

CONDITIONS OF APPROVAL
Ben Eby (Gold Rush Gypsy Vanner Farms)
Conditional Use Permit

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

[Not subject to Condition Compliance Release Form (CCRF) signatures]

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140

1. Project Approval Description. The County conditionally approves the proposed Conditional Use Permit (CUP) project in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the California Fire Code (CFC), following conditions of approval, the approved site plan and all other required and approved reports and displays (e.g. landscape and irrigation plan & elevations). This CUP conditionally approves the establishment of a 20,000 square foot covered arena and a 6,000 square foot barn, both for private personal use only on a portion of 4.28 acres. The arena cover must adhere to the following:
 - a) The floor area of the arena remains dirt
 - b) No temporary or permanent sides will be installed on the structure at any time
 - c) The arena is for personal use for exercising the property owner's horses only
 - d) No events or horse shows will be allowed
 - e) No grandstands, bleachers, or seating of any type will be installed under or near the arena cover area
 - f) No storage of any type under the arena cover

The developer shall provide a copy of the approved conditions and the site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements for the project site with APN: 3037-161-18-0000 and Project Number: P200900360.

2. Project Location. The project site is located on the northwest corner of Flowerfield Street and Sundown Drive in the Phelan/Pinon Hills Community Plan area. The project site is in the First Supervisorial District.
3. Variance. The County conditionally approves a variance to permit the accessory arena building and barn to exist in front of the primary residence.
4. Zoning Standards/RL. The project site is located in the Desert Region, within the Phelan/Pinon Hills Community Plan (PH/), and within the Rural Living (RL) General Plan Land Use Zoning District. SBCC Section 82.04.060 lists the RL Development Standards. The following Overlays apply: Fire Safety Review Area 2 (FS-2) and Local Flood Plain Overlay (FP-3). Among the Desert Region and Phelan/Pinon Hills Community Plan RL development standards that apply are:
 - Minimum Yards/Building Setbacks Lines (BSL) are:
Front – 25 feet; Street Side – 25 feet; Interior Side – 15 feet; Rear – 15 feet
 - Maximum building height shall be 35 feet
 - Maximum impervious lot coverage shall be 20 percent of gross lot areaAdditional Residential Development Standards are listed in SBCC 82.04.060 on Table 82-9C.
5. Revisions. Any proposed change to the approved use/activity on the site (e.g. from private personal use to public use); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants, (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved by

the County. The developer shall prepare, submit with fees, and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)

6. Continuous Effect/Revocation. All of the conditions of approval applied to this project shall be effective continuously throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time, and opportunity is provided to the property owner, developer, or other interested party to correct the non-complying situation.
7. 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.
8. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify, and hold harmless the County or its "indemnities" (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 indemnities to attack, set aside, void, or annul an approval of the County by an indemnitee concerning the 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's fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

At its sole discretion, the County may 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 indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

9. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
10. Project Account. The Job Costing System (JCS) account number is P200900360. This is an actual cost project with a deposit account against which various county agency staff (e.g. Land Use Services, Public Works, and County Counsel) assess hourly charges. Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit

has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time of project approval and the initiation of the Condition Compliance Review. 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 final inspection, occupancy and operation of the approved use. There shall be sufficient funds (\$500.00 minimum) remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).

11. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three years of the effective date of this approval, unless an extension of time is granted. The permit is deemed "exercised" when either
- The permittee has commenced actual construction or alteration under a validly issued Building Permit or
 - 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:

- Building and Safety does not issue construction permits for all or part of the project or the construction permits expire before completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is 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 property owner is responsible for initiation of any Extension of Time application.

12. Extension of Time. County staff may grant extensions of time to the expiration date (listed above or as otherwise extended) in increments each not to exceed an additional three years beyond the current expiration date. The developer may file an application to request consideration of an extension of time with the appropriate fees, not less than 30 days prior to the expiration date. County staff may grant extensions of time based on a review of the application, which must include 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 or approval or site plan modifications. (SBCC §86.06.060)
13. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
- Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
 - 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.
 - Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
14. Additional Permits. The developer shall 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 may include:

