



# Conditions of Approval

<b>Record:</b>	PROJ-2023-00100	<b>System Date:</b>	03/05/2024
<b>Record Type:</b>	Project Application	<b>Primary APN:</b>	0239031500000
<b>Record Status:</b>	In Review	<b>Application Name:</b>	TENTATIVE PARCEL MAP
<b>Effective Date:</b>		<b>Expiration Date:</b>	
<b>Description:</b>	A Tentative Parcel Map (TTM) to subdivide the following existing parcels (APNs: 0239-031-37, 0239-031-50, 0239-031-04 and 0239-031-32) totaling approximately 31.34 gross acres into 14 parcels located on the north and west side of Glen Helen Parkway and east of I-15 freeway.		

**This document does not signify project approval.**

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

## ON-GOING

### Public Health– Environmental Health Services

- 1 **Noise Levels** - Status: Outstanding  
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.
- 2 **OWTS Maintenance** - Status: Outstanding  
The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.
- 3 **Refuse Storage and Disposal** - Status: Outstanding  
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

## INFORMATIONAL

### Land Use Services - Planning

- 4 **Subdivisions - Development Impact Fees** - Status: Outstanding  
Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
- 5 **Subdivisions - Expiration/TPM** - Status: Outstanding  
This conditional approval of the Tentative Parcel Map 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 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.
- 6 **Subdivisions - Extension of Time/TPM** - Status: Outstanding  
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 Land Use Services 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.
- 7 **Subdivisions - Indemnification** - Status: Outstanding  
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 Subdivisions - Project Account (TT/TPM) - Status: Outstanding**

The Project account number is PROJ-2023-00100. 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 \$1,000 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 recordation.

**9 Subdivisions - Revisions/TPM - Status: Outstanding**

Any proposed change to the approved Tentative Parcel 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 Land Use Services for review and approval.

**10 Subdivisions- Condition Compliance - Status: Outstanding**

Condition compliance confirmation for purposes of Parcel Map recordation will be coordinated by the County Surveyor.

**County Fire - Community Safety****11 F01 Jurisdiction - Status: Outstanding**

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 California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

**12 F04 Fire Permit Expiration - Status: Outstanding**

Construction permits shall automatically expire and become invalid unless the work authorized 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 with 180 days of any previous inspection. After a construction permit 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 permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

**13 F08 Fire Safety Overlay - Status: Outstanding**

The County General Plan designates this property as being within the Fire Safety Review Area. All construction shall adhere to all applicable standards and requirements of the Fire Safety Review Area as adopted in the San Bernardino County Development Code.

**14 F12 Fuel Modification Zone - Status: Outstanding**

A Fuel Modification Zone (FMZ) plan designed specifically for the subject project is required and shall be designed by a consultant approved by the Fire Department. The FMZ plan shall be submitted to the Fire Department for review and approval in compliance with County standards.

**15 F15 Access – 30% slope - Status: Outstanding**

Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

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- 16 **F20 Access – 150+ feet** - Status: Outstanding  
Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
- 17 **F66 Compressed Gasses/Beverage Dispensing** - Status: Outstanding  
A submittal of compressed gasses in storage or use including asphyxiant, irritant, and radioactive gasses complying with the California Fire Code, California Mechanical Code, and NFPA is required. The applicant shall hire a licensed contractor to submit plans for review and approval by the fire department. The required fees shall be paid at the time of plan submittal.
- 18 **F67 Emergency Responder Radio System** - Status: Outstanding  
An emergency responder radio system is required. The applicant shall hire a qualified designer, to submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Frequencies used and tower locations can be found at <https://www.radioreference.com/apps/db/?sid=7016> <https://www.radioreference.com/apps/db/?action=siteMap&sid=7016&type=fcc>
- 19 **F70 Additional Requirements** - Status: Outstanding  
In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. 1. Standpipes may be required for the proposed hotel 2. Buildings 30' or higher will require 30' access roads
- 20 **F71 Proposal Changes** - Status: Outstanding  
Any changes to this proposal shall require new Fire Department condition letter.

