as well as the General Plan.

Planned Development Permit. The underlying zoning designation for the site is BL/CS which generally allows for commercial uses and only allows for residential uses as part of a mixed use project with a Planned Development Permit (PDP). In addition, the library use would typically require a Conditional Use Permit; however, may be permitted through a PDP. There is no maximum density in the CS zone; however, as part of the PDP the Planning Commission may make recommendations for the Board of Supervisors to adopt development standards as part of the PDP. The applicant is requesting a proposed density of 21 units per acre. The proposed

density is slightly higher than the allowable density in a Multiple Residential (RM) zone which would allow 20 units per acre. The proposed Project has 42% open space, which exceeds the 40% open space requirement per the Planned Development Standards.

Amenities. The Project would have community rooms for the senior and the family portions of the Project, which would program specific activities for the populations they would be serving. Additional amenities include two tot lots, laundry facilities, barbeque areas, community gardens and a large common pool area. There are pedestrian paths integral to the Project leading the residents to the various amenities and parking areas. The entire site is fenced and the residential areas are gated. The proposed setback to the rear of the Project has been increased to 62 feet due to the proximity of the single family homes to the north. In addition, there are only two story buildings proposed in the rear of the site, all of the three story buildings are within the central and front portions of the site.

Services. In order to provide adequate services to the site, the Project is conditioned to build an eighteen inch sewer line from the Project site east to an existing sewer line in the City of Rialto. The County of San Bernardino Special Districts Department will be requesting that the Board of Supervisors create a new zone, designated BL (Bloomington) for the existing County Service Area 70, which is a special district that provides various services throughout the County. The sewer line will be constructed to serve this Project site, as well as other properties in the area, and will connect to the wastewater disposal system of the City of Rialto. Special Districts has issued a will serve letter for sewer service for this Project.

The Project will have water service provided by the Fontana Water Company, a private water company which provides service in this area of the County and adjacent cities of Fontana, Rialto, Rancho Cucamonga and Ontario. Fontana Water Company has issued a "Will Serve" letter for the Project. There is an existing water line in Valley Boulevard; however, it needs to be upsized. The Fontana Water company is currently working on plans for these improvements and the Project is conditioned to pay its fair share toward these improvements. Although these improvements are necessary for the proposed Project, this also creates an economic incentive for property owners to develop their properties along Valley Boulevard. Other proposed offsite improvements include: storm drain, a traffic signal at the main entry, natural gas, electricity, CATV, and phone.

Parking. Mixed use projects having residential uses are allowed within the CS zone through the PDP approval and parking standards may be established by the PDP. The Project would provide a total of 364 parking spaces, including 307 spaces for the residents and 57 for the library and visitor spaces. Parking for the residents is proposed within carports that would extend along the northern, eastern, and western site perimeters. Guest and library parking would be provided adjacent to the main entrance. The residential portion of the Project would be parked at ratio of 1.0 space per one-bedroom units and 2.0 spaces per two- and three-bedroom units, which is consistent with the parking standards identified in Development Code 83.03.050. In addition, there would be 57 parking spaces for the library. Staff recommends this as adequate due to the fact that there would be a bus stop directly in front of the library and many of the patrons of the library would be students riding bicycles and school buses.

Community Outreach. In order to ensure that constituents of the Community of Bloomington was aware of the proposed Project, two community meetings were held. The first meeting was held at the Gerald Smith Elementary School. At this meeting the proposed Project was described and a variety of architectural styles were presented. There was a "dot" exercise for attendees to place dots on the architecture style that they preferred for the Project, and the Mediterranean style received the majority of the dots. The second community meeting was an

event at the Truth Tabernacle Church, which is a very large property to the north of the site. A large Community event was held so attendees could learn about the proposed Project, the new community Library and several other services that are provided by the County. Several departments from the County attended, including Department of Behavior Health, Fire, Transitional Assistance Department, Pre-school services, Workforce Development, Child Support and Aging and Adult Services. Refreshments, entertainment, and prizes were provided to the attendees. The County estimates that there were approximately 500 people in attendance at this event. Community reaction to the Project was favorable.

Affordable Housing Incentives and Concessions. The proposed Project is 100% affordable with 30% of the units being made available to very low income households; therefore, the Project would be eligible for three incentives or concessions that are allowed under the County Development Code. Incentives or concessions are typically reduced development standards or other regulatory incentives that result in actual cost reductions. There are numerous changes proposed to the Energy Code over the next couple years. Due to the timing for the developer to submit for Tax Credit Financing, they need to submit construction drawings before the end of 2013. If the developer does not obtain the building permit within 180 days, the Project would be subject to the new Energy Code requirements that would result in an increase cost of \$10,000 per unit (over \$1M for phase 1). Therefore, the applicant is requesting a concession from the County's local building code ordinance to allow the Building Official the discretion to grant extensions to building plan approvals, consistent with the state Building Code template.

Green Building Project Amenities. The Project also includes photovoltaic converters on some of the carport roofs to reduce greenhouse gases and offset some of the operating expenses. Bus service is available to the Project, provided by Omnitrans. The nearest existing bus stop to the site is located approximately 0.1-mile east of the site, along the northerly side of Valley Boulevard. The Project applicant is coordinating with Omnitrans to determine the feasibility of potentially establishing a new and/or relocated bus stop immediately south of the Project site along Valley Boulevard.

Project Phasing. The Project will be constructed in two phases, with two parcels being created with a Tentative Parcel Map application, which is being processed concurrently with the Planned Development Permit application. Parcel two will be developed first, with parcel one being developed subsequently. In addition to the two parcels which are being proposed, parcel number two will also include a condominium plan for the purpose of creating a separate legal entity for the library. This condominium plan is being created for financing purposes and liability issues only.

CEQA and NEPA. The Project required not only preparation of an Initial Study, pursuant to CEQA requirements, but also an Environmental Assessment, pursuant to the National Environmental Policy Act (NEPA). A NEPA analysis is required because there is federal funding that is being used to finance the housing Project. Based upon the analysis for the proposed Project as designed with specific mitigation measures, the Project would not result in a significant impact on the quality of the human environment. Therefore a Mitigated Negative Declaration has been prepared pursuant to CEQA requirements. With respect to NEPA requirements, a Finding of No Significant Impact (FONSI) is being proposed for CDH compliance with federal funding requirements administered by HUD. Following is a brief summary of key issues analyzed in the joint IS/EA document:

Aesthetics: The proposed Project will include landscaping around the entire perimeter of the site and will incorporate the design guidelines found in Chapter 83.10 Landscape Standards of

the Development Code. The architectural design of the Project includes a Mediterranean style with articulated massing and a varied mix of building scale that provides an aesthetically appealing skyline. Building materials and exterior color themes include a mix of contemporary earth tones that are complementary to surrounding development. The main entrance to the library will be off of Valley Boulevard and will be accentuated by light blue tiles which will be illuminated from the interior. The library will also have a turret style element which will prominently feature the Bloomington Branch Library and it will also be illuminated. Trees and shrubs in the conceptual landscape plan will accentuate the primary entrance into the Project and throughout the Project providing visual character to the Project.