- a) FEDERAL: None
 - b) STATE: Regional Water Quality Control Board (RWQCB) – Lahontan Region, Mojave Desert Air Quality Management District (MDAQMD);
 - c) COUNTY: Land Use Services – Building and Safety, Code Enforcement; County Fire; Public Health – Environmental Health Services (DEHS), Public Works, AND
 - d) LOCAL: Phelan/Pinon Hills CSD
15. Continuous Maintenance. The project property owner 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 and surrounding properties. The developer shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. The elements to be maintained, include but are not limited to:
- Annual maintenance and repair. The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
 - Graffiti and debris. The developer shall remove graffiti and debris immediately through weekly maintenance.
 - Landscaping. The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. In compliance with the SBCC and the State Water Model Ordinance, drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in compliance with the SBCC and the State Water Model Ordinance in a manner designed to conserve water, minimizing aerial spraying.
 - Erosion control. The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - Architectural controls. The developer shall maintain compatibility of theme, materials, un-faded colors, building mass, size, and height.
 - External Storage. The developer shall keep loading, recycling and trash storage areas neat and orderly and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - Metal Storage Containers. The developer shall NOT place or allow metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - Screening. The developer shall install visually attractive screening. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - Signage. The developer shall maintain any on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair any vandalism on a regular basis.
 - Parking and on-site circulation. The developer shall maintain any requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires County Planning review and approval. The markings and signs shall be clearly defined, un-faded and legible.
 - Fire Lanes. The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department including "No Parking" designations, and "Fire Lane" designations.
16. 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:
- Odors: No offensive or objectionable odor
 - Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.

- 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)
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes or gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
17. Clear Sight Triangle. Signs and other structures located within the clear sight triangle, shall comply with the height and location requirements specified by the County Development Code or as otherwise required by County Traffic.
18. Lighting. The developer shall maintain any lighting so that all lights are operating properly for safety purposes and not projecting onto adjoining properties or roadways. Lighting shall adhere to Section 83.07.040 of the SBCC – Glare and Outdoor Lighting – Mountain and Desert Areas Performance Standards. In accordance with the ordinance, the lighting shall be positioned (hooded) and shielded to minimize light pollution, glare, and light trespass.
19. Air Quality. The developer shall adhere to the Performance Standards contained in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan in order to achieve the specified emissions goals.
20. Noise. The developer shall implement the following noise attenuation measures:
- Exterior construction activities shall be limited between 7:00 AM and 7:00 PM. There shall be no exterior construction activities on Sundays or National Holidays.
 - Muffling of construction equipment shall be per manufacturer's specifications.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (760) 995-8140

21. 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 all Russian thistle (tumbleweeds).
22. 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.

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

23. Septic System. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. For information, please call DEHS/Wastewater section at: (800) 442-2283.
24. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 87.0905(b). For information, call DEHS/Land Use at (800) 442-2283.
25. Refuse. The developer shall store all refuse generated at the premises in approved containers at all times. Storage shall be in a manner that minimizes environmental public health nuisances. The developer shall remove from the premises all refuse not containing garbage at least one time per week, or as often as necessary to minimize public health nuisances. The developer shall remove from the premises all refuse containing garbage at least two times per week, or as often as necessary to minimize public health nuisances. Only a permitted hauler shall remove

refuse from the site. In conformance with SBCC §33.0830 et seq., transport of all refuse shall be to an approved solid waste facility.

COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190

26. 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 – Roads/Drainage (909) 387-8145

27. Infrequent flood hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.
28. 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.
29. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
30. Continuous BMP Maintenance. The property owner 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 (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five 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, 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.

PRIOR TO ANY LAND DISTURBANCE OR ISSUANCE OF GRADING PERMITS,
Completion of the following must occur, with CCRF signatures

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

32. Grading Plans. If grading exceeds 50 cubic yards, approved plans will be required.
33. Existing Structures. Submit proof of building permits for all existing structures or obtain a field investigation inspection permit for each structure not having a proof of permit.
34. Enforcement. All enforcement/correction notices shall be cleared and all fees due shall be paid in full.

