



# Interoffice Memo

DATE: March 21, 2024

PHONE: 909-387-0235

FROM: **JON BRAGINTON, SENIOR PLANNER**  
Land Use Services Department

TO: Honorable Planning Commission

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SUBJECT: **AGENDA ITEM # 2: PLANNED DEVELOPMENT PERMIT CONDITIONS OF APPROVAL**

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The purpose of this Interoffice Memo is two-fold:

1. Staff has received additional comment letters in support and in opposition of the project since the distribution of the staff report. The comment letters are attached for your consideration.
2. Plan Development Permit (Attachment H) Condition of Approval No. 5 and No. 160 have been amended and various conditions re-numbered because of the amendment.

Condition No. 5 has been amended to read as follows:

**5. Expiration - Status: Outstanding**

This project permit approval shall expire and become void if it is not “exercised” within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval’s expiration date. The developer is responsible to initiate any Extension of Time application.

Condition No. 160 has been amended to read as follows:

**160. Requirement Prior to Occupancy Building Permit Issuance - Status: Outstanding**

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Department of Public Works. The Plan Fee shall be computed

in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$17.02 per square foot for Commercial Use and \$4,355.00 per room for Hotel/Motel Use. The Regional Fees are listed by Parcel/Lot and each shall be paid no later than the time of ~~occupancy~~issuance of building permit for each Parcel/Lot. [Parcel 1 – Convenience Store/Gas Station; Commercial Use 10,097 square feet x \$17.02 per square foot = \$171,850.94] + [Parcel 2 – Pad 6 Fast Food with Drive Thru; Commercial Use 5,300 square feet x \$17.02 per square foot = \$90,206.00] + [Parcel 3 – Pad 5 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 4 – Pad 4 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 5 – Pad 3 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 6 – Pad 2 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 7 – Pad 1 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 8 – Fitness Center (Gym); Commercial Use 35,000 square feet x \$17.02 per square foot = \$595,700.00] + [Parcel 9 – Fire Station; Exempt] + [Parcel 10 – Hotel; Hotel/Motel Use 130 Rooms x \$4,355.00 per room = \$566,150.00] + [Parcel 11 – Market, Pharmacy, Shops; Commercial Use 45,500 square feet x \$17.02 per square foot = \$774,410.00] + [Parcel 12 – Restaurant 1; Commercial Use 5,300 square feet x \$17.02 per square foot = \$90,206.00] + [Parcel 13 – Restaurant 2; Commercial Use 6,500 square feet x \$17.02 per square foot = \$110,630.00] + [Parcel 14 – Convenience Store/Gas Station; Commercial Use 11,978 square feet x \$17.02 per square foot = \$203,865.56] = The total estimated Regional Transportation Fees for the Project is \$2,900,868.50. The current Regional Transportation Development Mitigation Plan can be found at the following website: <https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf>

An updated copy of the conditions of approvals as noted above are attached for your consideration.

Enclosures:

- Comment letters
- Conditions of approval



# City of Rialto

## California

February 13, 2024

Jon Braginton, Planner  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
[Jon.Braginton@lus.sbcounty.gov](mailto:Jon.Braginton@lus.sbcounty.gov)

Dear Mr. Braginton,

I am writing to express my support for the proposed development project outlined in the Draft Supplemental Environmental Impact Report (SEIR), Project#: PROJ-2023-00096, for the unincorporated area of southwestern San Bernardino County and within the City of Rialto Sphere of Influence (SOI).

The Project, as described, envisions the development of approximately 202,900 square feet of commercial and retail spaces on roughly 32.2 acres of land. This includes a diverse range of amenities such as a hotel, fitness facilities, markets, pharmacies, commercial shops, gasoline/service stations, convenience stores, drive-through car washes, restaurants, and a joint Fire and Sheriff Station. Additionally, the inclusion of indoor/outdoor RV storage, car condos, warehouse retail, and residential spaces further enhances the project's versatility and potential benefits to the community.

It's evident that the proposed Project aligns with the original intent of the Glen Helen Specific Plan (GHSP) by offering low-intensity retail commercial uses that are sensitive to the physical and environmental constraints of the area. Moreover, the Project's adherence to a maximum floor area ratio (FAR) of 0.18, below the allowed FAR of 0.20 in the GHSP-DR zone, demonstrates a commitment to balanced and sustainable development practices.