Traffic: A Traffic Impact Analysis was prepared for this Project by RBF Consulting on June 21, 2013, and revised August 30, 2012. The Traffic Impact Analysis evaluated the potential traffic and circulation improvements required to mitigate impacts and maintain satisfactory levels of service. The Project is estimated to generate a total of approximately 2,135 trip-ends per day on a typical weekday, with approximately 164 a.m. peak hour trips and 199 p.m. peak hour trips. The analysis provides baseline information for the existing year (2013) and forecast year (2015) analysis of conditions, including ambient growth and cumulative development, with and without Project traffic.

The study area for the analysis, including eight (8) existing and future intersections, was determined in cooperation with the County, the City of Rialto and Caltrans. Impacts on each intersection were analyzed based on the analysis methodology and level of service criteria of the agency with jurisdiction over the subject intersection. The traffic analysis identifies off-site improvements required to mitigate impacts on the study area intersections and assigns a fair-share contribution to the cost of the improvements, proportional to the Project's contribution to projected traffic in each intersection. A regional transportation system fee program is in place to fund certain improvements in the study area. This Project will be subject to the regional fee, which will mitigate Project impacts on the fee program facilities.

Air Quality: The Project air quality analysis shows that short-term and long-term emissions from the Project will not exceed the South Coast Air Quality Management District (SCAQMD) established significance thresholds and the impact is considered less than significant with mitigation measures incorporated. The Project provides a residential land use in close proximity to existing commercial development and further promotes a mixed use atmosphere which will reduce trips and vehicle miles traveled. A dust control plan will be required as a mitigation measure to regulate short-term construction activities that could create windblown dust.

Greenhouse Gasses: The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The Plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

The Project GHG analysis used the Screening Tables in the County's GHG Plan. The purpose of the Screening Tables is to provide guidance in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The analysis and methodology is based upon the GHG Plan, which includes GHG emission inventories, a year 2020 emission reduction target and, the goals and policies to reach the County's emissions reduction target. Projects that garner 100 points using the Screening

Tables would provide the “fair share” contribution of reductions and are considered consistent with the GHG Plan. The GHG Screening Table depicts which performance standards the Project would meet in order to exceed the minimum requirement of 100 points.

The Project includes design features that would reduce Project related GHG emissions. The Project would exceed Title 24 and California Green Building Code requirements by 15 percent. The Project also proposes to install energy efficient lighting throughout the site and photovoltaic converters on the library/Senior housing structure and senior carport roofs. Drought tolerant landscaping, drip irrigation, and low impact development would also be incorporated into the Project design. Recycling bins would be provided throughout the site. The proposed Project would achieve 113 points on the County’s Screening Tables; therefore, the Project’s GHG emissions would be less than significant.

CEQA/NEPA Public Review: On August 21, 2013 the Land Use Services Department sent out the Notice of Availability (NOA) and Notice of Intent (NOI) to adopt a Mitigated Negative Declaration. The Initial Study was also sent to the State Clearing House for circulation. The comment period began on August 21, 2013, which initiated the 30 day review and availability of the Initial Study document. As of the closing date of the comment period, September 19, 2013, a few comment letters have been received and will be provided to the Planning Commission, with staff recommendations/responses at the Planning Commission meeting.

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

- 1) **ADOPT** the Mitigated Negative Declaration pursuant to CEQA requirements and a Finding of No Significant Impact pursuant to the National Environmental Policy Act (NEPA), based on a finding that the joint Initial Study/Environmental Assessment was completed in compliance with CEQA and NEPA, that it has been reviewed and considered prior to approval of the Project, and that the Initial Study/Mitigated Negative Declaration and Environmental Assessment/Finding of No Significant Impact reflects the independent judgment of the County of San Bernardino;
- 2) **APPROVE** Planned Development Permit to establish a 190-unit affordable housing development and 13,993 square feet to be utilized as a community library and community center, and tentative parcel 19470 map to create two parcels on 9.00 acres.
- 3) **APPROVE** Tentative Parcel Map 19470 subject to the conditions of approval; and
- 4) **FILE** the Notice of Determination.

ATTACHMENTS:

- | | |
|------------|---------------------------------------------------------------------|
| Exhibit A: | Findings |
| Exhibit B: | Conditions of Approval-Planned Development and Tentative Parcel Map |
| Exhibit C: | Initial Study/Environmental Assessment Document |
| Exhibit D: | Responses to Comments |
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CONDITIONS OF APPROVAL

Planned Development Permit (PDP) **Bloomington Housing Project** **GENERAL REQUIREMENTS-FOR ALL PHASES** Conditions of Operation and Procedures

LAND USE SERVICES/ Planning (909) 387-8311

1. **Project Approval Description.** This Planned Development (PD) is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan, Preliminary Development Plan, Final Development Plan and any other required and approved reports and/or displays (e.g. elevations). This project includes a Preliminary and Final Development Plan for a 190 unit Multi-Family Residential project that includes 13,993 square feet to be utilized as a County branch library and community center. The Project site is 9 acres in size and is located on the north side of Valley Boulevard between Locust and Alder Avenues in the Community of Bloomington. The project APN is: 0252-051-06, 69 and 70. The project number is P201300295.
 - a) Project signs shall comply with SBCC Chapter 83.13.
 - b) Project landscaping shall comply with SBCC Chapter 83.10
 - c) On-site parking shall comply with the approved Preliminary Development Plan.
 - d) Project construction shall comply with all applicable construction codes including the California Building Codes (CBC) and Uniform Fire Code (UFC).
2. This project is eligible for bonus density, incentives, or concessions, pursuant to Sections 83.03.040 (b) (1) and 83.040 (c) (3), which provide for concessions to be granted in the form of relief from local regulations other than the Development Code. The locally-adopted administrative section of the building code regarding expiration of building plans approvals is a local regulation. The County may grant concessions to an affordable housing project by allowing the Building Official the discretion to grant extension to building plan approvals, consistent with the State Building Code template.
3. **“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.

Effective Date: TBD
Expiration Date: TBD

4. Revisions. Any proposed change to the approved use/activity on the site (e.g. from warehouse to manufacturing); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); 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 that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Planning for review and approval obtained.

5. Continuous Effect/Revocation. All of the conditions of this project 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 (herein "developer") to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other 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)Occupancy of completed 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. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
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. Project Account. The Job Costing System (JCS) account number is P201300295. 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 \$1000.00 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 (\$500.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).

11. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and circulated it for review. A Mitigated Negative Declaration (MND) will be issued indicating that all identified impacts were found to be mitigated below a level of significance. A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently \$50). The California Department of Fish and Game (CDFG) requires that an additional fee (currently \$2,156.25) be paid with the NOD filing, unless CDFG issues a determination of "No Biological Effect". The combined fees (\$2,206.25) are required to be paid to the Clerk of the Board with the NOD filing, and the project approval does not become effective until these fees are paid and the filing is posted.
12. Condition Compliance. In order to obtain construction permits for grading, or any new building, final inspection, 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) State of California: Regional Water Quality Control Board (RWQCB)

- b) County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works. County Fire, and
 - c) Local: Local Agency Formation Commission (LAFCO),
14. Continuous Maintenance. The property owner and “developer” shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The “developer” shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
 - b) Graffiti and debris shall be removed immediately with weekly maintenance.
 - c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated, it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Erosion control measures shall be maintained to reduce water run off, siltation, and promote slope stability.
 - e) Architectural controls shall be enforced by the property owner to maintain compatibility of theme, materials, unfaded colors, building mass, size and height.
 - f) Signage. All on-site signs, including posted area signs (e.g. “No Trespassing”) shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular weekly basis. Signs on the site shall be of the size and general location as shown on the approved site plan or an approved sign plan.
 - g) Parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County review and approval. The markings and signs shall be clearly defined and legible. These include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps “No Parking” “carpool” and “Fire Lane” designations.
 - h) Garage Parking Spaces. All garage (enclosed) parking spaces shall be provided with automatic garage door openers and shall at all times remain clear and uncluttered so as to accommodate the parking of vehicles.
15. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste. In addition to these, none of the following shall be

perceptible without instruments at any point outside the project boundaries at adjoining property lines:

- a) Odors: No offensive or objectionable odor
- b) Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.
- c) Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
- d) Radiation: No dangerous amount of radioactive emissions.
- e) Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
- f) Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.

16. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.

17. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.

18. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner, which avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities on Valley Boulevard frontage shall also be placed underground in coordination with the utility provider.

LAND USE SERVICES/ Code Enforcement (909) 387-4044

19. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and "developer" (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 - Development Code; Division 6 - Administration, Chapter 86.09 - Enforcement.

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

20. Noise. Noise level shall be maintained at or below County Development Code Standards, Section 83.01.080. For information, please call DEHS at 909-387-4666.
21. Refuse Storage/Removal. 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 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 800-442-2283.

COUNTY FIRE/ Community Safety (909) 386-8465

22. Fire 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.
23. 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.
24. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work has commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition letter becomes invalid and before such previously –approved work recommences, a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be marked in writing PRIOR to the expiration date justifying the reason that the Fire Condition Letter should be extended.

LAND USE SERVICES/ Land Development Division – Drainage Section (909) 387-8311

25. Tributary Drainage. Adequate provisions shall be made to intercept and conduct the tributary off site - 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.

26. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
27. 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.
28. 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.
29. 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.

LAND USE SERVICES/ Land Development Division – Roads Section (909) 387-8311

30. 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.

PUBLIC WORKS / Traffic Division – Road Section (909) 387-8186

31. Project Vehicles shall not back out into the public roadway
32. The easterly and westerly project driveways along Valley Boulevard will be restricted to right-turn exit only. These driveways will not provide entry access.

PUBLIC WORKS / Solid Waste Management (909) 387-8701

33. Recycling Storage Capacity. The developer shall provide equal space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.
34. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial solid waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. This Requirement is to assist the County in compliance with the recycling requirements of AB 341.
35. Mandatory Commercial Trash Service. This project falls within a Uniform Handling Service area. If uniform handling service is implemented for all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The following shall be completed:

LAND USE SERVICES/ Building and Safety (909) 387-8311

36. Soils Report. When earthwork quantities exceed 5,000 cubic yards, a new/updated geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
37. Geologic Feasibility Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading permits.
38. Prior to the issuance of a grading permit, a San Bernardino County Stormwater Management Plan is required.
39. Grading plans shall show protective measures for structures on adjacent property and within 15 feet of the property line.
40. 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.
41. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
42. Any building, sign or structure to be constructed or located on site will require professionally prepared plans approved by Building and Safety.
43. A preliminary grading plan is required. This plan shall delineate the boundary of an adequately sized building pad, driveway and show the location of all existing utility lines, pad elevations and any other data necessary to show that buildable site exists. Natural drainage courses and proposed drainage easements must be shown. Provide the grading plan on a scale sufficient to clearly show the above items. A minimum scale of 1:100 is recommended.
44. Grading Plans. If grading exceeds fifty (50) cubic yards, approved plans will be required.
45. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading.
46. All runoff must be held to pre-development levels per Section 82.13.080 of the San Bernardino County code.

47. Upon completion of rough grading and prior to footing excavations, a compaction report shall be submitted to the Building and Safety Division for review and approval.
48. *Prior to issuance of Grading or Building Permit, the Project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ, which includes filing a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP), and shall provide evidence to the County of compliance with Development Code Section 85.11.030, which requires preparation of Soil Erosion Pollution Prevention Plan.[Mitigation Measure GEO-1 Building and Safety – Prior to Grading]*
49. NPDES. An NPDES permit - Notice of Intent (NOI) - is required on all construction projects of one (1) acre or more prior to issuance of a grading/construction permit. Construction activity includes clearing, grading or excavation that results in the disturbance of at least one (1) acre of land. The WDID number issued by the Regional Water Quality Control Board will be required as evidence of filing the NOI.

COUNTY FIRE/Hazardous Materials Division (909) 386-8463

50. *Prior to site development, the approximately three-foot square patch of diesel fuel stained soil located on APN 0252-051-69 shall be over-excavated and removed, in consultation with the San Bernardino County Fire Department Hazardous Materials Division (Certified Unified Program Agency), pursuant to State and Federal contaminated soil regulations.[Mitigation Measure HAZ-1]*

LAND USE SERVICES/ Planning (909) 387- 8311

51. AQ-Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
 - a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of three times each day during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.*
 - b) *The contractor shall ensure that traffic speeds on unpaved roads and the project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions.*
 - c) *Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.*

- d) *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 cease until wind speeds no longer exceed 25 mph.*
- e) *Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydro seed on the affected portion of the site.*
- f) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
- g) *Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the project site.*
- h) *Storm water control systems shall be installed to prevent off-site mud deposition.*
- i) *All trucks hauling dirt away from the site shall be covered.*
- j) *Construction vehicle tires shall be washed, prior to leaving the project site.*
- k) *Rumble plates shall be installed at construction exits from dirt driveways.*
- l) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
- m) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out 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 and after street sweeping.*

