

**County's Conditions of Approval for
the Planned Development Permit (PDP)
Las Terrazas Mixed-Use Affordable
Housing and Childcare Project**

Attachment 3

CONDITIONS OF APPROVAL

Planned Development Permit (PDP) **Las Terrazas Mixed-Use Affordable Housing and Childcare Project**

GENERAL REQUIREMENTS

Operational Conditions and Procedures

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

1. **Project Approval Description.** This Planned Development (PD) Permit is approved in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the 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 112-unit Mixed-Use Affordable Housing and Childcare Project that includes a 2,300-square foot community building, 43,218-square feet of common open space, a sports court/recreation area, 2,500-square foot childcare facility and a 4,000-square feet playground. The Project site is 5.92 acres in area and is located at the northwest corner of the intersection of Cypress Avenue and Valley Boulevard, in the sphere of influence of City of Colton. APN: 0274-182-34, 43 and 46. The project number is P201500538.
 - a) Project signs shall comply with SBCC Chapter 83.13.
 - b) Project landscaping shall comply with SBCC Chapter 83.10
 - c) Project 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. **Incentives.** This is eligible for bonus density, incentives, or concessions, pursuant to SBCCC 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. 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. **Revisions.** Any proposed change to the approved use/activity on the site (e.g. from childcare to another use; or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to building locations, elevations, signs, parking allocation, landscaping, lighting, or a proposed change in the conditions of approval, including operational restrictions from those shown on the approved site plan shall require a Revision to an Approved Action be submitted to County Planning for review and approval.

4. 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.
5. 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:

- c) 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.
- d) The land use is determined by the County to be abandoned or non-conforming.
- e) 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.

6. 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)
7. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

8. 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.

9. Project Account. The Job Costing System (JCS) account number is P201500538. This is an actual cost project with a deposit account to which hourly charges are assessed. 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 \$3,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area.
10. NOD/MND/CDFW 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 Wildlife (CDFW) requires that an additional fee (currently \$2,210.25) be paid with the NOD filing, unless CDFG issues a determination of "No Biological Effect". The combined fees (\$2,260.25) 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.

11. 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.
12. 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 - Building and Safety, Land Development, Public Health-Environmental Health Services, Special Districts, Public Works, County Fire, and
 - c) Local: Local Agency Formation Commission (LAFCO)
13. 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 design, materials, unfaded colors, and building mass.
 - 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 (carport) parking spaces shall at all times remain clear and uncluttered, to accommodate vehicle parking.
14. 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.
15. Lighting. The glare from any luminous source of 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. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All

signs proposed by this project shall be lit by steady, stationary, shielded light directed at the sign, or by light inside the sign.

16. 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 SBCC§ 83.02.030 or as otherwise required by the County Traffic Division.
17. 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.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 pm., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

LAND USE SERVICES/ Code Enforcement Division (909) 387-8311

19. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the County will charge the property owner for such enforcement activities in accordance with the SBCC Schedule of Fees.
20. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC §23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of Russian thistle (tumbleweeds).

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

21. Noise. Noise level shall be maintained at or below County Development Code Standards, Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
22. 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 as 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: 1-800-442-2283.

COUNTY FIRE/ Community Safety (909) 386-8400

23. 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.
24. 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.
25. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
26. Permit Expiration. 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 within 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 may be issued, 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

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

30. 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.
31. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

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

32. 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.
33. 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.
34. Mandatory 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 of 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.
35. Mandatory Organics Recycling – As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid

and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITIES

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

36. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
37. Geology Report. A geology 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 final project approval.
38. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
39. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
40. Demolition Permit. 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. Erosion & Sediment Control Plan: An erosion and sediment control plan shall be submitted to and approved by the Building Official.
42. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
43. Storm Water *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 and inspection.*
Mitigation Measure HYD-1 - Prior to Grading Permits/Planning

44. Regional Board Permit: CONSTRUCTION projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

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

45. AQ-1: Dust Control Plan. *Prior to Grading Permit or Building Permit issuance, 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 remediation or construction contracts/subcontracts a requirement that Project contractors adhere to the DCP requirements. 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 PM_{2.5} 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) The contractor shall ensure that 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 would remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.*
 - f) The contractor shall ensure that 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) The contractor shall ensure that imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading.*
 - h) The contractor shall ensure that 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) The contractor shall ensure that construction vehicle tires shall be washed, prior to leaving the Project site.*
 - k) The contractor shall ensure that rumble plates shall be installed at construction exits from dirt driveways.*
 - l) The contractor shall ensure that 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.

n) The contractor shall post the phone number of the SCAQMD for complaints regarding excessive fugitive dust generation.

