

**County's Conditions of Approval for
Tentative Tract 18822 to Create 20 Lots
on 5 Acres**

Attachment 3

LAND USE SERVICES DEPARTMENT



COUNTY OF SAN BERNARDINO

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

CHRISTINE KELLY
Director

December 20, 2012

Expiration Date 12/20/2015
Effective Date 01/03/2012

Avenal Finance, LLC.
10730 Trademark Street
Rancho Cucamonga, CA 91730

Allard Engineering
8253 Sierra Avenue
Fontana, CA 92335

Re: **Tentative Tract 18822** to create 20 lots on 5 acres. Randall Avenue, North Side, approximately 140 ft. west of Live Oak., Fontana/2nd Supervisorial District; Project No: P201100366/APN: 0231-051-09,10.

Gentlemen:

The referenced project, after completion of the environmental review process and due consideration, has been **CONDITIONALLY APPROVED**. The proposed Tentative Tract was found to be in conformance with County General Plan and development policies and was approved subject to conditions of approval.

The Conditions of Approval shall be completed, and a release obtained from each responsible department/agency in order to complete the approval process for recordation of the final tract map. The condition compliance will be coordinated through the County Surveyor's Division.

NOTE: The Planning Division considers your conditions of approval and the stamped approved Tentative Tract Map as your final development design. This is not considered a conceptual design, and as such, is not subject to change or alteration. Therefore, any proposed revisions or modifications will require the submittal of a Revision Application for Planning Division review and approval.

This approval shall be null and void if all conditions have not been completed within three (3) years of the effective date of this action. An extension of time of three (3) years may be considered upon submittal of an "Extension Request" application along with the required fee. The Extension Application must be submitted to the Planning Division not less than thirty (30) days prior to the expiration date. **PLEASE NOTE:** this will be the only notice given for the above specified expiration date. The applicant is solely responsible for initiating a time extension request.

Pursuant to Title 8, Sections 82.010410 & 83.010605 of the San Bernardino County Code, any interested person may, within ten (10) days after the date of the Planning Division action, appeal in writing to the County Planning Commission for consideration thereof. The appeal must be submitted to the Public Service Counter, along with the appropriate fee, on forms available from the Planning Division Office

CITY OF BERNARDO
PLANNING DIVISION

ROBERTA LOVINCIONI	Board Chair	JAMES FRANKS	Board Member
SANICE PATTERSON	Board Member	CAROL QUINN	Board Member
ROBERT GONZALES	Board Member		

County of Supervisors

Avenal Finance
P201100366
12/20/2012
0231-051-09,10

Expiration Date 12/20/2015
Effective Date 01/03/2012

If you have any questions regarding specific condition(s) outlined in the conditions of approval by a particular agency or department, please call the telephone number listed next to the department's section heading. If you have any questions about this process or require additional information about specific Planning Division conditions, please contact this office at (909) 387-3067 or email me at: kwhite@lusc.sbcounty.gov.

Thank you,



Kevin White, Sr. Associate Planner
Planning Division

Attachments: Conditions of Approval
Approved Tentative Tract Map

cc: County Surveyor
County Fire Department
Building and Safety Division
Environmental Health Services Division
Land Development Engineering/Drainage & Roads

CONDITIONS OF APPROVAL

Tentative Tract 18822
AVENAL FINANCE LLC

GENERAL REQUIREMENTS CONDITIONS OF OPERATION AND PROCEDURE

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

1. Project Approval Description. Tentative Tract Map 18822 is approved to be recorded and constructed in compliance with these 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., landscape plans) and/or approved reports (e.g. Water Quality Management Plan). Tentative Tract 18822 is approved to create 20 lots on 5 acres. APN: 0231-051-09,10; Project No: P201100366.
2. Expiration/TT. The conditional approval of Tentative Tract Map 18822 shall become null and void unless all conditions have been completed and the Final 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 property owner is responsible for initiation of any extension request.
3. Extension of Time/TT. 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 twenty-four (24) 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.
4. Revisions. Any proposed change to the approved Tentative Tract 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.

5. "Developer" Defined. The term "developer" as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.