Furthermore, I appreciate the thoroughness of the environmental review process and the opportunity for public input provided through the circulation of the Draft SEIR. I encourage interested parties to review the document and provide feedback before the comment period closes on February 5, 2024.

In conclusion, I believe that the proposed development project has the potential to bring significant economic, social, and infrastructural benefits to the region. Therefore, I fully support its progression and commend the efforts of all stakeholders involved in its planning and execution.



# *City of Rialto*

## *California*

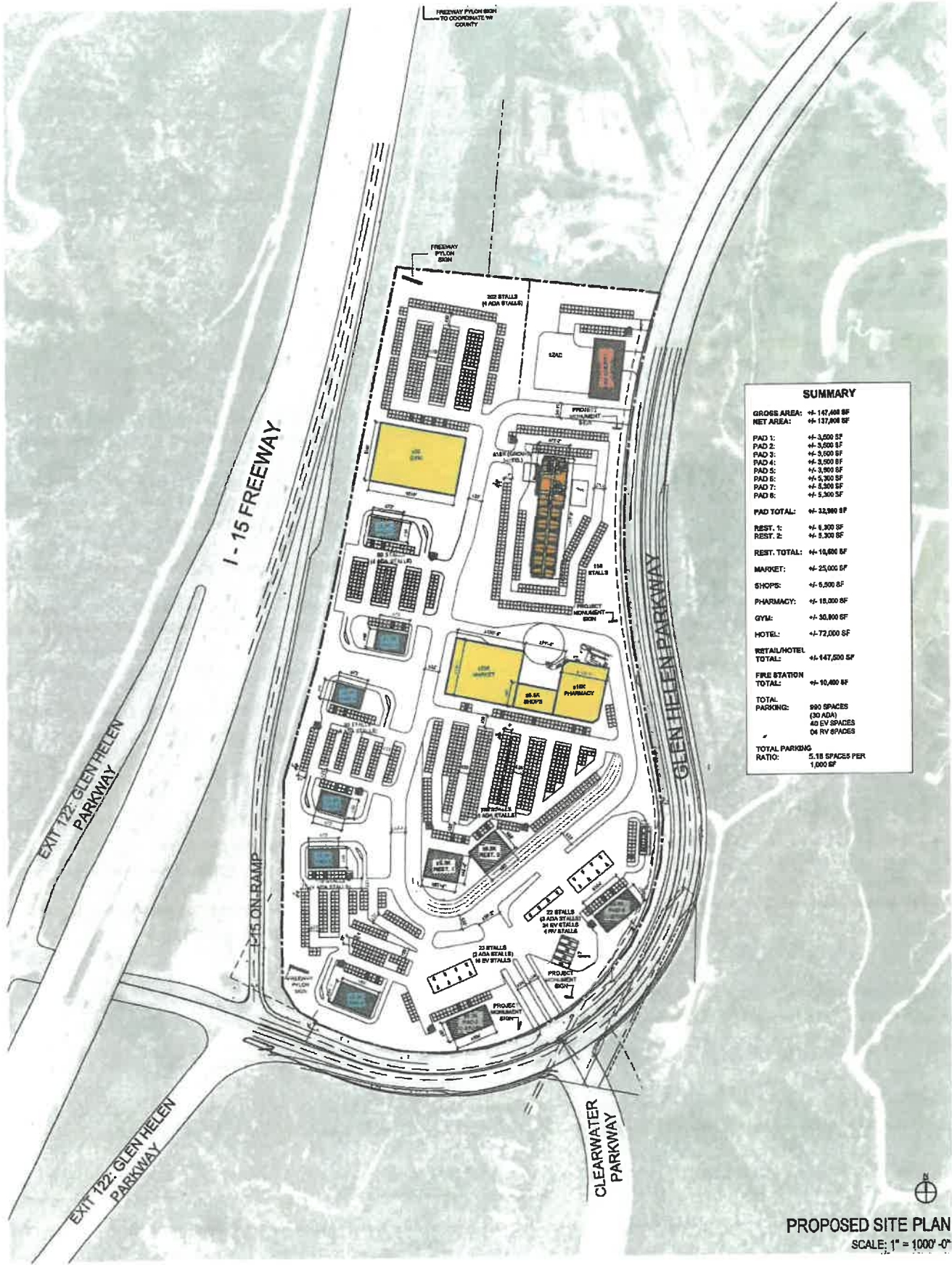
Thank you for your attention to this matter. Should you require any further information or assistance, please do not hesitate to contact me.