[Mitigation Measure AQ-1] Prior to Grading Permits/Planning

- 49. *If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (from February 1 to August 31), a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist within three days prior to any ground disturbing activities. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active bird nests would occur.[Mitigation Measure BIO-1 Prior to Grading Permits/Planning]*
- 50. *If an active avian nest is discovered during the nesting bird clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer shall be 500 feet. A biological monitor shall delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.[Mitigation Measure BIO-2 Prior to Grading Permits/Planning]*
- 51. *A pre-construction burrowing owl survey shall be conducted by a qualified biologist within three days prior to any ground disturbing activities to document the continued absence of burrowing owl from the Project site. The burrowing owl survey may be conducted, as part of the nesting bird clearance survey. The biologist conducting the survey shall document a negative survey with a brief letter*

report indicating that no impacts to burrowing owls would occur. [Mitigation Measure BIO-3 Prior to Grading Permits/Planning]

52. *Prior to issuance of the Grading or Building Permit, a Cultural Resources Monitoring Plan (CRMP) shall be prepared by a qualified archaeologist. The CRMP shall include the following elements:*
- *Preconstruction cultural resources sensitivity training for earthmoving personnel.*
 - *Documentation of the earthmoving personnel's training (i.e., sign in sheets, hardhat stickers, etc.).*
 - *A signed repository agreement.*
 - *Field and laboratory methods used for recovered artifacts (consistent with repository requirements).[Mitigation Measure CUL-1] Prior to Grading Permits/Planning*
53. *An archaeological monitor meeting the Secretary of the Interior's Standards for archaeologists shall be present on the Project site during the Project's ground disturbance activities.[Mitigation Measure CUL-2] Prior to Grading Permits/Planning.*
54. *Prior to issuance of Grading or Building Permit, the Project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ, which includes filing a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP), and shall provide evidence to the County of compliance with Development Code Section 85.11.030, which requires preparation of Soil Erosion Pollution Prevention Plan. .[Mitigation Measure GEO-1] Prior to Grading Permits/Planning*
55. *Construction Noise. The "developer" shall submit and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce noise impacts during construction, which shall include the following vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*
- a) *During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.*
 - b) *The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.*

- c) *The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday excluding holidays.*
- d) *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.*
- e) *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. [Mitigation Measure NOI-1] - Prior to Grading Permit/Planning*

55. Cultural Resources. The developer/property owner shall submit for review and *obtain* approval from County Planning of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:

- a) *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. 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. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*
- b) *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.*

PUBLIC WORKS/Solid Waste Management Division (909) 386-8968

56. *Prior to issuance of the Grading or Building Permit, the Project shall prepare and submit for review to the County's Solid Waste Management Division a Construction and Demolition Solid Waste Management Plan. The Plan shall:*

- *Include measures to ensure that a minimum of 50 percent of the construction waste is diverted;*
- *Estimate the amount of tonnage to be disposed and diverted during construction; and*
- *Provide evidence of what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications shall be provided to the County, as part of the Plan. [Mitigation Measure USS-1 – Prior to Grading – Solid Waste Management Division]*

LAND USE SERVICES/ Land Development Division – Drainage Section (909) 387-8311

57. 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. Submit drainage study for review and obtain approval. A \$520 deposit for drainage study review will be collected upon submittal to the Land Development Division.
58. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site to dewater into private property.
59. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
60. 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.
61. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
62. Permit. A permit, or authorized clearance, shall be obtained from Land Development Division prior to issuance of a grading permit by County Building and Safety.
63. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at:
http://www.sbcounty.gov/dpw/land/environmental_mgmt.asp
64. WQMP Inspection Fee. The developer shall deposit an inspection fee for the WQMP Inspection Fee in the amount of \$3,600 to Land Development Division.

PUBLIC WORKS/ Solid Waste Management (909) 386-8968

65. CC&D Plan – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a “Construction Waste Management Recycling Plan (C&D Plan), Part I”. The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume.

Upon completion of construction, the developer shall complete SWMD's C&D Plan Part 2". This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

COUNTY FIRE/ Community Safety (909) 386-8465

66. Water System. Prior to any land disturbance, the water system shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. 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/ Building and Safety (909) 387-8311

67. Building Plans. Three copies of the proposed professionally prepared building plans shall be submitted for plan review with appropriate fees and approval of these shall be obtained with permits, for any building, sign, or structure (including trash enclosures) to be constructed or located on site.
68. All new buildings shall be designed to include the "Green Building Measures" as outlined in the California Green Building Standards Code.
69. Prior to the issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
70. Wall Plans. Submit professionally prepared plans for review and obtain approval with permits for all fences and walls greater than six feet (6') in height and any required walls, retaining walls or trash enclosures.
71. Outdoor Lighting Plans. Three copies of the proposed professionally prepared Outdoor lighting plan shall be submitted for plan review with appropriate fees and approval of these shall be obtained with permits, prior to any lighting installation.
72. Sign 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.
73. Disabled Access. Provide van accessible parking spaces for the disabled. 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.
74. Provide disabled parking in each parking area to serve each accessible building or area.
75. Path of Travel. Provide a path of travel from the disabled parking spaces up to the primary entrance of each accessible building or area.

LAND USE SERVICES/ Planning (909) 387-8311

76. *In the event that cultural resources are exposed during Project construction:*

Mitigation Measures are shown in Italics

- *The monitor/archaeologist shall temporarily halt construction activities in the immediate area of discovery while it is evaluated for significance.*
 - *Construction activities shall continue in the other Project areas.*
 - *While the monitor/archaeologist is not present, work in the immediate area of discovery shall be halted and the monitor/archaeologist notified immediately to evaluate the discovered resource(s).*
 - *The monitor/archaeologist shall determine whether the findings are significant and whether additional work, such as data recovery excavation, is warranted. [Mitigation Measure CUL-4- Prior to Construction/Planning]*
77. *If human remains are discovered during Project construction, the County Coroner shall be notified pursuant to Health and Safety Code Section 7050.5. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission, in accordance with Public Resources Code Section 5097.98. [Mitigation Measure CUL-5 Prior to Construction/Planning]*
78. *If construction-related excavations, trenching, or other forms of ground disturbance are required 5.0 feet or more below the surface, a paleontological monitor shall be present on the Project site during the Project's ground disturbance activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. [Mitigation Measure CUL-6 – Prior to Construction/Planning]*
79. *Prior to issuance of Grading or Building Permit, the Project shall submit to the County for review a Project-specific Water Quality Management Plan, which includes a combination of site design/Low Impact Development Best Management Practices (BMP) (where feasible), source control, and/or treatment control BMPs, including regional treatment systems to address all identified pollutants and any hydrologic conditions of concern. The Project WQMP shall comply with the regulatory requirements outlined in the San Bernardino County Stormwater Program Technical Guidance Document for Water Quality Management Plans Document. [Mitigation Measure HYD-1 Prior to Grading –Land Development Division]*
80. *If unanticipated paleontological resources are encountered during ground disturbing activities:*
- *All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist.*
 - *The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.*
 - *If the monitor determines additional work is warranted, a Paleontologic Mitigation Program (PMP) shall be prepared by a qualified paleontologist, pursuant to County Code Section 82.20.030, prior to issuance of a*

