

**County Conditions of Approval for  
Tentative Parcel Map 17356**

**Attachment 3**

# LAND USE SERVICES DEPARTMENT

BUILDING & SAFETY • CODE ENFORCEMENT • FIRE HAZARD ABATEMENT  
LAND DEVELOPMENT • PLANNING



COUNTY OF SAN BERNARDINO

- 385 N. Arrowhead Avenue, First Floor • San Bernardino, CA 92415-0187  
(909) 387-8311 Fax (909) 387-3249
- 15900 Smoke Tree Street, First Floor • Hesperia, CA 92345  
(760) 995-8140 Fax (760) 995-8167

TOM HUDSON  
Director

**LAFCO SC # 402**

June 3, 2014

**Effective Date: June 13, 2014**  
**Expiration Date: June 13, 2017**

Martha Medrano  
16186 Walnut Street  
Fontana, CA 92336

SP's Technical Services  
1391 Windemere Lane  
Tustin, CA 92780  
Attn: Sat Pal

**RE: TENTATIVE PARCEL MAP 17356; MARTHA MEDRANO; APN: 0268-291-09; PROJECT NO.: P200600588**

Dear Ms. Medrano:

The Planning Division conditionally approved your Tentative Parcel Map application, subject to completion of the requirements identified in the attached Conditions of Approval. You are required to complete the conditions listed under "Prior to Recordation" in order to record Parcel Map 17356. Such condition compliance is coordinated through the County Surveyor.

In accordance with the San Bernardino County Development Code, all requirements specified on the enclosed pages shall be met within 36 months of the date of this letter or the approval is void. One extension of time, not to exceed 36 months, may be granted upon written application and payment of the required fee to this office not less than 30 days prior to the date of expiration.

Any person may appeal this decision by filing an Appeal in writing to the Planning Commission within 10 calendar days from the date of this letter. This appeal must be made on forms available from our office or online at <http://cms.sbcounty.gov/lus> and accompanied by the appropriate filing fee.

If you have questions or need additional information, please contact me at 760.995.8152 or [Heidi.Duron@lus.sbcounty.gov](mailto:Heidi.Duron@lus.sbcounty.gov).

Sincerely,

Heidi Duron, Supervising Planner

Enclosures: Conditions of Approval  
Stamped Conditionally Approved Tentative Parcel Map

cc: LUSD – Building & Safety Division  
County Fire – Community Safety Division  
Public Health – Environmental Health Services

LUSD – Land Development Division, Road Section  
LUSD – Land Development Division, Drainage Section  
Public Works – Surveyor Division

HD/cks

GREGORY C. BEVERLAUGH  
Chief Executive Officer

Board of Supervisors:  
ROBERT A. LOVINGOOD, Fourth District  
JAMES RAMOS, Third District  
JANICE RUTHERFORD, Chair, Second District  
GARY C. CVPT, Vice Chair, Fourth District  
JOSE GONZALEZ, Fifth District

**CONDITIONS OF APPROVAL****Tentative Parcel Map 17356**

Ana Medrano

**GENERAL REQUIREMENTS***Conditions of Operation and Procedures***LAND USE SERVICES/ Planning Division (760) 995-8140**

1. **Project Approval Description.** Tentative Parcel Map (TPM) 17356 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 17356 is approved to subdivide 1 gross acre into 3 parcels.  
APN: 0268-291-09; Project Number P200600588.
2. **Project Location.** The project site is located on the south side of Porter Street, approximately 400' west of California Street. The project site is in the unincorporated community of Muscoy and in the Fifth Supervisorial District.
3. **Zoning Standards/RS.** The project site is located in the General Plan Valley Region, and in the Single Residential (RS) General Plan/Zoning District. Among the Valley Region RS development standards that apply are:
  - a) Maximum Density: 4 units per acre
  - b) Minimum Lot Area: 7,200 square feet
  - c) Minimum Width: 60 ft.; Lots 1 ac. + is 150 ft.
  - d) Minimum Depth: 100 ft.; Lots 1 ac. + is 150 ft.
  - e) Maximum Width to Depth Ratio: 1:3
  - f) Minimum Yards/Building Setbacks Lines (BSL) are:
    - Front – 25 ft.; Side Street – 15 ft. (Local) and 25 ft (Collector +)
    - Interior Side – 10 ft. one side and 5 ft other
    - Rear – 15 ft.
  - g) Maximum building height shall be 35 ft.
  - h) Maximum lot coverage (impervious) shall be 40% of net lot areaAdditional Residential Development Standards are listed in SBCC §82.04.060.

Expiration Date: June 13, 2017

4. Expiration/TPM. This conditional approval of the Tentative Parcel Map 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.  
PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The "developer" is responsible for initiation of any extension request
5. Extension of Time/TPM. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the applicant may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time, each for a period not to exceed an additional twelve (12) months 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.
6. 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 to County Planning for review and 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.