6. 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.

7. Project Account. The Job Costing System (JCS) account number is P201100366. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$1000 must be in the project account at the time the County Surveyor initiates Condition Compliance Review for recordation. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to recordation. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection.

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

8. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.

COUNTY FIRE – Community Safety (909) 386-8400

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

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

10. 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.
11. 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.

12. 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.
13. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

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

14. 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.
15. Access. The property currently has temporary full turning movement access to Randall Ave. The County reserves the right in the future to construct and/or install a raised median on Randall Ave or other appropriate safety measures/traffic control devices for the purposes of protecting public health and safety, which could result in the property having only right-in and right-out access to Randall Ave.

PRIOR TO ANY LAND DISTURBANCE OR ISSUANCE OF GRADING PERMITS ON ANY PHASE, THE FOLLOWING CONDITIONS SHALL BE MET:

LAND USE SERVICES DEPARTMENT - BUILDING & SAFETY DIVISION (909) 387-4244

16. Erosion Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official, prior to any land disturbance.
17. Grading Plan. Prior to grading/land disturbance, grading plans shall be submitted to Building and Safety for review and approval.

18. Demolition. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
19. Compaction Report. Upon completion of rough grading and prior to footing excavations, a compaction report shall be submitted to the Building & Safety Division for review and approval.
20. Geology Report. An engineering geology report shall be submitted to the Building & Safety Division for review and approval prior to the issuance of grading permits.

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

21. Grading Plans. Grading plans shall be submitted to Land Development Division for review and approval obtained, prior to construction. A \$520 deposit for grading plan review will be collected upon submittal to the Land Development Division.
22. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of \$3,600 to Land Development Division.

LAND USE SERVICES DEPARTMENT/ PLANNING DIVISION (909) 387-4115

23. Project Accounting. The applicant/owner shall process a Conditional Compliance Review through the County in accordance with the direction stated in the Conditional Approval letter, for verification of conditions for each phase that requires permits or approvals. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. NOTE: Sufficient funds must remain in the account to cover the charges during the Compliance Review.
24. Grading Plan. Prior to grading/land disturbance, grading plans shall be submitted to the Planning Division for review.
25. AQ-Dust Control Plan. The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
 - a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day or as otherwise necessary.
 - b) 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.

- c) 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.
- d) Storm water control systems shall be installed to prevent off-site mud deposition.
- e) All trucks hauling dirt away from the site shall be covered.
- f) Construction vehicle tires shall be washed, prior to leaving the project site.
- g) Rumble plates shall be installed at construction exits from dirt driveways.
- h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- i) 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.

**PRIOR TO RECORDATION OF THE FINAL MAP
THE FOLLOWING CONDITIONS SHALL BE COMPLETED**

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

26. 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.
- A. CDP/Building Setback Delineations. The "Building setback line" (BSL) for each parcel shall be shown by delineating the BSL on the CDP. The front yard setback shall be variable and be a minimum of twenty-two (22) feet with an average within the tract of no less than twenty-five (25) feet. The rear setback shall be fifteen (15) feet; the side yard setback of ten (10) feet on one side and five (5) feet on the other side; and a street side setback along Randall Avenue of twenty-five (25) feet.
 - B. Landscaping Plan. A landscaping plan shall be submitted to the Planning Division in accordance with Section 83.10.020 of the County Development Code. The landscape plan shall include all proposed fences and walls.
27. Project Accounting. Prior to approval for recordation, all fees required under actual cost job number TR. 18822 shall be paid in full.

28. HOA. If a maintenance agreement from CSA Special Districts cannot be obtained for the maintenance of vegetated drainage swale, the developer is required to form an HOA for the maintenance of these improvements.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-4246

29. Geotechnical (Soils) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval.

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

30. Water. The Water purveyor shall be Fontana Water Company.
31. Water verification. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Index Number and Assessor's Parcel Number.
32. Sewage. Method of sewage disposal shall be City of Fontana or other EHS approved.
33. Sewer verification. Applicant shall procure a verification letter from the sewer agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer agency. The letter shall reference the File Index Number and Assessor's Parcel Number.
34. Annexation. 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.
35. Out-of-Agency. The extension of sewer service to this project will require a contract with the City of Fontana for service outside its boundaries. Such a contract is required to be reviewed and approved by LAFCO before a will-serve letter or other contractual relationship can be finalized. For further information on this process, contact the LAFCO office at (909) 383-9900 or the City of Fontana.
36. Bonds. The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system.