Sincerely,

Colby Cataldi  
Director of Community Development

Office: (909) 820-8008

Cell: (909) 644-8638



SUMMARY	
GROSS AREA:	+/- 147,400 SF
NET AREA:	+/- 137,808 SF
PAD 1:	+/- 3,500 SF
PAD 2:	+/- 3,500 SF
PAD 3:	+/- 3,500 SF
PAD 4:	+/- 3,500 SF
PAD 5:	+/- 3,500 SF
PAD 6:	+/- 3,300 SF
PAD 7:	+/- 3,300 SF
PAD 8:	+/- 3,300 SF
PAD TOTAL:	+/- 32,900 SF
REST. 1:	+/- 6,300 SF
REST. 2:	+/- 8,300 SF
REST. TOTAL:	+/- 14,600 SF
MARKET:	+/- 25,000 SF
SHOPS:	+/- 9,500 SF
PHARMACY:	+/- 18,000 SF
GYM:	+/- 30,800 SF
HOTEL:	+/- 72,000 SF
RETAIL/HOTEL TOTAL:	+/- 147,200 SF
FIRE STATION TOTAL:	+/- 10,600 SF
TOTAL PARKING:	900 SPACES (30 ADA) 40 EV SPACES 04 RV SPACES
TOTAL PARKING RATIO:	5.18 SPACES PER 1,000 SF

PROPOSED SITE PLAN  
SCALE: 1" = 1000'-0"