Certificate of Occupancy. [Mitigation Measure CUL7- Prior to Construction /Planning]

82. The developer shall submit to County Planning for review and approval landscape and 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 an 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.
83. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
85. Lighting Plan. The developer shall submit a Lighting Plan for review and obtain approval from County Planning prior to the issuance of a building permit. All lighting shall be designed in a manner consistent with the approved Preliminary Development Plan:
- a) Lighting shall be required on all new development for the purpose of providing illumination to ensure public safety and security. Lighting fixtures shall be functional, coordinated and visually attractive. Lighting shall be required at the following locations:
 - Pedestrian walkways and plazas.
 - Building entries, driveway entries and parking areas.
 - Hazardous locations, such as changes of grade and stairways, shall be well-lit with lower-level supplemental lighting or additional overhead units.
 - b) Lights shall be placed and designed so as not to cause glare or excessive light spillage on neighboring sites or public roadways.
 - Low intensity lamps shall be used especially at the development edge.
 - All lighting shall be hooded and designed with sharp-cutoff luminaries to reflect away from adjoining properties and public thoroughfares.
 - Shielding shall be by internal silvering of the globe or by external opaque reflectors
 - c) All parking lot and driveway lighting shall provide uniform illumination at a minimum level of 0.5 foot candle.
 - d) All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.

- e) Security lighting fixtures are not to project above the fences or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations, or other similar service areas.
 - f) Exterior wall-mounted floodlights are expressly prohibited except for security lighting in areas as noted above.
 - g) All illuminated signs are to be internally illuminated.
 - h) Lighting of building faces is permitted.
 - i) The design of all lighting fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
 - j) Walkway lighting fixtures shall have an overall height not to exceed twelve (12) feet.
 - k) Parking lot fixtures shall have an overall height not to exceed thirty-eight (38) feet or the height of adjacent buildings, whichever is less.
 - l) When walkway lighting is provided primarily by low fixtures, there shall be sufficient peripheral lighting to illuminate the immediate surroundings to ensure public safety.
 - Shatterproof coverings are recommended on low-level fixtures.
86. Phasing Plan. As the Project is to be constructed in phases, the Developer shall submit a detailed phasing plan to County Planning for review and approval. The phasing plan shall be subject to review and approval by County Fire, Public Works, and County Land Use Services (Planning, Building and Safety and Land Development Divisions). The phasing plan shall address emergency access, resident access, construction access, infrastructure, drainage, parking, construction staging, and landscaping and amenities required for each phase. All improvements shall be completed prior to receiving final occupancy for each phase of development as shown on the approved phasing plan. The club house facility shall be completed with phase one of the project.
87. Water. Prior to the issuance of a building permit, the developer shall pay the Fontana Water Company for the construction of water improvements necessary for the project. Proof of payment shall be provided to the Planning Division.”
88. Sewer. Prior to the issuance of a building permit, the developer shall pay the County Special Districts Department for the cost of construction of the sewer improvements necessary for the project, or cause necessary improvements to be built. Proof of compliance, either payment or of construction shall be provided to the Planning Division.

LAND USE SERVICES/ Code Enforcement (909) 387-4044

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

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

90. Water. Water purveyor shall be Fontana Water Company
91. Water Letter. 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. For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 800-442-2283 Letter dated June 20, 2013 on file with EHS.
92. Sewer. Method of sewage disposal shall be provided by a public wastewater collection entity. The project proposes the use of a Zone of County Service Area 70-BL, to accommodate its wastewater needs which will require formation of the zone and the approval of an out-of-agency service agreement with the City of Rialto for acceptance and treatment of effluent. A Form S1, Sewer Service Certification, provided by County Special Districts, indicates that it is financially and physically feasible to install sewer trunk lines to permit adequate sewer service to the property.
93. Wastewater Verification. Developer 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 Assessor's Parcel Number.
94. The extension of sewer service to this project will require an agreement with the City of Rialto for acceptance of wastewater generated outside its boundaries from the proposed Zone of CSA 70. Such an agreement 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, Walter Allison at the City of Rialto at (909) 820-2530 or James Oravets of the County Special Districts Department related to the Zone's provision of service at (909) 383-5940.
95. Submit verification of service approval to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at: 909-383-9900.
96. 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 83.01.080. 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 DEHS for review and approval. For information and acoustical checklist, contact DEHS at 800-442-2283.

97. Public Swimming Pools. Plans for swimming pool(s) and associated restroom facilities shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 800-442-2283.

LAND USE SERVICES / Land Development Division – Road Section (909) 387-8311

98. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the Land Use Services Department 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 Land Use Services Department, located at 385 N. Arrowhead Ave, San Bernardino CA 92415-0187. Phone: (909) 387-8311.

Valley Boulevard (Major Highway (Variance) – 110 feet)

- Street Improvements. Design curb and gutter with match-up paving 43 feet from centerline.
 - Sidewalks. Design sidewalk per County Standard 109 type C.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 129B. and located per Standard 130.
99. Road Design. Road sections within or bordering the development shall be designed and constructed to Valley Road standards San Bernardino County in accordance with the policies and requirements of the County Department of Public Works and the Master Plan of Highways.
100. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
101. 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.
102. 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.
103. 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.
104. 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.

105. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required.
106. 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

107. Based on the traffic study (revised) dated August 14, 2013 from RBF Consulting, the applicant shall submit for approval, traffic signal plans for the intersection of Valley Boulevard and the Project Main Driveway (Center Driveway).
108. Regional Transportation Mitigation Fees. *This project falls within the Regional Transportation Facilities Mitigation Plan for the Rialto Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. These fees are subject to periodic updates. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. The current Regional Transportation Fee Plan can be found at the following website:*
http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp
[Mitigation Measure XVI-1] Prior to Building Permit/County Traffic

At this time, based on the current fee schedule, the estimated Regional Transportation Fees for this project are shown in Table 1. As noted above, these are subject to change if the Plan is revised.