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

46. *AQ-3: Odors Reporting.* *Prior to site disturbance and grading activities, the contractor shall provide a cell phone number, assigned to a superintendent on the job, to members of the public residing abutting the project site along the north and east property boundaries and to members of the public residing on the east side of Cypress Avenue, between Valley Boulevard and Jackson Street for reporting odors associated with the project during site disturbance and or grading/construction activities.*

Mitigation Measure AQ-3 - Prior to Grading Permits/Planning

47. *Cul-1 Cultural Resources.* *The following notes shall be included on the grading plan and in the grading contract: In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist and shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.*

Mitigation Measure CUL-1 - Prior to Grading Permits/Planning

a. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

b. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

48. *Cul-2 Paleo Monitor.* *If the subsurface excavations for this project are proposed to exceed depths of 10 feet below surface, a qualified County-approved*

paleontological monitor shall be retained to observe such excavations, which may breach the older underlying sediments and have a moderate potential to produce fossilized materials. In this situation, a detailed Mitigation Monitoring Plan (MMP) or Paleontological Resource Impact Management Plan (PRIMP) should be prepared in order to set forth the observation, collection, and reporting duties of the paleontological monitor. Additional mitigation measures and procedures will be outlined in the MMP or PRIMP as needed.

Mitigation Measure CUL-2 - Prior to Grading Permits/Planning

49. *Cul-3 Human Remains.* *The following note shall be included on the grading plan and in the grading contract: If human remains are encountered, State Health and Safety Code Section 7050.5 states that work shall stop immediately and that no further disturbance shall occur in the vicinity until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543.*

Mitigation Measure CUL-3 - Prior to Grading Permits/Planning

50. *GEO-1 Geotechnical Review.* *Once project grading plans are prepared and available, the project geotechnical consultant shall review the grading plans relative to their recommendations in the Updated Geotechnical Investigation dated September 5, 2015 prepared by Geocon West, Inc. The geotechnical consultant shall prepare a Grading Plan Review Report, which shall be submitted the County for review and approval prior to grading permit issuance.*

Mitigation Measure GEO-1 - Prior to Grading Permits/Planning

51. *HAZ-1 DTSC Approval.* *Prior to the issuance of a grading permit, the Project Applicant shall provide documentation to the County of San Bernardino indicating DTSC approval of a plan containing all corrective measures required for the Project to remove contaminated soil.*

Mitigation Measure HAZ-1 - Prior to Grading Permits/Planning

52. *NOI-2 Construction Noise.* *The following notes shall be included on grading and construction plans and in associated contract: Implement standard construction noise controls including:*

- Adhere to permissible hours of operation consistent with County requirements;*
- Maintain equipment in proper operating conditions, including mufflers; and*
- Place staging areas at farthest locations from noise sensitive receivers.*

Mitigation Measure NOI-2 - Prior to Grading Permits/Planning

53. *NOI-3 Equipment Staging.* *The following note shall be included on the grading plan and in the grading contract: The construction contractor shall locate equipment staging in areas that will create greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction activities.*

Mitigation Measure NOI-3 - Prior to Grading Permits/Planning

54. *GHG – Construction Standards.* The developer shall submit for review and obtain approval from County Planning of a signed letter *agreeing* to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:

- a) Implement the approved Coating Restriction Plans.
- b) Select construction equipment based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
- c) Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
- d) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

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

55. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements 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 \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
56. 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. Proof of recordation shall be provided to the Land Development Division.
57. FEMA Flood Zone. The Project is located within Flood Zone D according to FEMA Panel Number 8679H dated 08/28/2008. Flood Hazards are undetermined in this area but possible. The requirements may change based on the most current Flood Map prior to issuance of grading permit.
58. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
59. Grading Plans. Grading plans shall be submitted for review and approval obtained. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
60. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://www.sbcounty.gov/dpw/land/npdes.asp>)
61. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

COUNTY FIRE/ Community Safety (909) 386-8400

62. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance and turnouts, if required.

63. 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.