**VICINITY**

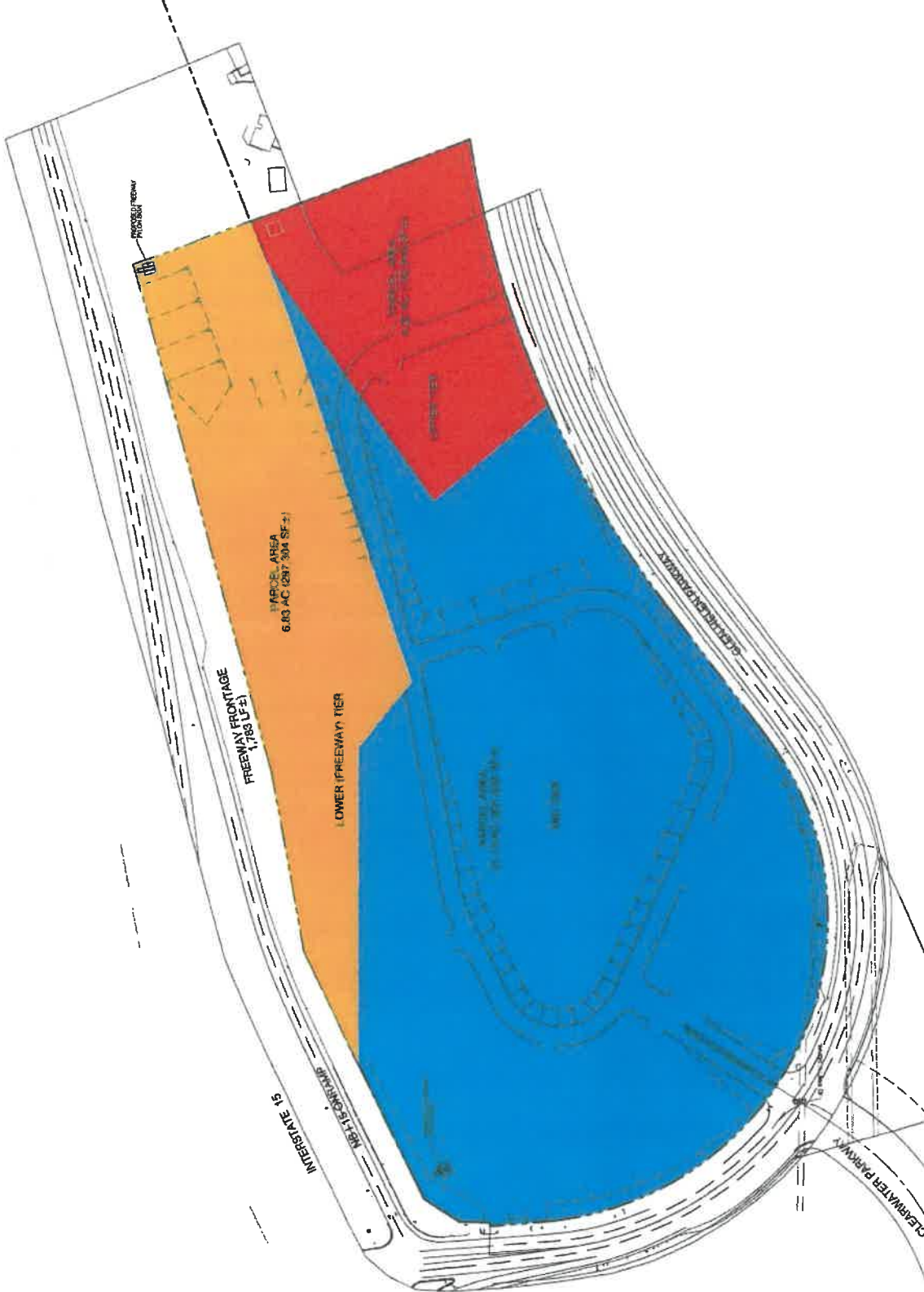


**ZONING**

GENERAL PLAN: HWY SERVING COMMERCIAL  
 CH. VALLEY REGION  
 HIGHWAY COMMERCIAL  
 ZONING: HWY SERVING COMMERCIAL  
 SETBACKS:  
 SIDE: 10 FT TO STREET;  
 REAR: 10 FT;  
 FRONT: 10 FT  
 MAXIMUM BUILDING HEIGHT:  
 NOT INCLUDING ARCHITECTURAL ELEMENTS  
 NOT INCLUDING SIGN-BUILDING PARTS  
 MAXIMUM FLOOR AREA RATIO: 30

**PROJECT SUMMARY**

USDA CHANGED PROPERTY: 21.12 AC (827,302 SF ±)  
 SURPLUS CALTRANS PROPERTY: 6.83 AC (297,304 SF ±)  
 COUNTY OWNED PROPERTY: 28.19 AC (1,409,369 SF ±)  
 LAND AREA (NET): 28.19 AC (1,409,369 SF ±)



THIS PLAN AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.

**CONCEPTUAL SITE PLAN**  
**SCHEME B PADS**  
 VERSION 2



**215 TABLE TOP, LLC**  
 74-178 HIGHWAY 111, #278  
 PALM BEACH, FL 33411

**NEC GLEN HELEN & INTERSTATE 15**  
 SAN BERNARDINO COUNTY, CALIFORNIA

SCALE: 1" = 500.00'  
 PROJECT NORTH



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA)  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT  
THE OASIS AT GLEN HELEN PARKWAY PROJECT  
GLEN HELEN SPECIFIC PLAN AMENDMENT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Subsequent Environmental Impact Report (SEIR) that identifies and evaluates the environmental impacts of the proposed The Oasis at Glen Helen Parkway Project.

**Project Title:** The Oasis at Glen Helen Parkway Project

**Project No.:** PROJ-2023-00012 / PROJ-2023-00096 / PROJ-2023-00100.

**Project Location:** The Project is located in an unincorporated area of southwestern San Bernardino County and within the City of Rialto Sphere of Influence (SOI). The Project is located east of Interstate (I-15), west of Glen Helen Parkway and the Glen Helen Regional Park, north of I-15 Exit 122, and south of three existing single-family residences and the Glen Helen Park Maintenance Yard.

**Project Description:** The Project proposes the development of approximately 202,900 square feet (SF) of commercial and retail uses on approximately 32.2 acres, consisting of a hotel, fitness facilities, a market and pharmacies, commercial shops, gasoline/service stations and convenience store, drive-through car wash, restaurants, and a joint Fire and Sheriff Station. Additionally, the Project Draft SEIR consists of a Specific Plan Amendment (SPA, Project #: PROJ-2023-00096) and a Planned Development Permit (PDP, Project #: PROJ-2023-00012) to allow for development of approximately 202,900 SF of commercial and retail uses as described above. Additional permitted uses under the SPA and PDP include indoor/outdoor RV storage, car condos, warehouse retail, and residential. In addition to the SPA, the Project also includes a Tentative Parcel Map (PROJ-2023-00100/TPM Map No. 20748) to address a site-specific development area within the Destination Recreation (DR) zone. The total square footage proposed as part of the PDP, is less than the maximum square footage allowed under the Glen Helen Specific Plan (GHSP). The Project proposes a maximum floor area ratio (FAR) of 0.18, which is less than the maximum allowed FAR of 0.20 in the GHSP-DR zone. The proposed text amendment would support the original intent of the GHSP-DR zone, to provide low-intensity retail commercial uses that are sensitive to the physical and environmental constraints of the area. It is currently anticipated that construction of the Project would begin in late spring of 2024 with an anticipated opening year of 2028.