Table 1: Current Summary of the Regional Transportation Fees

	Estimated Fee
Phase 1: 106 Units, and Library (6,493 sq. ft.)	\$677,028
Phase 2: 84 Units	\$460,824

COUNTY FIRE/ Community Safety (909) 386-8465

109. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

- a) 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.
 - b) 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.
110. Building Plans. Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
 111. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.
 112. 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 five (45) foot radius for all turns. Standard 902.2.1
 113. 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. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred [300] feet from any portion of a structure. [F54]
 114. Combustible Protection. Prior to combustibles being placed on the project site, an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
 115. Fire Sprinkler-NFPA #13R. An automatic fire sprinkler system complying with NFPA Pamphlet #13R and 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 (minimum 1/8" scale) with hydraulic calculations and manufactures specification sheets to the Fire Department for approval. The contractor shall submit plans showing the type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. [F59]
 116. 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. Standard 1007.1.1FA. [F62]

117. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4 [F93]
118. Class I standpipe system. A Class I standpipe system is required. A Fire Department approved fire sprinkler contractor shall submit three (3) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval, showing type of storage and use with the applicable protection system. Commercial and industrial buildings in excess of two hundred thousand (200,000) square feet with an interior area less than four hundred (400) feet in width, shall be equipped with a Class I standpipe system, located at every other access door with a maximum of three hundred (300) feet spacing. Buildings with an interior area greater than four hundred (400) feet in width shall be equipped with a Class I standpipe system located at every access door maximum of one hundred (100) foot spacing. Standpipe connections shall be configured to reach any portion of interior space within two hundred (200) feet in any direction of travel. This system shall be calculated to provide two hundred and fifty (250) gpm @ 100 psi per hose outlet from an adjacent fire sprinkler riser with two hand lines flowing. The two most hydraulically remote outlets are to be included in the design for a total flow of 500 gpm minimum per system. A Fire Department approved fire sprinkler contractor shall submit four (4) sets of hydraulic calculations and detailed plans, showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. [F70]

PUBLIC WORKS/ Solid Waste Management (909) 386-8701

119. C&D Plan – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a "Construction Waste Management Recycling Plan (C&D Plan), Part I" **for each phase of the project.** The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste.

Upon completion of construction, the developer shall complete SWMD's C&D Plan Part 2 and shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

**PRIOR TO ISSUANCE OF FINAL OCCUPANCY PERMITS
The Following Shall Be Completed:**

PUBLIC HEALTH – Environmental Health Services Division (800) 442-2283

120. Prior to occupancy of a newly constructed or remodeled apartment complex, hotel, motel, resort, pursuant to San Bernardino County Code 33.101 et. seq., a Certificate of Use request shall be submitted to the Division of Environmental Health Services. For information, call DEHS/Community Environmental Health at: 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186

121. Based on the traffic study (revised) dated August 14, from RBF Consulting, the applicant shall construct at 100% cost to the applicant all improvements as shown on the approved traffic signal plan, submitted prior to issuance of a building permit, for the intersection of Valley Boulevard and the project main driveway (center driveway).

PUBLIC WORKS / Solid Waste Management (909) 386-8701

122. C&D Plan – Part 2. The developer shall complete SWMD's C&D Plan Part 2". This summary shall provide documentation of actual diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume of all construction waste.

LAND USE SERVICES/Building and Safety (909) 387-8311

123. Building Occupancy. Any building without specified tenants and uses may receive final inspection for construction purposes only. A Tenant Improvement that identifies the tenant and proposed uses shall be submitted and approved prior to occupancy being granted.
124. Van Accessible Parking. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle eight feet wide and shall be designated "Van Accessible". The words "NO PARKING" shall be painted on the ground within each eight-foot wide loading area as specified in the California Building Code.
125. Path of Travel. Provide a path of travel from all parking spaces for the disabled up to the primary entrances of each building.
126. Planning Division Approval. Prior to occupancy all Planning Division requirements and Condition Compliance Release Forms shall be completed.

LAND USE SERVICES/ Planning (909) 387-8311

127. Parking Lot Installed: On-site parking and circulation requirements shall be installed, inspected and approved as being in compliance with the approved Development Plan. The following shall be completed: (MAY BE APPROVED BY PHASE)
- a) Markings. All circulation markings shall be clearly painted and permanently maintained, including arrows painted to indicate direction of traffic flow.
 - b) Crosswalks. All on-site internal pedestrian crosswalks shall be delineated with a minimum 3" white or yellow painted line stripe. All pedestrian crossings in public right-of-way shall be per County Standards.
 - c) Stops. All internal parking lot driveway intersections shall be installed with a painted stop limit line and shall have either a breakaway pole "STOP" sign and/or painted "STOP" lettering on the paving in front of the limit line.
 - d) Parking Space Striping. All paved parking stalls shall be clearly striped and permanently maintained. All paved parking stalls shall be striped with double/hairpin lines with the two lines being located an equal nine inches on either side of the stall sidelines.
 - e) Multi-modal. All required multi-modal amenities (e.g. bike stands, motorcycle parking, mass transit access, carpool preferred parking, vanpool passenger pickup etc.) shall be installed per approved plans.
128. *Upon completion of the earthmoving activities and prior to issuance of the Occupancy Permit, a Cultural Resources Monitoring Report shall be prepared by a qualified archaeologist. [Mitigation Measure CUL-3 Prior to Occupancy/Planning]*
129. On-Site Mobile Noise. *Outdoor activity areas (e.g., balconies, courtyards, etc.) that face Valley Boulevard (i.e., within 120 feet of the edge of the roadway) shall incorporate noise attenuating treatments. These outdoor activity areas shall include a barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 2.5 pounds per square foot of surface area. The barrier may be composed of the following materials: masonry block; stucco veneer over wood framing (or foam core); glass; Plexiglas; or Lexan (1/4 inch thick). The barrier may be constructed of any one or a combination of these materials.[Mitigation Measure NOI-2]*
130. Disabled Parking Installed. Parking for the disabled with paths of travel to the main building entries shall be installed per SBCC §83.11.060. Disabled access parking spaces shall be clearly and continually designated with pavement markings and signs.
131. Lights Installed. All required lighting shall be installed in compliance with the approved lighting plan. All lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares. (MAY BE APPROVED BY PHASE)

132. Screening Installed. All required screening and buffering measures shall be installed. Phase II project areas shall be screened from Phase I project areas prior to any construction or grading occurring on Phase II. All rooftop mechanical equipment shall be screened from ground vistas. All trash enclosures shall be screened from public view and shall be double-bin capacity with a rainproof roof.
133. Building Elevations. The building construction shall be completed in conformance with the approved architectural elevations to the satisfaction of County Planning.
134. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc), walls and fencing shall be installed as shown on the approved landscaping plan for each phase of development. All improvements shall be completed prior to receiving final occupancy for each phase of development as shown on the approved phasing plan.(MAY BE APPROVED BY PHASE)
135. GHG – Installation. The developer shall submit for review and obtain approval from County Planning evidence that all GHG reduction measures have been installed, implemented and that specified performance objectives are being met.

LAND USE SERVICES / Land Development Division – Drainage Section (909) 387-8311

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

LAND USE SERVICES / Land Development Division – Road Section (909) 387-8311

136. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
137. 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.
138. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

PUBLIC WORKS / Solid Waste Management (909) 386-8968

139. C&D Plan – Part 2. The developer shall complete SWMD’s C&D Plan Part 2”. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume of all construction waste.