## PRIOR TO LAND DISTURBANCE

### Land Use Services - Planning

- 21 **Grading/Land Disturbance Condition** - Status: Outstanding

~~Prior to the issuance of a grading permit for any portion of the 32-acre project site (consisting of Assessor's Parcel Numbers [APN] 0239-031-04, 0239-031-32, 0239-031-37, 0239-031-50, and the California Department of Transportation [Caltrans] right-of-way), the project applicant shall acquire, in accordance with all applicable laws, full and irrevocable ownership of the project site, including the approximate 4.2 acres of land owned by San Bernardino County (APNs: 0239-031-32 [restricted parcel] and 0239-031-04 [unrestricted parcel]) and approximate 6.9 acres of land owned by Caltrans. This condition does not obligate any party to convey any property described herein to the project applicant. A grading permit may be issued for any portion of the 32 acre project site (consisting of Assessor's Parcel Numbers [APN] 0239-031-04, 0239-031-32, 0239-031-37, 0239-031-50, and the California Department of Transportation [Caltrans] right-of-way). Unless written consent is provided by the underlying property owner, a grading permit shall be limited to the portion of the project site owned and controlled by the applicant. Written consent from the Board of Supervisors is required for grading any portion of the property owned by San Bernardino County.~~

- 22 **Grading/Land Disturbance Condition** - Status: Outstanding

Relocation of Historical Monument. Applicant shall provide the County with a Secured Agreement letter signed by the Applicant and San Bernardino Historical and Pioneer Society (SBH&PS) in verifying the Applicant's acceptance to pay the full cost estimate provided by SBH&PS for relocation of the Pioneer Women Historical Monument to the Sycamore Grove Monument located within Glen Helen Regional Park. The Pioneer Women Historical Monument shall be safely removed from the current location (Glen Helen Parkway) abutting the Project Site and relocated to the Sycamore Grove Monument

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site.

Expiration Date:

23 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

- 24 **Requirement Prior to Land Disturbance** - Status: Outstanding  
Following approval by the CTC, the owner/developer will complete the State of California R/W Decertification by recording a grant deed from state for the 5.88 AC portion of State Route 15 prior to the issuance of a county grading permit on or over said 5.88 AC portion.
- 25 **Requirement Prior to Land Disturbance** - Status: Outstanding  
Following approval by the CTC, the owner/developer will complete the State of California R/W Decertification by recording a grant deed from state for the 5.88 AC portion of State Route 15 prior to recordation of the final parcel map.
- 26 **Requirement Prior to Land Disturbance** - Status: Outstanding  
Upon completion of the RW Decertification and recordation of the grant deed, the owner/developer will obtain a State of California Encroachment permit for the work to be done within State Route 15.
- 27 **Requirement Prior to Land Disturbance** - Status: Outstanding  
The owner/developer is required to dedicate in fee with access control to the State of California any lands required for State Route 15 at no cost to state.

### **Public Works - Surveyor**

- 28 **Corner Records Required Before Grading** - Status: Outstanding  
Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.
- 29 **Monument Disturbed by Grading** - Status: Outstanding  
If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

## **PRIOR TO BUILDING PERMIT ISSUANCE**

### **County Fire - Community Safety**

- 30 **F02 Fire Fee** - Status: Outstanding  
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- 31 **F09 Building Plans** - Status: Outstanding  
Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- 32 **F10 Combustible Protection** - Status: Outstanding  
Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

33 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

34 **F22 Primary Access Paved** - Status: Outstanding

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

35 **F23 Secondary Access Paved** - Status: Outstanding

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

36 **F26 Fire Flow Test** - Status: Outstanding

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

37 **F27 Water System** - Status: Outstanding

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 California Fire Code. The Fire Flow for this project shall be: 4000\_\_\_\_GPM for a 4 hour duration at 20 psi residual operating pressure.