- A. Where the water and/or sewer system is to be installed prior to recordation, it is the developer's responsibility to submit to the TRANSPORTATION/FLOOD CONTROL DEPARTMENT, SURVEYOR

DIVISION, a copy of the approved plan and a signed statement from the utility of jurisdiction confirming that the improvement has been installed and accepted.

B. Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit the approved plans and determined amount or a signed statement from an acceptable governmental entity, that financial arrangements have been completed and submitted to the TRANSPORTATION/FLOOD CONTROL DEPARTMENT, SURVEYOR DIVISION.

37. Acoustical. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4666.

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

38. 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.
39. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site to dewater into private property.
40. Maintenance Agreement. A Maintenance agreement from CSA Special Districts shall be submitted to Land Development Division, outlining the full maintenance responsibilities of CSA Special Districts, if identified as the responsible parties in the WQMP.
41. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at:

(http://www.sbcounty.gov/dpw/land/environmental_mgmt.asp)

42. 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):

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

- "Grading Plans. Grading plans shall be submitted to Public Works/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."

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

43. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil

Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835. Phone: (909) 387-8145.

Randall Ave (Secondary Highway – 88')

- A. Road Dedication. A 14 foot grant of easement is required to provide a half-width right-of-way of 44'.
- B. Street Improvements. Design curb and gutter with match up paving 32 feet from centerline.
- C. Sidewalks. Design sidewalks per County Standard 109 type C.

"A" Street (Local – 50')

- A. Road Dedication. A 50 foot grant of easement is required to provide a full-width right-of-way of 50 feet.
 - B. Street Improvements. Design curb and gutter with match up paving 18 feet from centerline.
 - C. Sidewalks. Design sidewalks per County Standard 109 type C.
 - D. Curb Returns. Curb Returns shall be designed per County Standard 110.
 - E. Cul-de-sac Design. The proposed cul-de-sac shall be designed and constructed full width to County Standards and the map revised as necessary to accomplish this.
44. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
45. Road Design. Road sections within and/or bordering the project site shall be designed and constructed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.
46. Improvement Securities. All required public road, drainage, and WQMP improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation.

47. Maintenance Bond. Once all required public road, drainage, and WQMP 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.
48. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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.
54. 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.
55. 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):

"PUBLIC WORKS / Land Development Division -- Roads (909) 387-8145"

- "Encroachment Permit. At the time each lot/parcel is developed, an encroachment permit or other authorized clearance from each affected agency shall be required for all construction in the right-of-way of any jurisdiction, including the County and State. A copy of each permit shall be submitted to Public Works for review and approval obtained, prior to any project construction in any affected right-of-way of any jurisdiction."
- "Cash Deposit. At the time each lot/parcel is developed, a cash deposit in an amount determined by LDD 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."
- "Sight Distance Design. Any proposed walls, landscaping, signs, cut and/or fill slopes or any other potentially obstructing project elements shall be designed to accommodate adequate sight distance for the minimum design speeds, especially at all intersections, curves, and driveway entrances for each lot/parcel."
- "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."

- "DPW Approval. Prior to occupancy, roads within this development shall be approved by the County Public Works."

PUBLIC WORKS/Surveyor's Division (909) 387-8148

56. 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.
57. Easements. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
58. Monumentation. Final Monumentation, not set prior to recordation, shall be bonded with a cash amount deposited with the office of the County Surveyor as established per the County fee schedule 16.0215B(c)(6).
59. Surveyor Fees. Prior to approval for recordation, all fees required under actual cost job number **TR. 18822** shall be paid in full.

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

44. CDP/Traffic. A Composite Development Plan (CDP) is required and the following shall be noted on the CDP with confirmation and approval obtained from the Traffic Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

- This project falls within the Regional Transportation Facilities Fee Plan for the Fontana Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office.