This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

COUNTY FIRE/ Community Safety (909) 386-8400

140. 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. Standard 901.4.4 [F72]
141. Hydrant Marking. 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. Standard 901.4.3. [F80]
142. Residential Addressing. The street address shall be installed on the building with the numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifth (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances.
143. 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 two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]
144. Illuminated Site Diagram. The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each

entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. Standard 901.4.4 [F84]

145. 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 swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]
146. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required. Standard 902.4 [F86]
147. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the Uniform Fire Code. [F87]

END OF CONDITIONS

CONDITIONS OF APPROVAL
GENERAL REQUIREMENTS

Conditions of Operation or Procedure:

LAND USE SERVICES/Planning Division (909) 387-8311

1. Project Approval Description. Tentative Parcel Map (TPM) 19470 is approved to be recorded and constructed in compliance with the conditions of approval, the approved stamped tentative map as designed, the required Composite Development Plan (CDP) and any Covenants, Conditions and Restrictions (C,C & R's) required by this approval. This approval includes the requirements of any approved displays (e.g. slope analysis, landscape plans) and/or approved reports (e.g. traffic study, biological assessment). TPM 19470 is approved to create two parcels on 9 acres for a planned development to include 190 residential units, library and community space.
2. Project Location. The project site is located on the north side of Valley Boulevard, approximately 285 feet west of Valley Boulevard in the Community of Bloomington. The current zoning designation for the project site is (BL/CS) Bloomington Community Plan – Service Commercial. The current APN's for the project site are 0252-051-06, 69 and 70.
3. Zoning Standards (Planned Development). The project is being proposed as a planned development. The County Development Code development standards for a planned development are intended to promote a more efficient use of the land and to create a more desirable and affordable living environment by providing greater design flexibility than would be possible through the strict application of standard development regulations required by a land use zoning district.
4. Expiration/TPM. This Tentative Parcel Map conditional approval shall become null and void, unless all conditions have been completed and the Parcel Map has been deemed complete by the County Surveyor for purposes of recordation within thirty–six (36) months following the approval effective date, unless an extension of time is granted.
5. PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible for initiation of any extension request
6. Extension of Time/TPM. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30

days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

7. 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.

8. Revisions. Any proposed change to the approved Tentative Parcel Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted for review and approval obtained from County Planning
9. “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.

10. Development Fees. Additional fees may be required prior to issuance of development permits and shall be paid as specified in adopted fee ordinances.
11. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and properly circulated it for review. This study represents the independent judgment of the County acting as lead agency for the project. The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. A Mitigated Negative Declaration (MND) will be issued indicating that all identified impacts were found to be mitigated below a level of significance. A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently \$50). The California Department of Fish and Game (CDFG) requires that an additional fee (currently \$2,156.25) be paid with the NOD filing, unless CDFG issues a determination of "No Biological Effect". The combined fees (\$2,206.25) are required to be paid to the Clerk of the Board with the NOD filing. The project approval does not become effective, until these fees are paid and the filing is posted.
12. Underground Utilities. All existing and proposed utility lines on or adjacent to the project site shall be placed underground in accordance with requirements of County Development Code Standards and the serving utility companies.
13. Condition Compliance. Condition compliance confirmation for purposes of Final Map recordation will be coordinated by the County Surveyor.
14. Additional Permits. The property owner, developer, and land use operator are 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: Identify any federal agencies relative to funding of the housing project
 - b. STATE: Regional Water Quality Control Board, Mojave Air Quality Management District, State Fish and Game, State Fire Marshall
 - c. COUNTY: Land Use Services-Building and Safety/Code Enforcement, County Fire; Public Health-Environmental Health Services, Public Works,
 - d. LOCAL: County Special Districts (Street Lighting and franchise, park and recreation)
15. Project Account. The Job Costing System (JCS) account number is P201300295. 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. 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 recordation. There shall be sufficient funds (\$500.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. mitigation performance).

COUNTY FIRE /Community Safety (909) 386-8465

16. 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 applicant 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.

PUBLIC WORKS / County Surveyor / Parcel Map Section (909) 387-8149

17. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).
18. The following conditions are for the occasion where the monuments of record cannot be located and the boundaries must be determined for construction
- a. Record of Survey/Corner Record shall be filed in the following instances:
 - b. Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - c. Monuments set to mark the property lines.
 - d. Pursuant to applicable sections of the Business and Professions Code.

LAND USE SERVICES DEPARTMENT/Land Development Division-Drainage Section (909) 387-8311

19. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site – 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.

20. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
21. 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.
22. 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
23. 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.

LAND USE SERVICES DEPARTMENT/Land Development Division-Roads Section (909).387-8311

24. 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.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

PUBLIC WORKS –COUNTY SURVEYOR – Parcel Map Section (909) 387-8149

25. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

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

26. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
27. Grading plans submitted to Building and Safety for roads not included in the County maintained road system shall include Land Development approved road improvement plans for comparison. When a difference between the grading and road standards occurs, plan review and inspections shall be based on the higher standard.

PRIOR TO RECORDATION OF THE PARCEL MAP

LAND USE SERVICES/ Planning (909) 387-8311

28. CDP/Planning. A Composite Development Plan (CDP) is required to be prepared in compliance with the County Development Code. The CDP shall be submitted to the County Surveyor, who will then circulate the CDP for review and approval by all County agencies requiring CDP notes. Once approved the CDP is permanently filed with County Building & Safety and when developed each parcel shall comply with these Conditions of Approval.
- a) Delineate all setbacks and easements on the CDP.
- b) The following notes shall be placed on the CDP:
- “Water- Prior to the issuance of a building permit, a payment will be made to the Fontana Water Company for the construction of the project’s fair share of water improvements necessary for the project. Proof of payment shall be provided to the Planning Division.”
 - “Sewer – Prior to the issuance of a building permit, a payment will be made to the County Special Districts Department for the cost of construction of the sewer improvements necessary for the project, or cause necessary improvements to be built. Proof of compliance, either payment or of construction shall be provided to the Planning Division.”

ENVIRONMENTAL HEALTH SERVICES/ Water & Waste Water Division (909) 387-4666

29. Water Purveyor. The water purveyor shall be the Fontana Water Company, or, if not available, EHS approved. 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. (Letter on file dated June 20, 2013).
30. CDP/EHS. Submit evidence of contractual arrangements or installation of water improvements to the Environmental Health Services (EHS) for prior to recordation. A note shall be placed on the Composite Development Plan (CDP) stating, "Water purveyor shall be Fontana Water Company. Proof of installation of water improvements shall be provided prior to the issuance of building permits."
31. Sewer Purveyor. Method of sewage disposal shall be provided by a public wastewater collection entity. The project proposes the use of Zone of County Service Area 70 to accommodate its wastewater needs which will require formation of the zone and the approval of an out-of-agency service agreement with the City of Rialto for acceptance and treatment of effluent. 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 Assessor's Parcel Number. Submit evidence of contractual arrangements or installation of sewer improvements to the Environmental Health Services (EHS) prior to recordation. A note shall be placed on the Composite Development Plan (CDP) stating, "Sewer purveyor shall be County Service Area or Zone. **Proof of installation of sewer improvements shall be provided prior to the issuance of building permits.**"
32. Acoustical. Submit acoustical information sheet demonstrating that the County's exterior and interior residential noise standards will not be exceeded and if exceeded, the manner in which those levels will be mitigated to an acceptable level. Submit information/analysis to the Environmental Health Services (EHS) Division for review and approval.
http://www.sbcounty.gov/dehs/Depts/EnvironmentalHealth/FormsPublications/document/project_acoustial_information.pdf.
33. Submit verification of service approval to EHS for any project that requires water or sewer connection outside the purveyor's jurisdiction. For information, contact LAFCO at (909) 383-9900.
34. The extension of sewer service to this project will require an agreement with the City of Rialto for acceptance of wastewater generated outside its boundaries for the proposed Zone of CSA 70. Such an agreement 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 or James Oravets of the County Special Districts Department relative to the Zone's provision of service at (909) 387-5940.