38 **F28 Water System Commercial** - Status: Outstanding

A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

39 **F29 Water System Large Commercial** - Status: Outstanding

A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred fifty (300) feet from any portion of a structure.

40 **F33 Water System Certification** - Status: Outstanding

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

## County of San Bernardino Special Districts

41 **Sanitation - District, within 200 ft** - Status: Outstanding

The project lies within the district boundary of County Service Area GH, (Glen Helen) for sewer service. A sewer feasibility study will be required and the applicant shall fund preparation of the report. Compliance with the requirements of the feasibility study will be a condition of service. For questions relative to this condition or to request the preparation of a feasibility study, please contact the Development Services at 760-955-9885.

**Public Health– Environmental Health Services**

- 42 **Existing OWTS** - Status: Outstanding  
Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.
- 43 **Existing Wells** - Status: Outstanding  
If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.
- 44 **Preliminary Acoustical Information** - Status: Outstanding  
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 83.01.080. 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 EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.
- 45 **Sewage Disposal** - Status: Outstanding  
Method of sewage disposal shall be sewer service provided by an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).
- 46 **Water and Sewer - LAFCO** - Status: Outstanding  
Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to EHS verification of Local Agency Formation Commission (LAFCO) approval of either: 1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, 2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133.
- 47 **Water Purveyor** - Status: Outstanding  
Water purveyor shall be West Valley WD or EHS approved.
- 48 **Water Service Verification Letter** - Status: Outstanding  
Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.
- 49 **Water System Permit** - Status: Outstanding  
A water system permit will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report in accordance with California Health and Safety Code §116527(c) to EHS and the State Water Resources Control Board. Application must be approved prior to initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (EHS). For information, contact the Water Section at (800) 442-2283 and SWRCB-DDW at (916) 449-5577.

## Public Works - Surveyor

### 50 **Corner Records Required Before Building** - Status: Outstanding

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

### 51 **Monument Disturbed by Building** - Status: Outstanding

If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

## PRIOR TO OCCUPANCY

### County Fire - Community Safety

#### 52 **F06 Inspection by Fire Department** - Status: Outstanding

Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

### County of San Bernardino Special Districts

#### 53 **Streetlighting - District** - Status: Outstanding

This project lies within the district boundary of County Service Area GH, (Glen Helen). Due to your projected use of the property, street lighting may be required. If required, please provide the street lighting plans, plan check fees, and ( 3 ) three-year advanced energy charges to the Special Districts Department for review and approval. Development plans are to be submitted to the Special Districts Department at 222 W. Hospitality Lane, 2nd Floor, San Bernardino, CA 92415-0450. For additional information on street light plans, please call Streetlighting Section at (909) 386-8821.

### Public Health– Environmental Health Services

#### 54 **New Public Water System Permit** - Status: Outstanding

A Public Water System annual permit which meets Title 22, CCR requirements pertaining to the type of water system, shall be required. For information, contact EHS at: (800) 442-2283.

## PRIOR TO RECORDATION

### Land Use Services - Planning

#### 55 **Recordation Condition** - Status: Outstanding

Retaining Wall Off-Sets. A note shall be included on the Composite Development Plan stating that "All retaining wall offsets shall be fenced off from pedestrian entry."

56 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to recordation.

57 **Subdivision - CDP/Planning Division** - Status: Outstanding

The following shall be delineated or noted on the CDP (Statements in quotations shall be verbatim):

58 **Subdivision - Composite Development Plan (CDP)** - Status: Outstanding

A Composite development plan ("CDP"), complying with the County Development Code, shall be submitted for review and approval by the County Surveyor and filed with Land Use Services prior to recordation of the Parcel Map.

59 **Subdivision - Funds** - Status: Outstanding

Sufficient funds shall remain in PROJ-2023-00100 to verify compliance with the conditions of approval for the Parcel Map.