The fee assessed will be based on the applicable rates at the time of application for a building permit. These fees are subject to change; however, the current Regional Transportation Fee Plan can be found at the following website:

http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp

COUNTY FIRE DEPARTMENT/Community Safety Division (909) 386-8400

45. CDP. 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 County Fire Department, prior to recordation of the Final Map (Statements in quotations shall be verbatim):

- 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.
 - Water System Residential. A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Detached single family residential development may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single family structure. Standard 901.4
46. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to recordation.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

SAN BERNARDINO COUNTY FIRE DEPARTMENT (909) 386-8465

47. Jurisdiction. The above-referenced project is protected by the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.
48. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty (40) foot radius for all turns.
49. Combustible Protection. Prior to combustibles being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable water system shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
50. Water System. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart and no more than one hundred fifty (150) feet from any portion of a structure. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet any portion of a detached single family structure.
51. 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.

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

52. Traffic Mitigation. This project falls within the Regional Transportation Facilities Fee Plan for the Fontana Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office.

The fee assessed will be based on the applicable rates at the time of application for a building permit. These fees are subject to change; however, the current Regional Transportation Fee Plan can be found at the following website:
http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp

LAND USE SERVICES DEPARTMENT - BUILDING & SAFETY DIVISION (909) 387-4244

53. Erosion Control Devices. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
54. Building Permits. Prior to obtaining permits for any construction, professionally prepared plans shall be submitted to the Building and Safety Division for review and approval.
55. Walls. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.

LAND USE SERVICES DEPARTMENT/ PLANNING DIVISION (909) 387-4115

56. Plot Plan. The developer shall submit a Plot Plan which shows the proposed building footprint, setbacks, phasing of construction and the locations of model homes if applicable.
57. Utilities. All existing and proposed utility lines on or adjacent to the project site shall be placed underground in accordance with requirements of County Development Code Standards and the serving utility companies.

PRIOR TO ISSUANCE OF FINAL OCCUPANCY PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

SAN BERNARDINO COUNTY FIRE DEPARTMENT (909) 386-8465

58. Street Address. The street addresses shall be posted with a minimum of four-inch (4") numbers, visible from the street, and during the hours of darkness the numbers shall be internally electrically illuminated with a low voltage power source. Posted numbers shall contrast with their background and be legible from

the street in accordance with the Uniform Fire Code. Where building setbacks exceed one hundred (100) feet from the roadway, additional contrasting four-inch (4") numbers shall be displayed at the property access.

59. Spark Arrestor. Every chimney used in conjunction with any fireplace or any heating appliance, in which solid or liquid fuel is used, shall be maintained with an approved spark arrestor visible from the ground, as identified in the Uniform Fire Code.
60. Hydrant Locations. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department.

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

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

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

63. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant and approved by County Public Works.
64. Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to County Public Works.
65. 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.
66. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Public Works/Current Planning, maintained by the adjacent property owner or other County-approved entity.

LAND USE SERVICES DEPARTMENT/ PLANNING DIVISION (909) 387-4115

67. Planning Fees. All fees required under actual cost job number P201000366 shall be paid in full.

APN: 0231-051-09,10
P201100366
Avenal Finance -TT 18822

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Effective Date 01/03/2012
Expiration Date 12/20/2015

68. Landscaping Installed. All landscaping and Irrigation shown on the approved landscape and irrigation plans and all required walls shall be completed.

END OF CONDITIONS - Tentative Tract 18822

TENTATIVE TRACT MAP NO. 18822

THE WEST 2.53 ACRES OF THE EAST 5.06 ACRES OF LOT 986, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE WEST 2.53 ACRES OF THE EAST 7.59 ACRES OF LOT 986, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALLARD ENGINEERING