LAND USE SERVICES / Building and Safety (909) 387-8311

35. CDP/B&S. The project applicant shall submit for review and approval a Composite Development Plan. The following statements shall be placed verbatim on the CDP:
- "A preconstruction inspection, tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants."
 - "Natural Drainage Course(s)/Easement(s) shall not be occupied or obstructed unless specific approval from Land Development Engineering/Drainage Review is provided".
36. Delineate all easements on the Composite Development Plan (CDP).

COUNTY FIRE /Community Safety (909) 386-8465

37. Prior to any construction occurring on any parcel, the applicant shall contact the San Bernardino County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
38. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite 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.
39. Fire-CDP. The project applicant shall submit for review and approval a Composite Development Plan. The following statements shall be placed verbatim on the CDP.
- "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 applicant 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."
40. Fire Requirements. Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any

building permit issuance. Fire protection measures may include Fire Department approval of:

- Individual fire protection water-systems (e.g. fire flow) for each lot.
- Automatic fire sprinklers for all structures.
- Surfacing of access roads and driveways.

LAND USE SERVICES/ Land Development / Drainage Section (909) 387-8311

41. 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. Submit drainage study for review and obtain approval. A \$520 deposit for drainage review will be collected upon submittal to the Land Development Division.
42. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
43. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site to dewater into private property.
44. 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.
45. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
46. Permit. A permit, or authorized clearance, shall be obtained from Land Development Division prior to issuance of a grading permit by County Building and Safety.
47. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at: (http://www.sbcounty.gov/dpw/land/environmental_mgmt.asp)
48. CDP/LDD - Drainage. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD, prior to recordation of the Final Map (Statements in quotations shall be verbatim):

- “Natural Drainage.” Natural Drainage Course(s) and/or Easement(s) shall not be occupied or obstructed, unless specific approval is given by Land Development Division/Drainage Section for each lot/parcel.”
- “Grading Plans.” Grading plans shall be submitted to Land Development Division for review and approval obtained prior to issuance of grading permits for each parcel. Submit necessary fees per the latest fee schedule for review, inspection and approval.”
- “Additional Drainage Improvements.” At the time each lot/parcel is developed, a California Registered Civil Engineer (RCE) shall prepare/design complete drainage improvement plans and profiles. After these are submitted for review and approval additional "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time.”
- “Drainage and WQMP Improvements.” Prior to issuance of Building Permit, all required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. Submit necessary fees per the latest fee schedule for review, inspection and approval.”
- “WQMP Operations and Maintenance.” Operation and maintenance (O&M) requirements for all Source Control, Site Design, and Treatment Control BMPs shall be identified within the Water Quality Management Plan (WQMP). All maintenance or replacement of BMPs proposed as part of the WQMP are the sole responsibility of the Owner in accordance with the terms of the WQMP Agreement.”
- “WQMP Final File.” Prior to Occupancy, an electronic file of the final and approved WQMP shall be submitted to the Land Development Division, Drainage Section.”

LAND USE SERVICES/ Land Development / Roads Section (909) 387-8311

49. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the Land Use Services Department 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 Land Use Services Department, located at 385 N. Arrowhead Ave, San Bernardino CA 92415-0187. Phone: (909) 387-8311.
Valley Boulevard (Major Highway (Variance) – 110')
- Street Improvements. Design curb and gutter with match up paving 43 feet from centerline.
 - Sidewalks. Design sidewalks per County Standard 109 type C.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per Standard 130.
50. Road Design. Road sections within and/or bordering the project site shall be designed 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.

51. Improvement Securities. All required public road, drainage, WQMP, and utility improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. Submit necessary fees, per the latest fee schedule, for new securities.
52. Maintenance Bond. Once all required public road, drainage, WQMP, and utility improvements have been constructed and approved, a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
53. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to recordation.
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.
60. CDP/LDD – Roads. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD prior to recordation of the Final Map (Statements in quotations shall be verbatim):
- “Encroachment Permit. At the time each lot/parcel is developed, an encroachment permit or other authorized clearance from each affected agency shall be required for all construction in the right-of-way of any jurisdiction, including the County and State. A copy of each permit shall be submitted to Public Works for review and approval obtained, prior to any project construction in any affected right-of-way of any jurisdiction.”
 - “Cash Deposit. At the time each lot/parcel is developed, a cash deposit shall be paid to Public Works prior to issuance of a County encroachment permit. The cash deposit is to assure completion of the required grading and paving in County right-of-way. The deposit shall cover all costs, including administration, contracting, construction and inspection. Upon completion of the County road and drainage improvements to the satisfaction of County Public Works, the cash deposit can be refunded.”
 - “Improvements Constructed. Prior to final approval or occupancy of any structure on any lot/parcel, all required on-site and off-site road and drainage improvements (public and private) shall be fully constructed by the applicant, inspected and approved by County Public Works. However, completion of road and drainage improvements does not imply acceptance for maintenance by the County.”
 - “Open Roads. At the time each lot/parcel is developed, existing County roads which require reconstruction by the project shall remain open for traffic at all times, with adequate Public Works approved detours, during actual construction.”
 - “Structural Section Testing. Prior to occupancy, a thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the County Public Works.”

PUBLIC WORKS –COUNTY SURVEYOR – Parcel Map Section (909) 387-8149

61. A Parcel Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
62. Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.

63. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
64. Prior to approval for recordation, all fees required under actual cost job number PM 19470 shall be paid in full.
65. The following note shall be placed on the CDP:
 - “Condominium Map. Prior to issuance of building permits on Parcel 2, a condominium map shall be recorded to reflect the library’s status as a legally-separate parcel.”

PUBLIC WORKS –TRAFFIC DIVISION – (909) 387-8186

66. The following note shall be placed on the CDP:
 - “This project falls within the Regional Transportation Development Mitigation Fee Plan for the Rialto Subarea. This fee shall be paid by a cashier’s check to the Department of Public Works Business Office. The plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. These fees are subject to change. The current Regional Transportation Development Mitigation Plan can be found at the following website:http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp”

END OF CONDITIONS – TPM 19470 P201300295