

CONDITIONS OF APPROVAL:

GENERAL REQUIREMENTS

Conditions of Operation and Procedures

Land Use Services – Planning (909) 387-8311

1. Project Approval Description. This Tentative Tract Map 16136 is approved to be recorded and constructed in compliance with the San Bernardino County Code (SBCC), the conditions of approval stated herein and the approved stamped tentative tract maps. This approval includes the requirements of any approved reports (e.g. traffic study, noise study). Tentative Tract Map No. 16136 is approved to create 50 numbered lots and 7 lettered lots on 62.46 acres. APN: 0304-082-04 & 0304-091-12, 21, 22, Project No: PH11076.
2. Concurrent Filings. The project includes a General Plan Amendment to change the Official Land Use Zoning District from BV/RL-40 to BV/RS on 62.46 acres.
3. Code Compliance. The project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC) San Bernardino County Fire Code, , and the following conditions of approval, the approved tentative tract map and all other required and approved reports and/or displays (e.g. elevations). The developer shall provide a copy of the approved conditions and approved tentative tract map to every current and future developer to facilitate compliance with these conditions of approval and continuous use requirements for the project site.
4. Project Location. The project is located north and south of North Shore Drive (State Highway 38), 180 feet east of Canyon road in the Community of Bear Valley (3rd^d supervisorial District).
5. 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.
6. “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.
7. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except

where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

8. Expiration. This conditional approval shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within thirty-six (36) months following the effective approval date, unless an extension of time is granted.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The "developer" is responsible for initiation of any extension request.

9. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect 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.
10. Extension of Time. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.
11. Project Account. The Job Costing System (JCS) account number is PH11076. This is an actual cost project with a deposit account to which hourly charges are assessed by various

county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$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. There shall be sufficient funds (\$1000.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).

12. Condition Compliance. Condition compliance confirmation for purposes of the Final Map recordation will be coordinated by the County Surveyor.
13. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and 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 its 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.
14. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
15. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: United States Fish and Wildlife Service, Army Corp of Engineers
 - b) STATE: California Department of Fish and Wildlife, Regional Water Quality Control Board (RWQCB) –Santa Ana Region, South Coast Air Quality Management District (SCAQMD).
 - c) COUNTY: Land Use Services Department; Public Health-Environmental Health Services (DEHS), Department of Public Works, AND
 - d) LOCAL: San Bernardino County Fire Department, Local Agency Formation Commission (LAFCO)

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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, including during construction.
 17. 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 homeowners County-approved informational materials about methods and need to reduce the solid waste stream and 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 homeowners 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.
 18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards.
 19. Improvements. All improvements, including but not limited to, landscaping, fencing, walls, ditches, sewer/wastewater treatment, open space, detention basins and related pumping systems, parkways, walkways, medians, trails and streetlights, shall be maintained in good condition by the subdivider until such improvements are conveyed to individual property owners, or until an association or public agency accepts the maintenance responsibility.
 20. MMRP. Implementation of the mitigation measures required for the project shall be verified according to the methods specified in the Mitigation Monitoring and Reporting Program (MMRP) of the certified EIR.

Land Use Services – Code Enforcement Division (909) 387-8311

21. 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.

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22. 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).

County Fire Department – Community Safety Division (909) 386-8465

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 California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
24. 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 is 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 shall be first obtained and the fee to recommence work shall be one half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
25. 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.
26. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.

Land Use Services – Land Development – Drainage (909) 387-8311

27. 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.
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 ensure 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 – Traffic Division (909) 387-8186

32. Traffic. The project vehicles shall not back out into the highway.

Public Works - Solid Waste Management (909) 387-8701

33. Recycling Storage Capacity – The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.

PRIOR TO ISSUANCE OF GRADING PERMITS

The following shall be completed:

Land Use Services - Building and Safety (909) 387- 8311

34. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
35. 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 grading permits.
36. Geotechnical (Soil) Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
37. Grading Plans. One copy of the proposed engineered grading plans shall be submitted for plan review with appropriate fees and approval of these obtained, when earthwork quantities exceed fifty (50) cubic yards.
38. Erosion Control Plan. One copy of the proposed engineered erosion and sediment control plans shall be submitted for plan review with appropriate fees and approval of these obtained.
39. Erosion Control Devices. Prior to land disturbance, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
40. NPDES -NOI. Submit a copy of the Notice of Intent (NOI) obtained from the Regional Water Quality Control Board in compliance with the National Pollutant Discharge Elimination System (NPDES), when proposed grading is one acre or more. Contact local Regional Water Quality Control Board for information.
41. WDID. Submit a copy of the Regional Water Quality Control Board (RWQCB) permit letter with the Waste Discharge Identification (WDID) number assigned by the RWQCB when proposed grading is one acre or more. The letter must include the total land disturbance area including all clearing, grading, and/or excavation areas. Contact the local RWQCB for more information.

Land Use Services - Planning (909) 387- 8311

42. 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:

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- 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.
 - b) 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.
 - c) 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.
 - d) Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.
 - e) 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.
 - f) Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the project site.
 - g) Storm water control systems shall be installed to prevent off-site mud deposition.
 - h) All trucks hauling dirt away from the site shall be covered.
 - i) Construction vehicle tires shall be washed, prior to leaving the project site.
 - j) Rumble plates shall be installed at construction exits from dirt driveways.
 - k) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
 - l) 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.
43. AQ - Construction Mitigation. 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 vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
 - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
 - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
 - d) All gasoline-powered equipment shall have catalytic converters.
 - e) Provide onsite electrical power to encourage use of electric tools.
 - f) Minimize concurrent use of equipment through equipment phasing.
 - g) Provide traffic control during construction to reduce wait times.
 - h) Provide on-site food service for construction workers to reduce offsite trips.
 - i) Implement the County approved Dust Control Plan (DCP)

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- j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
44. Noise Mitigation. The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
- a) Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
 - b) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.
 - c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.
- All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.
45. AQ- Air Quality Mitigation. *Contractor shall ensure use of ultra low-sulfur diesel fuel in construction equipment as required by the County per County Development Code § 83.01.040 (c)(2)(I) (diesel fuel with sulfur content of 15 ppm by weight or less). Prior to the issuance of grading permits, the applicant shall provide documentation to the County that verifies that certain equipment are exempt; that an ultra low-sulfur diesel supply has been secured; and that the construction contractor is aware that the use of ultra low-sulfur diesel is required. As a conservative measure, no reduction was taken in this analysis for the use of low-sulfur diesel fuel. [AQ-3]*
46. AQ- Air Quality Mitigation. *Contractor shall ensure that all off- road heavy-duty construction equipment utilized during construction activity would be CARB Tier II Certified or better (to the maximum extent feasible). Prior to the issuance of grading permits, the applicant shall provide documentation to the County that verifies that certain equipment is not available as CARB Tier II certified; that applicable CARB Tier II certified equipment has been secured; and that the construction contractor is aware that the use of CARB Tier II Certified equipment is required. Implementation of this measure is estimated to reduce emissions of VOCs, NOX, PM10, and PM2.5 by approximately 78.31 percent, 54.57 percent, 54.82 percent, and 50.43 percent, respectively.*
47. BIO – Biological Resources Mitigation. *A biologist/monitor shall be present at the site during all land disturbance activities. 2*
48. BIO – Biological Resources Mitigation. *To avoid an illegal take of active bird nests, any grubbing, brushing, or tree removal will be conducted outside the State identified nesting season (February 15 through September 1). Alternatively, the site will be evaluated by a qualified biologist prior to any ground disturbance activities to determine the presence or absence of nesting birds. If an active nest is located in the project construction area, it will be flagged and a 300 foot buffer will be placed around it. No activity will occur within the 300 foot-buffer until the birds have fledged the nest. 5*