APRIL, 2012

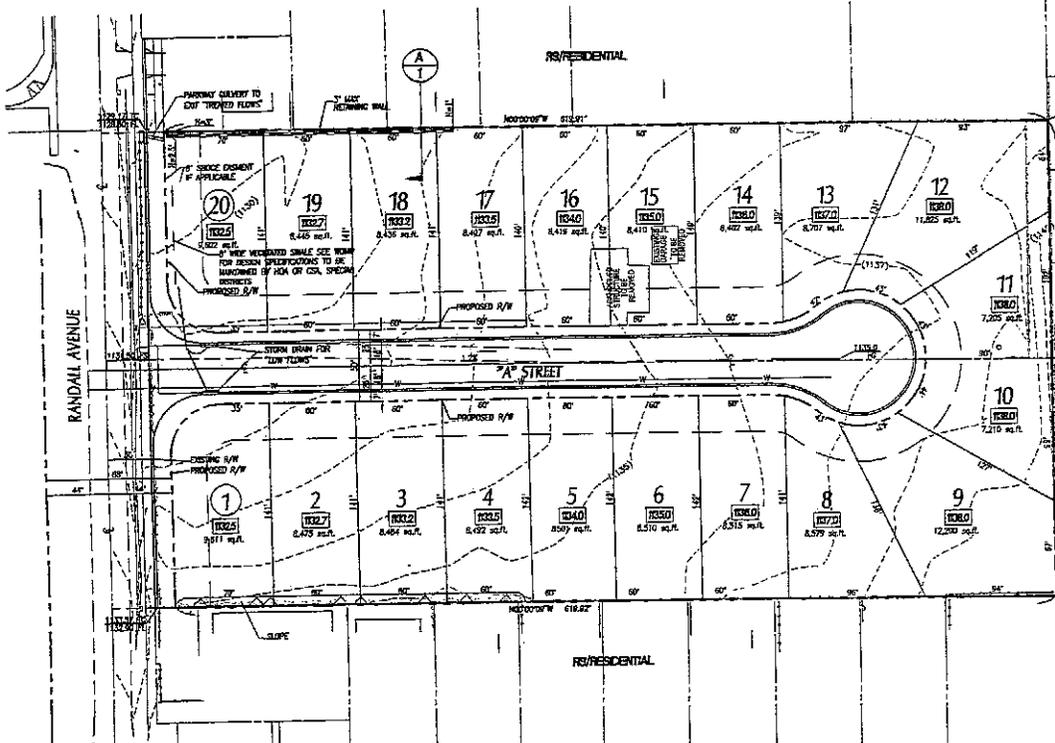
"OFFICIAL USE ONLY"

COUNTY PLANNING AND ZONING DEPARTMENT
 OFFICE OF PLANNING AND ZONING
 100 WEST G STREET, SUITE 100
 FONTANA, CALIFORNIA 92335
 (951) 833-8800

Checked by: _____
 Date: _____

City Planning Staff:
 Planning Administrator
 Planning Commission
 Board of Supervisors
 City Council

