



Interoffice Memo

DATE: October 4, 2018

PHONE: 909-387-4110

FROM: **TOM NIEVEZ, PLANNER**
Land Use Services Department

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: **CONDITIONS OF APPROVAL FOR RCK PROPERTIES, INC., MOON CAMP, PROJECT NO. PH1106701**

Subsequent to the distribution of the Planning Commission packets on Friday, September 28, 2018, Department of Public Works has submitted two new Conditions of Approval (#120A and #141) and two revised Conditions (#127 and #128). The revised conditions address the requests made by Cal Trans in July of this year and updated information provided by Urban Crossroads in their letter dated August 15, 2018.

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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.

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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.

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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.

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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.