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49. CUL – Cultural Resources Mitigation. In accordance with the paleontological resource impact mitigation program (PRIMP) prepared for this proposed project, a trained paleontological monitor, working under the supervision of a qualified paleontologist, shall be present during ground-disturbing activities within the proposed project area in sediments determined likely to contain paleontological resources. The monitoring for paleontological resources shall be conducted on a half-time basis. If after a reasonable amount of excavation is done, and it is determined, by the qualified paleontologist, that the sediments in question are not fossiliferous, or have low potential to contain fossils the monitoring can be reduced. If paleontological resources are located within the proposed project, the monitoring program will increase to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, if fossiliferous sediments are found samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. [CU -1]
50. CUL – Cultural Resources Mitigation. Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. [CUL-2]
51. CUL – Cultural Resources Mitigation. All fossils collected during the proposed project shall be prepared to a reasonable point of identification by a qualified paleontologist. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the San Bernardino County museum repository along with the specimens. [CUL-3]
52. GEO – Geologic Hazard Prior to issuance of grading permits, a Design Level Geotechnical Analysis of the project site shall be performed. This analysis will provide additional analysis and refine the following preliminary recommendations:
- A) Foundations for small outlying structures, such as property line walls or trash enclosures, which will not be tied-in to the proposed structures, will be supported on foundations (deemed appropriate by a geotechnical engineer) bearing in properly compacted fill, competent native soils, or bedrock. Proper drainage must be maintained adjacent to foundations to minimize settlements in the soils and any foundations supported therein.
 - B) Where engineered fill is to be placed, grading will begin with the removal of all existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood, tree stumps, and thick roots shall be exported from the site and shall not be mixed with the fill soils. Asphalt and concrete will not be mixed with the fill soils without approval by the Geotechnical Engineer. All existing underground improvements planned for removal will be completely excavated and the resulting depressions properly backfilled.
53. GEO – Geologic Hazards. All manufactured slopes shall be planted, drained and maintained to reduce erosion. Due to the very granular nature of the majority of the site

soils, consideration shall be given to landscaping to reduce the potential for surficial erosion per landscape standards of County Ordinance 83.10.070 and 83.10.080. [GEO-2]

54. GEO – Geologic Hazards. *Drainage control structures will be installed to intercept water flow emanating from the canyon drainages and directed to proper drain improvements. [GEO-3]*
55. HAZ – Hazards Mitigation. *Abandon and/or remove all existing wells (water, dry well, etc.) in accordance with applicable laws and regulations. [HAZ-1]*
56. HAZ – Hazards Mitigation. *Trash and debris shall be removed from the project site and disposed in accordance with applicable laws and regulations. [HAZ-4]*
57. HYD – Hydrology Mitigation. *Prior to issuance of grading permits, applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the County for coverage under the NPDES General Construction Permit. [HYD – 4]*
58. NOI -Noise Mitigation. *During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.*
 - A) *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.*
 - B) *The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County staff consistent with normal weekday working hours (e.g. 7a.m. to 7p.m. Monday thru Friday).*
 - C) *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. Haul trucks shall access the site using the route furthest from sensitive land uses or residential dwellings.*
59. NOI -Noise Mitigation. *Prior to the issuance of building permits, a noise analysis shall be required when grading plans are available. The grading plan shall include the location of stationary noise sources, such as loading docks, air conditioning units, trash compactors, and drive-thru lanes. The noise analysis shall evaluate the potential noise impacts to the existing and proposed noise sensitive homes near the retail areas of the project. The noise analysis will require design features and practices to ensure that noise levels will be reduced to acceptable levels.*

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60. PSU - Public Services Mitigation. Prior to the development of any combustible construction, the development of each phase shall have two (2) points of paved access, or as otherwise approved by the Fire District, for fire and other emergency equipment, and routes of escape which will safely handle evacuations. Each of these access points shall provide an independent route into the area in which the development is located. [PSU-1]
61. PSU - Public Services Mitigation. Unless otherwise approved by the Fire Chief, on-site fire protection water systems shall be designed to be looped and fed from two (2) remote points. [PSU-2]

County Fire Department – Community Safety Division (909) 386-8465

62. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05]
63. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F01A]
64. Street Signs. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
65. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]

Public Works – Solid Waste Management Division (909) 386-8701

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

Upon completion of construction, the developer shall complete SWMD’s CDWMP 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 Health – Environmental Health Services (DEHS) (800) 442-2283

67. Vector Clearance. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (800) 442-2283.

Public Works – Surveyor (909) 387-8149

68. Monumentation. 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 appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

Land Use Services - Land Development - Drainage (909) 387-8311

69. Grading Plans. Grading plans shall be submitted to Land Development Division for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports.
70. Drainage Improvements. A Registered Civil Engineer (RCE) 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.
71. Storm Drain Plans. Permanent drainage improvements will be required to intercept and conduct larger drainage flows through or around the site in an approved manner. Submit Storm Drain Plans for review and approval.
72. 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
73. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
74. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 7295H 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.