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

64. USS-1 Solid Waste. *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 and/or diversion receipts or certifications shall be provided to the County, as part of the Plan.*

Mitigation Measure USS-1 - Prior to Grading Permits/Planning

PUBLIC WORKS – Surveyor (909) 387-8149

65. 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 pursuant to Section 8771(b) Business and Professions Code.
66. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- a. Monuments set to mark property lines or corners;
 - b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

PRIOR TO ISSUANCE OF BUILDING PERMITS

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

67. **Construction Plans.** Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

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

68. **AQ-2: HVAC Requirements.** *The buildings will be equipped with a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 16). Any windows within a 500' distance to I-10 and facing the freeway are required to be inoperable, except as required for emergency egress. The project shall include tree plantings between residential dwellings and the freeway. To ensure long-term maintenance and replacement of the MERV filters in the individual units, the following shall occur:*

a) Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk for affected units.

b) For rental units, the owner/property manager shall maintain and replace MERV filters in accordance with the manufacture's recommendations. The property owner shall keep a maintenance log schedule with proof of the filter replacements. Such log shall be available for inspection by the County of San Bernardino Building and Safety Department. The property owner shall inform renters of increased risk of exposure to diesel particulates when windows are open.

c) Outdoor active-use public recreational areas, community center, and child care center associated with development project shall be located as far north in the project site plan as possible to distance these areas from the effects on Interstate 10 and the rail line.

Mitigation Measure AQ-2 - Prior to Building Permits/Planning

69. *Prior to the issuance of building permits, the Project applicant shall conduct an exterior-to-interior noise analysis based on building plans and include any building features necessary to achieve an interior noise level of 45 CNEL or less within residential spaces.*

Mitigation Measure NOI-1 - Prior to Building Permits

70. **Irrigation Plans.** Irrigation plans shall be designed for all common area irrigation to be 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.

71. 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, in accordance with the requirements for a landscape documentation package, pursuant to SBCC Section 83.10.050.
72. 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 project edge.
 - All lighting shall be hooded and designed with sharp-cutoff luminaires to reflect away from adjoining properties and public thoroughfares.
 - c) All parking lot and driveway lighting shall provide uniform illumination at a minimum level of 0.5 foot candle.
 - d) All light fixtures shall be concealed source fixtures except for pedestrian-oriented accent lights.
 - e) Security lighting fixtures shall not project above the fences or roofline of the building and shall be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall 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) Lighting of building faces is permitted.
 - h) 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.

73. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to reduce potential project impacts on greenhouse gases (GHGs): Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

- a) Meet Title 24 Energy Efficiency requirements implemented July 1, 2014
The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013:

- Incorporate dual paned or other energy efficient windows,
- Incorporate energy efficient space heating and cooling equipment,
- Incorporate energy efficient light fixtures, photocells, and motion detectors,
- Incorporate energy efficient appliances,
- Energy efficient domestic hot water systems,
- Incorporate solar panels into the electrical system,
- Incorporate cool roofs/light colored roofing,
- Incorporate other measures that will increase energy efficiency.
- Increase insulation to reduce heat transfer and thermal bridging.
- Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.

- b) Plumbing. All plumbing shall incorporate the following:

- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.

- Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
 - If possible, utilize grey water systems and dual plumbing for recycled water.
- c) Lighting. Lighting design for building interiors shall support the use of:
- High efficient lighting LED, compact fluorescent luminaries or equivalent.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - Occupancy sensor controlled lighting in conjunction a with multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - The developer shall ensure that a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.
- d) Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent equipment shall be installed.

- A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f) The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. If available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is available to tenants and homeowners.

LAND USE SERVICES/ Code Enforcement (909) 387-8311

75. Sign Permit. Prior to installation of any freestanding, wall, roof, projecting or monument sign, an approved sign permit is required.

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

76. Water. Water purveyor shall be the City of Colton.

77. Water Letter. Applicant shall procure a verification letter from the **City of Colton**. 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 1-800-442-2283.
78. Sewer. Method of sewage disposal shall be the **City of Colton**.
79. Wastewater Verification. Applicant shall procure a verification letter from the **City of Colton**. 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.
80. 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: 1-800-442-2283.

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

81. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

Valley Blvd (Major Highway, Variation – 120')

- Road Dedication. A 6 foot grant of easement is required to provide a half-width right-of-way of 56'.
- Street Improvements. Design curb and gutter with match-up paving 42 feet from centerline.
- Sidewalks. Design sidewalk per County Standard 109 Type B.
- Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B. and located per Standard 130.