**Environmental Review and Public Comment:** The circulation of the Draft SEIR is to encourage written public comments. Interested persons can review the Draft SEIR at the following physical location:

**Land Use Services Department - Planning Division**  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

You may obtain the Project SEIR Document and Technical Studies in electronic format at <https://lus.sbcounty.gov/planning-home/environmental/valley-region/> or by emailing the Planner at [Jon.Braginton@lus.sbcounty.gov](mailto:Jon.Braginton@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the Draft SEIR closes on **February 5, 2024, at 4:30 PM**. Please submit comments to [Jon.Braginton@lus.sbcounty.gov](mailto:Jon.Braginton@lus.sbcounty.gov) or to:

Jon Braginton, Planner  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
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COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA)  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT  
THE OASIS AT GLEN HELEN PARKWAY PROJECT  
GLEN HELEN SPECIFIC PLAN AMENDMENT

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San Bernardino, CA 92415-0187





**San Bernardino County**  
Land Use Services Department  
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415  
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

# NOTICE OF PREPARATION

- FROM:** San Bernardino County Land Use Services Department  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187
- TO:** Office of Planning and Research, Responsible and Trustee  
Agencies/Interested Organizations and Individuals
- DATE:** June 14, 2023
- SUBJECT:** A SPECIFIC PLAN AMENDMENT (SPA/PROJ-2023-00096), A PLANNED DEVELOPMENT PERMIT (PDP/PROJ-2023-00012), A TENTATIVE PARCEL MAP (TPM/PROJ-2023-00100), AND AN ENVIRONMENTAL IMPACT REPORT FOR 4 PARCELS (APN: 0239-031-37, 0239-031-50, 0239-031-04 AND 0239-031-32) LOCATED ON THE NORTH AND WEST SIDE OF GLEN HELEN PARKWAY AND ADJACENT TO INTERSTATE 15 WITHIN THE CITY OF RIALTO SPHERE OF INFLUENCE, 5TH SUPERVISORIAL DISTRICT. THE PROJECT SITE IS SHOWN ON THE COLOR-CODED PLAT SHOWN IN FIGURE 4. APPLICANT OWNS THE LAND HIGHLIGHTED IN YELLOW IN FIGURE 4, CONSISTING OF 21.22 ACRES. APPLICANT IS PURCHASING THE LAND HIGHLIGHTED IN GREEN IN FIGURE 4, CONSISTING OF 6.6 ACRES, FROM THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION. APPLICANT IS PURCHASING THE LAND HIGHLIGHTED IN PURPLE IN FIGURE 4, CONSISTING OF 4.21 ACRES FROM SAN BERNARDINO COUNTY. THE PARCEL MAP WILL SUBDIVIDE THE PROJECT SITE INTO FOURTEEN PARCELS. THE PROJECT PROPOSES A SERIES OF ENTITLEMENT ACTIONS TO FACILITATE THE DEVELOPMENT OF A SHOPPING CENTER CONSISTING OF A HOTEL, RETAIL STORES, A GYM, FIRE STATION, TWO GASOLINE SERVICE STATIONS WITH CAR WASHES, AND MULTIPLE DRIVE-THROUGH RESTAURANTS ON APPROXIMATELY 33-ACRES OF UNDEVELOPED LAND. THE SPA TO

THE GLEN HELEN SPECIFIC PLAN (GHSP) PROPOSES TO AMEND THE LAND USES PERMITTED WITHIN THE DESTINATION RECREATION (DR) DESIGNATION AND LAND USES AND AUTHORITY OF THE PDP SECTION OF THE SP FOR PROJECTS LOCATED WITHIN THE DR DESIGNATION. THE PDP WILL ADD AND CLARIFY DEVELOPMENT AND DESIGN STANDARDS. CERTAIN DEVELOPMENT AND DESIGN STANDARDS HAVE ALREADY BEEN ESTABLISHED BY THE PDP SECTION.