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140

35. Cultural Resources. The project is not expected to have an impact on cultural or paleontological resources. However, the following procedures shall be implemented in the event that potentially sensitive cultural resources are uncovered during earthmoving and/or construction. The developer/property owner shall submit a letter to County Planning agreeing to adhere to the following requirements and shall include a note on the grading plans and in all construction contracts/subcontracts a provision that the project contractors shall also adhere to the following requirements:
- In the event archaeological, paleontological and/or historical resources, including pottery, middens or human remains, are uncovered during earthmoving activities, all work in that area shall cease immediately and a qualified archeologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Earthmoving shall be allowed to proceed on the site when the archaeologist, in consultation with the appropriate Native American Tribe(s) and the County of San Bernardino Museum, determines the resources are recovered to their satisfaction.
 - If possible human remains are encountered during any earthmoving activities, all work shall stop in the area in which the find(s) are present, and the San Bernardino County Coroner must be notified. State law dictates that the Native American Heritage Commission (NAHC) shall be notified in the event that remains are determined to be human and of Native American decent, in accordance with California Public Resources Code Section 5097.98.
36. Air Quality Permits. The developer shall consult with the Mojave Desert Air Quality Management District (MDAQMD) to determine the need for any applicable permits. The developer shall submit applications and appropriate fees to the MDAQMD for their review and approval, then submit verification to County Planning.
37. Condition Compliance. The developer shall process a Condition Compliance Review through the County in accordance with the direction stated in the Conditional Approval letter. This shall ensure and verify compliance with conditions prior to the issuance of any grading/construction permits. A minimum balance of \$1,000.00 must be in the project account at the initiation of the Condition Compliance Review. NOTE: Sufficient funds must remain in the account to cover the charges during the Compliance Review.

PUBLIC WORKS – Solid Waste Division (909) 386-8701

38. Waste Management Plan – Part 1. The developer shall complete Solid Waste Management Division's (SWMD) "Construction / Demolition Debris and Solid Waste Management Recycling Plan (C&D Plan), Part 1". The C&D Plan shall list the types and volumes of solid waste materials expected from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume. The \$165.00 minimum fee is required at the time of filing, payable to the County of San Bernardino, by personal or cashier check, or money order.

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

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

39. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum 15 feet) or drainage acceptance shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site to where it dewater onto private property. The existing drainage easement shall remain.
40. FEMA Flood Zone. The site is located near Flood Zone D according to FEMA Panel Number 6450H dated 8/28/2008. Flood hazards are undetermined in this area but possible.
41. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
42. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted to the Public Works, Land Development, Water Resources Division – (909) 387-8218 – for review and approval. A \$2500 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
43. WQMP Inspection Fee. The developer shall deposit an inspection fee for the WQMP in the amount of \$3,600 to the Land Development Division of Public Works.

PUBLIC WORKS – County Surveyor (909) 387-8145

44. A Record of Survey/Corner Record shall be filed in the following instances:
 - Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - Monuments set to mark the property lines.
 - Pursuant to applicable sections of the Business and Professions Code

PRIOR TO ISSUANCE OF BUILDING PERMITS,
Completion of the following must occur, with CCRF signatures

LAND USE SERVICES DEPARTMENT – Building & Safety Division (760) 995-8140

45. Building Plans. Submit professionally prepared building plans for review and obtain approval of building permits for any building, sign, or other structure to be constructed or located on the project site.
46. Drainage. All runoff shall be held to pre-development levels [SBCC 82.13.080].
47. Flood Hazard Review. A Flood Hazard Review shall be obtained from the Drainage Section of Public Works – Land Development Division and approved prior to any submittals to Building and Safety.

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140

48. Building Elevations. The developer shall obtain approval from County Planning for the exterior elevations for the proposed structures. The elevations shall demonstrate that the covered arena maintains open sides with a roof cover, while the barn has solid walls. All sides of the building shall have landscaped swales as outlined in the WQMP. Prior to construction, the applicant shall submit all wall elevations for approval by County Planning. Screening materials shall blend into adjacent architectural elements. Applicant shall screen all roof mounted mechanical equipment from view and shall paint it to match the roof color.