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75. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
76. 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://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
77. 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.
78. Streambed Alteration Agreement. California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at:
<https://www.wildlife.ca.gov/Conservation/LSA>

PRIOR TO RECORDATION OF THE FINAL MAP

The Following Conditions Shall Be Completed

Land Use Services – Planning (909) 387-8311

79. HOA required. The Developer shall establish a Homeowners' Association (HOA) for the purpose of monitoring and maintaining common area amenities and, where applicable, private lot areas with HOA maintenance easements. The HOA shall be formed to the satisfaction of County Planning. The Developer shall submit the following to County Planning for review and approval:
- a) Cover Letter. Reference the project case number P201500428 and identify the contact individual (with contact information) for any questions concerning the submitted documents.
 - b) By-Laws/CC&R. The proposed HOA By-Laws, Declaration of Covenants, Conditions and Restrictions (CC&R's), and HOA Rules and Regulations shall be submitted for review and approval obtained from County Planning. The By-laws and the CC&R's, as approved by the County, shall not be modified or rescinded without County approval. The CC&R's shall:
 - Provide for a minimum term of 60 years.
 - Provide for the establishment of an HOA comprised of the owners of each individual lot or unit as tenants in common.
 - Provide for common area ownership to be by either the HOA or the owners of each individual lot or unit as tenants in common.
 - Contain the following note verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain

the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the County of San Bernardino or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be paid in full prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from absent the prior written consent of the County of San Bernardino or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

- c) Sample Title. A sample document conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference.
- d) Recordation. After approval by the County, the HOA By-Laws, the Declaration of Covenants, Conditions and Restrictions (CC&R's) shall be recorded and a copy of the recorded documents shall be provided to County Planning. The submitted documents shall include: One (1) copy and one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor.
- e) HOA Responsibilities. The HOA documents (CC&R's) shall indicate that the HOA is required to maintain the private streets (including snow removal where appropriate) street landscaping, common area landscaping, fuel modification measures, slopes, fencing, retaining walls, drainage facilities, and water quality facilities. The HOA shall enforce architectural controls to insure compatibility of colors, materials, landscaping and overall aesthetic appearance, including prompt removal of graffiti. The HOA shall require that roof mounted mechanical equipment shall be screened from view, on all sides to minimize any visual and aesthetic adverse impacts. Homeowners shall be required to incorporate drought-resistant, fire retardant, and water conserving plants and irrigation systems in their landscaping designs. Homeowners will be required to maintain any required fuel modification and sound attenuation measures.
- f) Landscaped Area Maintenance. The maintenance of landscaped areas shall be the sole responsibility of the developer until the transfer to individual ownership of the lots or until the maintenance is officially assumed by the required Homeowners' Association (HOA). A separate water meter shall be installed in any common easement landscaped area, in conformance with an approved landscaping plan.

Land Use Services - Building & Safety Division (909) 387-8311

80. 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 recordation of the final map.
81. Geotechnical (Soil) Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to recordation of the final map.
82. CDP/B&S. 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 B&S, prior to recordation of the Parcel Map (Statements in quotations shall be verbatim):

“Land Use Services Department / Building and Safety Division (909) 387-8311”

- **“Retaining Wall Plans:** Submit plans and obtain separate permits for any required walls, retaining walls or trash enclosures.”
- **“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.”
- **“Geotechnical (Soil) Report:** When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.”
- **“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.”
- **“Erosion & Sediment Control Plan:** An erosion and sediment control plan shall be submitted to and approved by the Building Official.”
- **“Erosion Control Installation:** Erosion control devices must be installed at all perimeter openings and slopes prior to any land disturbance or grading. No sediment is to leave the job site.”
- **“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.”
- **“Temporary Use Permit:** A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.”