**PROJECT: The Oasis at Glen Helen Parkway**

The County of San Bernardino (County) as the lead agency, has determined that the proposed The Oasis at Glen Helen Parkway project (Project) will require the preparation of a Subsequent Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, §21000 et seq). In accordance with §15082 of CEQA Guidelines, the County has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The Project site was previously evaluated as part of the Glen Helen Specific Plan (GHSP) Program EIR (SCH# 2000011093), which was adopted November 15, 2005, and amended May 2017 and December 2020. As such, the current Project EIR will “tier” off of this prior EIR, focusing on issues that represent “new” or “substantially more severe” significant environmental impacts than evaluated in the GHSP Program EIR. Note that the Subsequent EIR will address all resource topics; however, analysis will focus on impacts related to Air Quality, Greenhouse Gas Emissions, Noise and Vibration, and Transportation.

**Project Title: The Oasis at Glen Helen Parkway**

**Project Number:** PROJ-2023-00012

**Project Applicant:** 215 Table Top, LLC

**Project Location:** The Project is located in an unincorporated area of southwestern San Bernardino County and within the City of Rialto Sphere of Influence (SOI). The Project site is approximately 50 miles east of downtown Los Angeles, 10 miles northwest of downtown San Bernardino, and 40 miles northeast of central Orange County. The approximately 33-acre site is located east of Interstate (I-) 15, west of Glen Helen Parkway and the Glen Helen Regional Park, north of I-15 Exit 122 (Glen Helen Parkway), and south of single-family residences and the Glen Helen Park Maintenance Yard (see **Figure 1: Regional Location Map**).

Figure 1 shows the location of the proposed Planned Development Permit (PDP) and site-specific commercial development, which includes a Tentative Parcel Map (TPM). Note that the “Project” also includes a Specific Plan Amendment (SPA) to the existing Glen Helen Specific Plan (GHSP). The SPA proposes minor changes in allowable uses within the Destination Recreation (DR) zone of the GHSP. The DR locations are shown in **Figure 2: Destination Recreation Zoning Map**.

The PDP Project site includes the following Assessor Parcel Numbers (APNs) as summarized in **Table-1: Project Assessor Parcel Numbers**, below.

**Table 1: Project Assessor Parcel Numbers**

Assessor Parcel Number			
0239-031-04	0239-031-32	0239-031-37	0239-031-50

### **A. Project Background and Setting**

The Glen Helen Specific Plan (GHSP) was adopted in November 2005 and amended in May 2017 and December 2020 by the Board of Supervisors. The Specific Plan covers approximately 3,400 acres in the Glen Helen area and contains 14 land use designations. The GHSP notes that the Specific Plan's original purpose was to create a comprehensive guide for quality land development with a viable program for building and financing the infrastructure necessary to support it. Additionally, the GHSP assumed land use designations to be tailored to the physical and environmental conditions, existing activities and uses that will remain on-site, and future market potentials identified for the area. The 33-acre Project site is within the GHSP Destination Recreation (DR) zone.

In December 2020, the County executed an Exclusive Right to Negotiate Agreement (ERNA) with 215 Table Top LLC (co-owner) to develop the Project property, receiving a 5-0 Board of Supervisors approval.

### **Existing Conditions**

On-site topographic features include two prominent hills. The Project site primarily consists of undeveloped, densely vegetated land with the exception of dirt access roads and one single residence on the smaller hill. Approximately 21.5 acres of the southern portion of the Project site consists of a larger hill that has a surface elevation ranging from a low point of approximately 2,010 feet above mean sea level (amsl) at the southwest corner of the Project site to a maximum of approximately 2,255 feet amsl at the top of the hill. The smaller hill at the northern portion of the Project site ranges from a low point of approximately 2,080 feet amsl between the two hills to a maximum of approximately 2,137 feet amsl. In addition, there is an existing concrete swale along the westerly boundary of the Project site that contains all tributary runoff to said swale (approximately 7.47 acres). The Project site contains mostly Riversidian Sage Scrub with some disturbed or developed lands. The Project site is underlain by the following soil units: Soboba-Hanford families association (2 to 15 percent slopes) and Trigo-Lithic Xerorthents, warm complex (50 to 75 percent slopes).

The Project site is bordered by scattered single-family residences to the north, the I-15 freeway to the west, Glen Helen Parkway to the south and east, with Glen Helen Regional Park located further east. Open space areas are located across I-15 to the west, and across Glen Helen Parkway to the south and east. Further south, a residential community is located along Clearwater Parkway (approximately ½ mile south of the Project site). Refer to **Table 2: Surrounding Uses** which lists the land uses, land use category, and associated zoning.