Action Date: 4/11/12
 Expiration Date: 4/11/13
 Signature: _____
 Title: _____



VEGETATED SWALE OPERATION AND MAINTENANCE

THE USEFUL LIFE OF A VEGETATED SWALE SYSTEM IS DIRECTLY PROPORTIONAL TO ITS MAINTENANCE FREQUENCY. IF PROPERLY DESIGNED AND REGULARLY MAINTAINED, VEGETATED SWALES CAN LAST INDEFINITELY. THE MAINTENANCE OPERATIONS FOR VEGETATED SWALE SYSTEMS INCLUDE: REMOVAL OF THE MISPLACED AND EXCESSIVE CATCHMENT OF THE CHANNEL AND MAINTAINING A DEGREE OF HEALTHY GRASS COVER. MAINTENANCE ACTIVITIES SHOULD INCLUDE PERIODIC MOWING WITH GRASS HEEDER CUT SHORTER THAN THE DESIGN FLOW DEPTH, WEED CONTROL, WASTING HEAVY DROUGHT CONDITIONS, REDUCTION OF BANK EROSION, AND CLEARING OF DEBRIS AND BRUSHES. CUTTINGS SHOULD BE REMOVED FROM THE CHANNEL AND DISPOSED IN A LOCAL COMPOSTING FACILITY. ACCUMULATED SEDIMENT SHOULD ALSO BE REMOVED ANNUALLY TO AVOID CONCENTRATED FLOWS IN THE SWALE. THE APPLICATION OF FERTILIZERS AND PESTICIDES SHOULD BE MINIMAL. ANOTHER ASPECT OF A GOOD MAINTENANCE PLAN IS REMOVAL OF BRUSHES FROM A CHANNEL. FOR EXAMPLE, IF THE CHANNEL DEVELOPS BRUSH OR LOGS, IT SHOULD BE REMOVED UTILIZING A SUITABLE SOIL THAT IS PROPERLY LIMBED AND SEEDED. THE GRASS COVER SHOULD BE THICK IF IT IS NOT NEEDED AS NECESSARY AND STANDING WATER REMOVED DURING THE MAINTENANCE OPERATION MUST BE DISPOSED TO A SHADY SPOT AT AN APPROVED OVERHEAD. LOCALIZED RESIDUALS (E.G. SILT, GRASS CUTTINGS) MUST BE DEPOSITED IN ACCORDANCE WITH LOCAL OR STATE REQUIREMENTS. MAINTENANCE OF GRASSED SWALES USUALLY INVOLVES MAINTENANCE OF THE GRASS OR WETLAND PLANT COVER. TYPICAL MAINTENANCE ACTIVITIES ARE SUMMARIZED BELOW:

- INSPECT SWALES AT LEAST TWICE ANNUALLY FOR EROSION, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION. PROPERLY AT THE END OF THE WET SEASON TO REVEAL SUMMER MAINTENANCE AND REMOVE MAJOR FALL DEBRIS TO BE SURE THE SWALE IS READY FOR WINTER. HOWEVER, ADDITIONAL INSPECTION AFTER PERIODS OF HEAVY RAINFALL IS DESIRABLE. THE SWALE SHOULD BE CHECKED FOR DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION.
- GRASS HEIGHT AND MOWING FREQUENCY MAY NOT HAVE A LARGE IMPACT ON POLLUTANT REMOVAL. CONSEQUENTLY, MOWING MAY ONLY BE NECESSARY ONCE OR TWICE A YEAR FOR SAFETY OR ACTIVITIES OR TO SUPPRESS WEEDS AND WOODY VEGETATION.
- FRESH WEEDS TO ACCUMULATE IN SWALE AREAS, PARTICULARLY ALONG HIGHWAYS. THE NEED FOR LITTER REMOVAL IS DETERMINED THROUGH PERIODIC INSPECTION, BUT LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING.
- SEDIMENT ACCUMULATING NEAR CURBSETS AND IN CHANNELS SHOULD BE REMOVED WHEN IT BUILDS UP TO 75 MM (3 IN.) AT ANY SPOT, OR COVERS VEGETATION.



SITE STATISTICS

TOTAL ACRES = 5.42
 TOTAL LOTS = 20
 TOTAL LOT AREA = 0
 MINIMUM LOT SIZE = 2,000 SF
 EXISTING ZONING = R25/250
 PROPOSED ZONING = R25/250

NEW SPEEDS = 300 LF
 BUILDING SETBACK = FRONT = 25'
 SIDE = 5'/10'
 REAR = 25'
 BUILDING SETBACK @ CORNER = 25'
 LOT DENSITY = 4.0 UNITS/ACRE

FACILITIES

CUT = 5000 CY
 FILL = 5000 CY

UTILITIES

NOTE

THE PROPERTY CURRENTLY HAS TEMPORARY FULL TURNING MOVEMENT ACCESS TO RANDALL AVE. THE COUNTY RESERVES THE RIGHT IN THE FUTURE TO CONDUCT ANALYSIS AND/OR INSTALL A BARRIER ON RANDALL AVE. OR OTHER APPROPRIATE SAFETY MEASURES/TRAFFIC CONTROL DEVICES FOR THE PURPOSES OF PROTECTING PUBLIC HEALTH AND SAFETY, WHICH COULD RESULT IN THE PROPERTY HAVING ONLY RIGHT-IN AND RIGHT-OUT ACCESS TO RANDALL AVE.