49. Landscape and Irrigation Plan. The developer shall submit and obtain approval from County Planning and County Public Works of a Landscape and Irrigation Plan prepared by a registered landscape architect. The plan shall indicate the location of all existing and proposed landscape materials. The landscape architect shall show installation details for the permanent irrigation system on a separate sheet. The landscape and irrigation plans shall detail and adhere to the County Development Code and the State Model Water Efficient Landscape Ordinance requirements.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (760) 995-8140

50. SUP. The applicant shall obtain a Special Use Permit (SUP) from the Code Enforcement Division to ensure public health and safety, the timely compliance with conditions of approval as specified herein, and the maintenance of the required landscaping. The SUP shall be maintained throughout the life of the facility. Applicant shall submit a copy of the SUP to the Planning Division.
51. Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for all landscape planting and irrigation systems to insure that any landscaping that does not remain in a healthy thriving condition is replaced and that the irrigation system is fully maintained and repaired to function properly. As a minimum, this surety shall be in an amount equal to 120 percent of the cost estimate by a licensed landscape architect (or similar professional) and must include material and labor for each landscaped area. The applicant shall obtain a Special Use Permit from Code Enforcement to monitor compliance and administer this surety.

COUNTY FIRE DEPARTMENT – Community Safety (760) 995-8190

52. Building Plans. Not less than three complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
53. Turnaround. An approved turnaround shall be provided at the end of each roadway 150 feet or more in length. Cul-de-sac length shall not exceed 350 feet; all roadways shall not exceed a 12 percent grade and have a minimum of 45 foot radius for all turns.
54. Water System Certification. The applicant shall provide the Fire Department with a letter from the Phelan/Pinon Hills CSD, 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 placing combustible materials or construction materials on the job-site.
55. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. THIS REQUIREMENT APPLIES ONLY TO THE 6,000-SQUARE FOOT HORSE BARN PORTION OF THIS PROJECT. See NOTES below. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8 inch scale) shall include hydraulic calculations and manufacturers' specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

NOTES (Additional Requirements): The Fire Sprinkler requirement for the 20,000-square foot arena cover has been granted an exception provided the following conditions are strictly adhered to:

- a) The floor area of the arena remains dirt

- b) No temporary or permanent sides will be installed on the structure at any time
- c) The arena is for personal use for exercising the property owner's horses only. No events or horse shows will be allowed
- d) No grandstands, bleachers, or seating of any type will be installed under or near the arena cover area
- e) No storage of any type under the arena cover

Failure to adhere to these conditions at any time will result in the Fire Department's reinstatement of the Automatic Fire Sprinkler requirement for structures of any occupancy type over 5,000-square feet in size.

- 56. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
- 57. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA, and all applicable codes is required for 100 sprinkler heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- 58. 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 OR OCCUPANCY PERMITS,
Completion of the following must occur, with CCRF signatures

COUNTY FIRE DEPARTMENT – Community Safety (760) 995-8190

- 59. Residential Addressing. The street address shall be installed on the building with numbers that are a minimum four inches in height and with a 1/2 inch stroke. The street 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 50 feet or more from the roadway, additional contrasting four inch numbers shall be displayed at the property access entrances.
- 60. Street Sign. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.
- 61. Fire Hydrant. An approved fire hydrant is required within 300 feet (as measured along vehicular travel-ways) from the driveway on the Flowerfield Street side of the proposed structure. This requirement shall be completed prior to the combination inspection by Building and Safety.
- 62. 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 feet from the hydrant and at least six feet high above the adjacent road.
- 63. Inspection by Fire Department. Permission to occupy or use the building (Certificate of Occupancy, Shell Release, and/or Certificate of Conditional Use Permit) will not be granted until the Fire Department inspects, approves, and signs off on the Building and Safety job card for 'fire final' and on the Planning CCRF.

PUBLIC WORKS – Solid Waste Division (909) 386-8701

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

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

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

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

LAND USE SERVICES DEPARTMENT – Building & Safety (760) 995-8140

67. Final Occupancy. Prior to occupancy, all Planning Division requirements and sign-offs shall be completed.

LAND USE SERVICES DEPARTMENT – Planning (760) 995-8140

68. CCRF/Occupancy. Prior to occupancy/use, the developer shall complete all Condition Compliance Release Forms (CCRF) to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.
69. Landscaping & Irrigation Certificate of Completion. The developer shall submit the Landscape Certificate of Completion in compliance with Development Code Subsection 83.10.100.
70. Install On-site Improvements. Prior to occupancy/use, the developer shall install all required on-site improvements.
71. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the developer shall pay all fees required under actual cost job number **P200900360** in full.

END OF CONDITIONS

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