**Table 2: Surrounding Uses**

Area	Existing Land Use	Land Use Category	Land Use Zoning District
Project site	Vacant	Special Development (SD)	Destination Recreation (DR)
North	Single Family	SD	Commercial/Destination Entertainment (C/DE) Destination Recreation (DR)
South	Glen Helen Parkway, Vacant	SD	Open Space Passive Recreation (OS/P)
East	Glen Helen Parkway, Vacant, Glen Helen Park	SD	Open Space/Active Recreation (OS/A)
West	15 Freeway	SD Open Space (OS)	Not Applicable

Source: Glen Helen Specific Plan, 2020; LU-1 Land Use Map, 2020, <https://www.arcgis.com/apps/webappviewer/index.html?id=f23f04b0f7ac42e987099444b2f46bc2>.

**B. Project Overview**

The Project to be addressed in the Subsequent EIR consists of a Specific Plan Amendment (SPA, Project #: PROJ-2023-00096) and a Planned Development Permit (PDP, Project #: PROJ-2023-00012) to allow for development of approximately 207,900 square feet of commercial and retail center land uses on an approximately 33-acre site, as described further below. The applicant proposes a minor clarification/text amendment to the existing DR zone of the GHSP to provide greater flexibility and more accurately reflect the proposed commercial development (these minor edits will be reflected in a Specific Plan Amendment, as discussed further below). The SPA would affect all areas zoned with a “DR” designation within the GHSP.

In addition to the SPA, the Project also includes a Tentative Parcel Map (PROJ-2023-00100/TPM Map No. 20748) to address a site-specific development area within the DR zone. The DR zone areas and the PDP Project site are identified in **Figure 2: Destination Recreation Zoning Map**. The total square footage proposed as part of the PDP, as shown in the **Figure 3: Conceptual Site Plan**, is less than the maximum square footage allowed under the GHSP. The Project proposes a maximum floor area ratio (FAR) of 0.18, which is less than the maximum allowed FAR of 0.20 in the GHSP DR zone. The proposed text amendment would support the original intent of the GHSP DR zone, to provide low-intensity retail commercial uses that are sensitive to the physical and environmental constraints of the area.

The PDP Project site (as represented by the Conceptual Site plan) is anticipated to be developed in one phase and would include approximately 72,000 square feet designated for hotel uses; 35,000 square feet designated for a fitness facility; a 45,500 square foot building which includes 25,000-square feet designated for a market, a 15,000 square foot pharmacy, and 5,500 square feet of commercial shops; 5,300 square feet designated for convenience store and a gas station with 12 fueling islands and related drive-thru carwash; 5,300 square feet designated for a convenience store with gas station and 10

fueling islands; and five 3,500 square foot buildings designated for drive-thru restaurants and an approximate 5,300 square foot drive-thru restaurant; two restaurants (5,300 square feet and 6,500 square feet); and 5,200 square feet designated for a Fire/Sheriff Station.

**Figure 3: Conceptual Site Plan** may be modified through the County's Project development and environmental review process. This Conceptual Site Plan reflects current market trends, site conditions, and planned infrastructure, and does not exceed the maximum building areas and range of uses allowed by the GHSP, as presented in **Table 3: Maximum Specific Plan Build-Out Summary**, below.

The PDP Project site development is expected to start construction in 2024 with an anticipated opening year in 2028. The Project requires approximately 2.6 million cubic yards (C.Y.) of grading, which is anticipated to require approximately three years to grade (estimated at approximately 12 to 14 outbound truck haul trips per hour for a total truckloads of export ranging from approximately 107,700 to 123,500), starting January 2024 and ending January 2027. The Project would require 2,668,200 C.Y. of cut and 68,550 C.Y. of fill equating to 2,599,650 C.Y. of export. Export would be hauled to a location as yet to be determined within a 20-mile radius of the Project site.

The Project will not be granted permit authorization to conduct on-site surface disturbance or grading until land use entitlements (See Section B, *Project Overview*) and the Subsequent EIR have been approved by the Board of Supervisors.

**Glen Helen Specific Plan Amendment.** The Specific Plan Amendment (SPA) proposes relatively minor changes in allowable uses within the existing GHSP DR zone. The minor changes include clarifying the types of commercial retail uses, and clarifying which uses are permitted outright or allowable subject to a Conditional Use Permit. The proposed changes would also add residential as an allowable use, to provide flexibility to adapt to changing market conditions and to provide the County with additional residential zoning to meet Regional Housing Needs Assessment requirements. At present there are no residential uses proposed within the PDP project site, as represented by the Conceptual Site Plan. Any future residential uses within the DR zone would be subject to separate County discretionary review and approval.