LEGAL DESCRIPTION

PARCEL 1:
 THE WEST 2.53 ACRES OF THE EAST 5.06 ACRES OF LOT 986, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 2:
 THE WEST 2.53 ACRES OF THE EAST 7.59 ACRES OF LOT 986, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

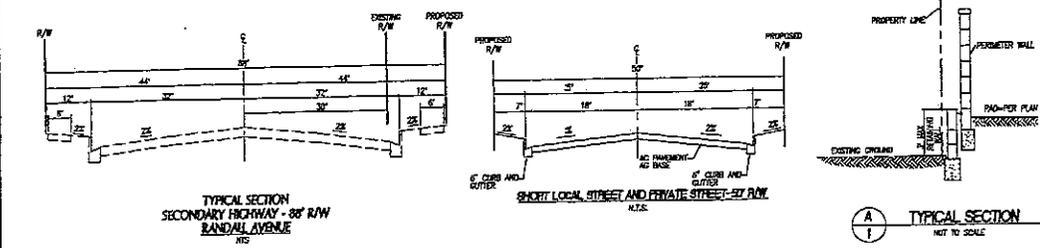
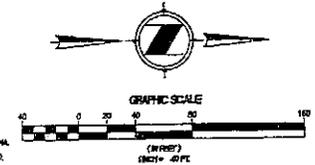
EASEMENTS	
A	VARIOUS EASEMENTS GRANTED TO FONTANA LAND COMPANY FOR THE PURPOSE OF UTILITIES AND UTILITIES (NOT RESTRICTIONS)

LEGEND

- 8 LOT NUMBER
- SOILS LOT ELEVATION
- DIRECTION OF FLOW
- BUILDING SETBACK LINE
- - - PROPOSED WATER LINE

NOTES

1. TRACT 6 FOR DEVELOPER BUILT OUT.
2. SOREX WALL BE PROVIDED BY THE CITY OF FONTANA.
3. "A" STREET SHALL BE A COUNTY MAINTAINED ROAD.



SERVICES:
 CITY OF FONTANA
 100 WEST G STREET, SUITE 100
 FONTANA, CA 92335
 (951) 833-8800

SOIL CALIF. GAS COMPANY
 1851 NE GARDEN AVE
 FRESNO, CA 93727
 (559) 332-2047
 EMERGENCIES: (800) 427-2200

SOIL CALIF. EROSION COMPANY
 300 N. PLYMOUTH AVE
 WALTON, CA 95778
 (925) 820-5558 - UNDERGROUND
 (925) 825-2100 - TRANSDUCTION
 (925) 825-1233 - PIPELINES
 (925) 352-3805 - DISTRIBUTION

UNDERGROUND SERVICE ALERT
 (800) 422-4133

FONTANA WATER COMPANY
 1096 HAWTHORNE BOULEVARD
 FONTANA, CA 92333
 (951) 822-2201

ASST.
 2231 BROADWAY ST SUITE 203
 HAWTHORNE BRANCH, CA 92346
 (714) 962-7964

SPRINK
 2302 SHARPE DR
 IRVINE, CA 92614
 (949) 659-9900

THE WIRELESS CABLE
 1500 AUTO CENTER DR
 CORONA, CA 92701
 (951) 975-3438

SHIMCO, LLC
 1322 PICO ST #100
 CORONA, CA 92701
 (951) 270-0909

APN: 0231-051-09
 0231-051-10

TENTATIVE TRACT MAP NO. 18822

ENGINEER:
 ALLARD ENGINEERING
 8821 SERENA AVENUE
 FONTANA, CA 92335
 PHONE (951) 356-1815

DEVELOPER:
 ANOVA FINANCE, LLC
 8251 SERENA AVENUE
 FONTANA, CA 92335
 PHONE (951) 356-1815

RECORD OWNER:
 ANOVA FINANCE, LLC
 8251 SERENA AVENUE
 FONTANA, CA 92335
 PHONE (951) 356-1815

Professional Engineer Seal: No. 36022, Exp. 6/30/2012, State of California

Fontana, California Incorporated (Exp-Late-Regist) Parcel Number: 18822