Public Health - Environmental Health Services (DEHS) (800) 442-2283

83. Water Purveyor. The water purveyor shall be the City of Big Bear Lake Department of Water and Power.
84. 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.
85. Sewage Disposal. Method of sewage disposal shall be a **County Service Area 53B**
86. Sewer Verification. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall reference the Assessor's Parcel Number.
87. LAFCO. Submit verification of annexation to DEHS for any project that require water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 387-5866.
88. Preliminary Acoustic Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 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 (800) 422-2283.
89. Existing Wells. Any existing wells on the lot shall (1) be properly destroyed under permit OR (2) have been constructed to "California Well Standards" and be used as a source of water (industrial and/or domestic) for the project. Contact DEHS/Water Section for more information at (800) 442-2283.

Land Use Services - Land Development - Drainage (909) 387-8311

90. Drainage Improvements. A Registered Civil Engineer (RCE) 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 safety 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.
91. 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.

92. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
93. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
94. 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://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
95. Grading Plans. Grading plans shall be submitted for review and approval obtained IF grading occurs prior to Final Map recordation. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports.
96. 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):

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

- "Grading Plans. Grading plans shall be submitted to Land Development Division for review and approval obtained prior to issuance of grading permits for each parcel to reflect the proposed WQMP BMP features per the approved WQMP dated _____. Submit necessary fees per the latest fee schedule for review, WQMP inspection and approval."
- "Revisions to WQMP. If the Owner wishes to deviate from the approved WQMP dated _____, the Owner(s) shall submit a revised WQMP along with grading plans for the lot. Submit necessary fees per the latest fee schedule for review, Inspection and approval."
- "Natural Drainage. Natural Drainage Course(s) and/or Easement(s) shall not be occupied or obstructed, unless specific approval is given by County Land Use Services Department - Land Development Division/Drainage Section for each lot/parcel."
- "FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 7295H 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."
- "Grading Plans. Grading plans shall be submitted to Land Use Services/Land Development Division for review and approval obtained prior to issuance of grading permits. 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 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.”
- “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.”
- "WQMP Operations and Maintenance. Operation and maintenance 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 is the sole responsibility of the Owner in accordance with the terms of the WQMP Agreement."
- “Streambed Alteration Agreement. California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at <https://www.wildlife.ca.gov/Conservation/LSA>.”

Land Use Services - Land Development - Roads (909) 387-8311

97. Road Dedication/Improvements. 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.

SH-38 (Mountain Major Highway – 80')

- Road Dedication. An 80 foot grant of easement is required to accommodate SH-38 will be required per Caltrans standards.

Street “A” (Mountain Local – 40')

- Road Dedication. A 40 foot grant of easement is required to provide a full-width right-of-way of 40'.
- Curb Return Dedication. A 20 foot radius return grant of easement is required at all curb returns
- Street Improvements. Design a minimum of 26-feet paved road, constructed to County Standards 114b.

- Driveway Approach. Design driveway approach per San Bernardino County Standard 128A, and located per Standard 130.
- Curb Returns. Curb Returns shall be designed per Caltrans Standard A88A
- Cul-de-sac Design. The proposed cul-de-sac shall be designed and constructed full width to County Standards 120.
- Paved Access Road. This project is required to have a minimum of 26-foot wide paved access road within 40' of right-of-way that ties into a maintained paved public road.

Street "B" (Mountain Local – 40')

- Road Dedication. A 40 foot grant of easement is required to provide a full-width right-of-way of 40'.
 - Curb Return Dedication. A 20 foot radius return grant of easement is required at all curb returns
 - Street Improvements. Design a minimum of 26-feet paved road within a 40' right-of-way that ties into a maintained public road.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 128A, and located per Standard 130.
 - Curb Returns. Curb Returns shall be designed per Caltrans Standard A88A
 - Paved Access Road. This project is required to have a minimum of 26-foot wide paved access road within 40' of right-of-way that ties into a maintained paved public road.
98. 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 Mountain 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.
99. 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. Any utility affecting construction 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.
100. CMRS Exclusion. Road improvements required for this development will **not** be entered into the County Maintained Road System (CMRS).