## County Fire - Community Safety

60 **F16 Access** - Status: Outstanding

The development shall have a minimum of three\_\_points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

## Land Use Services - Building and Safety

61 **Composite Development Plan (CDP) Note Requirements** - Status: Outstanding

The following Composite Development Plan (CDP) Requirements shall be placed on the CDP submitted as a requirement for Recordation of the final map. Wall Plans: Submit plans and obtain separate permits for any required retaining walls. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading and/or building permits. 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 Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

62 **Geotechnical Report** - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to recordation of the parcel map.

## Public Health– Environmental Health Services

63 **New OWTS for Parcel Maps and Tracts** - Status: Outstanding

1. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. The following note shall be placed on a Composite Development Plan (CDP): "An approved percolation report, (EHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with EHS."

## Public Works - Surveyor

- 64 **Easements** - Status: Outstanding  
Easements within the remainder portion of the map are to be dedicated by separate document.
- 65 **Easements of Record** - Status: Outstanding  
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.
- 66 **Final Map Review** - Status: Outstanding  
Review of the Parcel Map by our office is based on actual cost, and requires an initial \$3,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
- 67 **Final Map Signatures** - Status: Outstanding  
Final Parcel map notarized signatures by the Owner (and Beneficiaries if applicable), County Auditor, Land Surveyor or Engineer of Record.
- 68 **Non-Interference Letter** - Status: Outstanding  
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.
- 69 **Parcel Map Required** - Status: Outstanding  
A Parcel Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
- 70 **Title Report** - Status: Outstanding  
A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

## Public Works - Traffic

- 71 **Street Name Review** - Status: Outstanding  
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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## Land Use Services - Planning

- 72 **Grading/Land Disturbance Condition** - Status: Outstanding  
Retaining Walls. Proposed retaining walls along the northern boundary of Parcel 8 and Parcel 9 shall be reviewed by the Land Development Department Engineer and Geology Division Engineer in conjunction with updated Geotechnical Feasibility Study and Fault Hazards Study. Review shall be performed in order to determine if retaining wall design shall require redesign or meets retaining wall engineered design specification requirements for supporting proposed grading escarpment.

## PRIOR TO FINAL INSPECTION

### County Fire - Community Safety

- 73 **F11 Combustible Vegetation** - Status: Outstanding  
Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586
- 74 **F24 Fire Lanes** - Status: Outstanding  
The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
- 75 **F25 Street Sign** - Status: Outstanding  
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.
- 76 **F35 Hydrant Marking** - Status: Outstanding  
Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
- 77 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding  
An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. 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.
- 78 **F40 Roof Certification** - Status: Outstanding  
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.
- 79 **F41 Fire Alarm** - Status: Outstanding  
A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- 80 **F43 Smoke and Heat Removal** - Status: Outstanding  
Mechanical smoke removal systems shall be provided for building protected by EFSR sprinkler systems as required by the Chief. The mechanical smoke removal systems shall meet the requirements of applicable codes and fire department standards.

**81 F46 Hood and Duct Suppression** - Status: Outstanding

An automatic hood and duct fire extinguishing system is required. The applicant shall hire a licensed fire protection contractor to submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

**82 F51 Commercial Addressing** - Status: Outstanding

Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ( $\frac{3}{4}$ ) inch stroke.

**83 F52 Commercial Large Facility Addressing** - Status: Outstanding

Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half ( $1\frac{1}{2}$ ) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ( $\frac{3}{4}$ ) inch stroke.

**84 F55 Key Box** - Status: Outstanding

An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox <sup>®</sup>).

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	<a href="https://lus.sbcounty.gov/">https://lus.sbcounty.gov/</a>	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	<a href="https://www.sbcfire.org/">https://www.sbcfire.org/</a>	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	<a href="https://dpw.sbcounty.gov/">https://dpw.sbcounty.gov/</a>	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	<a href="https://dph.sbcounty.gov/programs/ehs/">https://dph.sbcounty.gov/programs/ehs/</a>	

APN: 0239031500000

Effective Date:

PROJ-2023-00100

Expiration Date:

Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	<a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>