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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. Project Account. The Job Costing System (JCS) account number is P200600588. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall therefore file a condition compliance application at the time the Condition Compliance Review is initiated. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
10. Condition Compliance. Condition compliance confirmation for purposes of Parcel Map recordation will be coordinated by the County Surveyor.
11. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
  - a) FEDERAL: NONE
  - b) STATE: Regional Water Quality Control Board, South Coast Air Quality Management District
  - c) COUNTY: Land Use Services-Building and Safety, Land Development, County Fire; Land Use Services-Environmental Health Services, Public Works-Surveyor, AND
  - d) LOCAL: Muscoy Mutual Water Company.

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

12. 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.

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13. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
14. Additional Drainage Improvements. 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.

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

15. 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.

COUNTY FIRE DEPARTMENT/ Community Safety Division (909) 386-8645

16. 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 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.

***PRIOR TO RECORDATION OF THE PARCEL MAP***  
*The Following Shall Be Completed*

LAND USE SERVICES/ Planning Division (760) 995-8140

17. Composite Development Plan (CDP). A Composite Development Plan (CDP) is required to be prepared complying with the County Development Code Section 87.03.110. 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 requirements.

CDP/Planning Delineations. The "Building Envelope" for each parcel shall be shown by delineating the following minimum Building Setbacks Lines (BSL's):

- Front yard setback: 25 feet minimum
- Rear yard setback: 15 feet minimum
- Side yard setback: 10 feet minimum on one side/5 feet on the other

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CDP/Planning Notes. The following notes shall be noted verbatim on the CDP:

- a) Utilities. All new and existing utility lines shall be placed underground.
- b) Professional Reports. The CDP shall also include a list of the required professional reports for this project including the title, issuance date, author's names and the location where these reports are kept.

LAND USE SERVICES/ Building and Safety Division (760) 995-8140

18. CDP/B&S Delineations. County Building and Safety (B&S) in coordination with the Land Development Division requires the following to be delineated or noted on the Composite Development Plan (CDP), and that the delineations and notes be confirmed and approved, prior to recordation of the Parcel Map:

Easements. All easements shall be shown. Drainage easements/drainage courses shall be shown with the required building setbacks.

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

19. 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.
20. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
21. 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.
22. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
23. Permit. A permit, or authorized clearance, shall be obtained from the Land Development Division prior to issuance of a grading permit by County Building and Safety.
24. 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:

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(<http://www.sbcounty.gov/dpw/land/npdes.asp>)

25. 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):

NOTES. The following notes shall be placed on the CDP:

"Land Use Services Department / Land Development Division – Drainage Section (909) 387-8311"

"Natural Drainage. Natural Drainage Course(s) and/or Easement(s) shall not be occupied or obstructed, unless specific approval is given by Land Use Services - Land Development Division/Drainage Section for each lot/parcel."

"Grading Plans. Grading plans shall be submitted to Land Use Services - 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 Division – Roads Section (909) 387-8311

26. 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.

**Porter Street (Collector – 66')**

- Road Dedication. A 8 foot grant of easement is required to provide a half-width right-of-way of 33'.
  - Street Improvements. Design A.C. dike with match up paving 22 feet from centerline.
  - Driveway Approach. Design driveway approach per San Bernardino County Standard 128, and located per Standard 130.
27. Road Design. Road sections 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.
28. 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.
29. 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.
30. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to recordation.
31. 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.

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32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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):

NOTES. The following notes shall be placed on the CDP:

"Land Use Services Department / Land Development Division – Roads (909) 387-8311"

"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."

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"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."

"Private Roads Improvements Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer."

"CMRS Exclusion. Roads within this development shall not be entered into the County Maintained Road System (CMRS)."

PUBLIC HEALTH/ Environmental Health Services (DEHS) (800) 442-2283

38. Water Service Verification. Developer shall procure a verification letter from the Muscoy Mutual Water District. 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 0268-291-09.
39. Sewer Letter. Applicant shall procure a verification letter from the City of Fontana with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the City of San Bernardino. The letter shall reference the Assessor's Parcel Number 0268-291-09.

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40. Existing Septic Systems. Existing septic systems can be used if developer provides certification from a qualified professional (i.e. Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C-42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Developer shall provide documentation outlining methods used in determining function.
  41. LAFCO Review. Submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 387-5866.
  42. CDP/EHS. The following notes shall be noted verbatim on the CDP:  
  
    "Water Improvements. Water service shall be provided by Muscoy Mutual Water District. Proof of installation of water improvements shall be provided to DEHS prior to the issuance of building permits for each parcel."
- PUBLIC WORKS/ County Surveyor's Office (909) 387-8162
43. Parcel Map. A Parcel Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
  44. Non-interference Letter. 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.
  45. Easements. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of records, which cannot be relinquished or relocated, shall be redesigned.
  46. Title Report. Subdivider shall present a title report prepared for subdivision purposes.
  47. Fees. Prior to approval for recordation, all fees required under actual cost job number PM 17356 shall be paid in full.

END OF CONDITIONS