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101. Improvement Securities. Any required public road, drainage, and/or utility improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
 102. Maintenance Bond. Once all required public road, drainage, and/or utility improvements have been constructed and approved, a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
 103. Access Rights. Vehicular access rights shall be restricted on SH-38 along the rear of double frontage lots.
 104. Turnarounds. Turnarounds at dead end streets *and entrances to the marina* shall be in accordance with the requirements of the County Department of Public Works and Fire Department.
 105. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.
 106. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
 107. 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.
 108. 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.
 109. Caltrans Approval. Obtain comments and approvals from Caltrans for access requirements and working within their right-of-way.
 110. Physical Access. Physical access shall be required to all newly created parcels. Physical access is defined as a route which is traversable in a standard (two-wheel drive) sedan. The Developer's Engineer or Surveyor shall submit a signed and sealed letter, to Land Development Division certifying that physical access has been completed.
 - A) Pedestrian safety: Homeowner information provided by the HOA shall discourage pedestrian crossing of SR 38, and signage warning of cross traffic shall be placed at the entry/exit gate, to discourage unsafe crossing of the state highway.
 111. 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 Parcel Map (Statements in quotations shall be verbatim):

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

- Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, for the private roads shall be submitted to Land Development.
- "Private Roads/Improvements Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria."
- "CMRS Exclusion. Roads within this development will **not** be entered into the County Maintained Road System (CMRS)."

Public Works – Surveyor (909) 387-8149

112. Final Map. A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
113. Lot Line Adjustment. The Lot Line Adjustment noted on the tentative map will need to be filed concurrently with the Final Map application.
114. 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.
115. Easements of Record. 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.
116. Payment of Actual Cost Fees. Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
117. Title Report. A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.
118. Final Monumentation. Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor's Office as established per the current County Fee Ordinance on file with the Clerk of the Board.

County Fire Department – Community Safety Division (909) 386-8465

119. Fire Fees. The required fees shall be paid.
120. CDP/Fire. The project applicant shall submit for review and approval a "Composite Development Plan" (CDP). The following statements shall be placed verbatim on the CDP.

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- This project is protected by the County Fire Department. Prior to building permits being issued on any parcel, the applicant shall comply with the adopted California Fire Code requirements and all other applicable codes, ordinances, and standards of San Bernardino County Department standards.
 - Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any building permit issuance. Fire protection measures may include Fire Department approval of:
 - Automatic fire sprinklers for all structures.
 - Surfacing of access roads and driveways.
 - All construction shall adhere to the applicable standards and requirements of the Fire Safety Review Area One (FS1) overlay district, as adopted in the San Bernardino County Development Code. In Fire Hazard Areas, the applicant shall contact the San Bernardino County Building & Safety Division for variances concerning modified one-hour fire resistive construction for exterior walls.
 - 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 fifty feet (50') from the roadway, additional contrasting four-inch (4") numbers shall be displayed at the property access entrances.
 - Prior to combustibles being placed on the project site, an approved paved road shall be installed. The topcoat of asphalt does not need to be installed until final inspection.
 - Not less than two (2) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.

Public Works - Traffic Division (909) 387-8186

- 120A. Prior to recordation of the subdivision map, all street names shall be reviewed and approved by the Department of Public Works, Traffic Division pursuant to 87.06.050(j) of the Development Code.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed

Public Works – Surveyor (909) 387-8149

121. Monumentation. 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 appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

County Fire Department – Community Safety Division (909) 386-8465

122. Paved Road. Prior to combustibles being placed on the project site, an approved paved road shall be installed. The topcoat of asphalt does not need to be installed until final inspection.
123. Fire Flow Operational. 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 placing combustible materials on the job-site.
124. 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.
125. Hydrant Marker. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three feet (3') from the hydrant and at least six feet (6') high above the adjacent road.
126. Fire Hydrants. Additional Fire Hydrants shall be required on cul-de-sac roads greater than 350 feet long. No cul-de-sacs over 600 feet long will be allowed.

Public Works - Traffic Division (909) 387-8186

127. Improvements: The applicant shall design their street improvement plans to include the following pursuant to the focused traffic impact study by Urban Crossroads dated August 15, 2018 and the letter from Caltrans dated October 1, 2018:
- Eastbound Left Turn Pocket at Driveway 1. A left turn pocket shall be constructed for eastbound traffic at the intersection of State Route 38 with the westerly project road entering the residential lots.