Cypress St (Collector Street – 66')

- Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
 - Sidewalks. Design sidewalks per County Standard 109 Type "B".
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per Standard 130.
82. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San

Bernardino County Standard Plans. 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 General Plan, Circulation Element.

83. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. 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. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
84. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design
85. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
86. 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.
87. 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.
88. 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.
89. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.

PUBLIC WORKS/Traffic Division (909) 387-8186

90. Street Improvement Plans. *The street improvement plans shall include:*

- *Install a "STOP" sign and stop pavement markings at the project driveway on Valley Blvd.*
- *Install a "STOP" sign and stop pavement markings at the project driveway on Cypress Avenue.*
- *Restripe Valley Blvd. along the project frontage to provide a two-way left turn lane and a 60 foot eastbound left turn pocket at its intersection with Cypress Avenue.*

Mitigation Measure XVI-1 - Prior to Building Permit/County Traffic

91. *Regional Transportation Mitigation Fees.* *This project falls within the Regional Transportation Facilities Mitigation Plan for the Colton 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 periodically. Currently, the fee is \$3,064 per multi-family dwelling unit and \$9.51 per square foot for commercial use. Per the project application, there are 112 multi-family dwelling units for a total fee of \$343,168 (112 x \$3,064). There is also a 2,500 s.f. childcare building for a total fee of \$23,775 (2,500 x \$9.51). Therefore the current total Regional Transportation Facilities Mitigation Plan fee is \$366,943. 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-2 - Prior to Building Permit/County Traffic

COUNTY FIRE/ Community Safety (909) 386-8400

92. *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.*
93. *Building Plans.* *Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.*
94. *Fire Fee.* *The required fire fees (currently \$3,495) shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400. This fee is in addition to fire fees that are paid to the City of Colton.*
95. *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

96. 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.
97. 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.
98. 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.
99. 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.

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

100. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

PRIOR TO ISSUANCE OF FINAL OCCUPANCY PERMITS

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

101. Certificate of Use. 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

102. Traffic Control Improvements. Install at 100% cost to the applicant the following:
- Install a “STOP” sign and stop pavement markings on the project driveway at Valley Blvd.
 - Install a “STOP” sign and stop pavement markings on the project driveway at Cypress Avenue.
 - Restripe Valley Blvd. along the project frontage to provide a two-way left turn lane and a 60 foot eastbound left turn pocket at its intersection with Cypress Avenue.

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

103. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD’s CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 50% of total weight or volume of all construction waste.

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

104. Condition Compliance Release Form Sign-off. Prior to occupancy all Department/Division requirements and sign-off’s shall be completed.

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

105. 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:
- 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.
106. 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.
107. 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.
108. Screening Installed. All required screening and buffering measures shall be installed. All trash enclosures shall be screened from public view and shall be double-bin capacity with a rainproof roof.
109. Building Elevations. The building construction shall be completed in conformance with the approved architectural elevations to the satisfaction of County Planning.
110. Landscape Certificate of Completion. 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. A Landscape Certificate of Completion, signed by the licensed professional who prepared the plans, shall be submitted to verify completion.

111. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
- a) Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b) Vehicle Trip Reduction. The “developer” shall provide to all tenants and homeowners County- approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.
 - c) Provide Educational Materials. The developer shall provide to all tenants and employees education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
 - d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.
112. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:
- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features and equipment that have been constructed and incorporated into the facility/structure.

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

113. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
114. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. 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

115. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
116. 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.
117. 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.
118. Parkway Planting. Any trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and County Planning shall be maintained by the adjacent property owner or other County-approved entity.

COUNTY FIRE/ Community Safety (909) 386-8400

119. 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
120. 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.

121. 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.
122. 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
123. 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
124. 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

END OF CONDITIONS

LANDSCAPE AREA TAKEOFFS:	
SITE AREA:	257,988 S.F.
ACTIVATED COURTYARD SPACE:	43,218 S.F.
SOFTSCAPE PLANTING AREAS:	66,409 S.F.
TOTAL OPENSOURCE AREA:	109,627 S.F.



LAS TERRAZAS - COLTON, CA

AMCAL MULTI-HOUSING INC.

January 29, 2016

CONCEPTUAL LANDSCAPE PLAN