- Eastbound Left Turn Pocket at Driveway 2. A left turn pocket shall be constructed for eastbound traffic at the intersection of State Route 38 with the easterly project road entering the residential lots.
- Westbound Left Turn Pocket at Driveway 2. A left turn pocket shall be constructed for westbound traffic at the intersection of State Route 38 with the easterly project road entering the marina.
- Right-Out Only at Marina Exit. The Marina Road exit (easterly of Driveway 2) shall be right-out only.
- Class II Bicycle Lane. A Class II bicycle lane shall be provided along State Route 38 for eastbound traffic.

Design criteria, details, and/or exceptions for improvements on state Route 38 shall be reviewed and approved by Caltrans. This condition may only be satisfied by providing written approval from the designated Caltrans authority to the County of San Bernardino Traffic Division. Written approval shall include a copy of the approved street improvement plans showing the required improvements listed herein and/or identified in the referenced study documents.

128. Fair Share Contribution: The total fair share contribution for this project is required based on the traffic report dated August 15, 2018 from Urban Crossroads. The fair share breakdown for these improvements is shown below:

INTERSECTION	ESTIMATED COST	FAIR SHARE PERCENTAGE	ESTIMATED CONTRIBUTION
North Shore Dr. (SR38) at Big Bear Blvd (SR18)			
- Add Right Turn Overlap Phasing	\$ 25,000.00	5.99%	\$ 1,498.00
Intersection Total	\$ 25,000.00	5.99%	\$ 1,498.00
Stanfield Cutoff at North Shore Dr.			
-Install Traffic Signal	\$ 600,000.00	8.09%	\$ 48,540.00
-Construct 2 NB Left Turn Lanes	\$ 100,000.00	8.09%	\$ 8,090.00
-Construct SB Left Turn Lane	\$ 50,000.00	8.09%	\$ 4,045.00
-Construct EB Left Turn Lane	\$ 50,000.00	8.09%	\$ 4,045.00
-Construct EB Right Turn Lane	\$ 50,000.00	8.09%	\$ 4,045.00
-Add Right Turn Overlap Phasing	\$ 25,000.00	8.09%	\$ 2,021.00
-Construct WB Left Turn Lane	\$ 50,000.00	8.09%	\$ 4,045.00
Intersection Total	\$ 925,000.00	8.09%	\$ 74,831.00
Stanfield Cutoff at Big Bear Blvd (SR18)			
-Construct NB Left Turn Lane	\$ 50,000.00	2.82%	\$ 1,410.00
-Construct SB Left Turn Lane	\$ 50,000.00	2.82%	\$ 1,410.00
-Construct SB Right Turn Lane	\$ 50,000.00	2.82%	\$ 1,410.00
-Add Right Turn Overlap Phasing	\$ 25,000.00	2.82%	\$ 711.00
-Construct EB Through Lane	\$ 300,000.00	2.82%	\$ 8,460.00
-Construct WB Through Lane	\$ 300,000.00	2.82%	\$ 8,460.00
-Signal Modification	\$ 40,000.00	2.82%	\$ 1,130.00
Intersection Total	\$ 815,000.00	2.82%	\$ 22,991.00
Total Fair Share			\$ 99,320.00

The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for a building permit and shall be paid to the Department of Public Works - Traffic Division. At the present time, the estimated cost is \$99,320.00. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index and/or County standard estimate values.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

Public Works – Surveyor (909) 387-8149

129. Monumentation. 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 appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

Land Use Services Department – Planning Division (909) 387-8311

130. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.

Public Works - Solid Waste Management (909) 387-8701

131. 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.

County Fire Department – Community Safety Division (909) 386-8465

132. 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
133. Radio Control. Where an automatic electric security gate is used, an approved Fire Department radio operated controller is required.

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

134. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) 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.

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135. 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 Department / Land Development Division – Road Section (909) 387-8311

136. Private Roads/Improvements. Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.
137. 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 Land Development.
138. 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.
139. CMRS Exclusion. Roads within this development will not be entered into the County Maintained Road System (CMRS).
140. Landscape Maintenance. 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.

Public Works - Traffic Division (909) 387-8186

141. The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. Written acknowledgement and approval from Caltrans shall be provided to the County to establish this requirement has been completed.

END OF CONDITIONS