**Table 3: Maximum Specific Plan Build-Out Summary**

Parcel	Land Use Designation	Site Acreage	Maximum Building Square Footage
1	Convenience Store; Gas Station	2.2 Acres	5,300 SF
2	Drive-Thru Restaurant	1.8 Acres	5,300 SF
3	Drive-Thru Restaurant	1.5 Acres	3,500 SF
4	Drive-Thru Restaurant	1.2 Acres	3,500 SF
5	Drive-Thru Restaurant	1.2 Acres	3,500 SF
6	Drive-Thru Restaurant	1.1 Acres	3,500 SF
7	Drive-Thru Restaurant	1.1 Acres	3,500 SF
8	Gym	4.4 Acres	35,000 SF
9	Fire/Police Station	1.6 Acres	5,200 SF
10	Hotel	3.9 Acres	18,000 SF (ground) 72,000 SF (total)
11	Market; Retail Shops; Pharmacy	6.0 Acres	45,500 SF
12	Restaurant; Parking	1.5 Acres	5,300 SF
13	Restaurant; Parking	1.5 Acres	6,500 SF
14	Convenience Store; Gas Station	3.2 Acres	5,300 SF
<b>Total</b>		<b>32.2 Acres</b>	<b>207,900 SF</b>
Notes:			
1. The numbers were rounded to present a conservative estimate. Acreages may be adjusted as part of final engineering and surveying.			
2. The Subsequent EIR will evaluate the total maximum allowable development in the Specific Plan Amendment, which falls below the GHSP maximum allowable development.			
3. Development standards, such as setback requirements, parking, open space, minimum landscaping, infrastructure, and site design, may reduce the maximum gross square footage or density.			

**Planned Development Permit.** The Oasis at Glen Helen Parkway will be developed in accordance with the PDP as represented by the Conceptual Site Plan. The PDP proposes a comprehensive land use plan, circulation plan, streetscape plan, infrastructure service plan, grading plan, maintenance plan, design guidelines, development regulations, and implementation measures to guide the development of the approximately 33-acre Project site into a master-planned commercial/retail center that would serve adjacent neighborhoods and freeway commuters. The PDP consists of fourteen parcels which would accommodate a variety of commercial and retail uses. Parking would be provided throughout the Project site. Access would be provided by one, 24-foot ingress driveway and one 24-foot egress driveway near the southeast corner of the Project Site and one, 30-foot driveway near the northeast corner of the Project Site. The Project is envisioned to include three freeway pylon signs and four monument signs.<sup>1</sup> In accordance with GH3.0220, Landscape Requirements, the preliminary landscape plan would be designed to cover the necessary 15 percent of the site. The Project is largely commercial with a civic component (i.e., fire/sheriff station) and a hospitality component (i.e., hotel). Commercial operations would occur generally 7 days/week and up to 24hrs/day. Hotel, C-stores/fuel stations, fire/sheriff operation 24hrs/day, 7 days/week. No grading at the site shall be started/occur without first obtaining approvals for environmental documents and land use entitlement applications by the County.

<sup>1</sup> The PDP and SPA would consider changes to development and design standards including that for signage.

**C. Environmental Issues to be Evaluated in the Subsequent EIR**

The County of San Bernardino (County) is the lead CEQA and permitting agency for the proposed Project, which is subject to environmental review under CEQA. CEQA Guidelines §15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the County has already determined that an EIR will need to be prepared based on the Project’s potential to create short-term, long-term, and cumulative impacts associated with other development along Interstate 15. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project, and an Initial Study will not be prepared. The EIR will be comprehensive, evaluating all identified issues from the 2023 CEQA Environmental Checklist Form. However, given that this Project will tier off of the previously certified GHSP Final Program EIR, this will be a “Subsequent EIR” which will focus on issues that represent new significant environmental impacts or substantially more severe environmental impacts from what was evaluated in the GHSP Final Program EIR, as amended. Note that while the Subsequent EIR will address all resource topics, analysis will focus on impacts related to Air Quality, Greenhouse Gas Emissions, Noise, and Transportation.

The following issues are anticipated to be addressed in the EIR (depending on the technical study findings, some issues may be addressed in the “Effects Found not to be Significant” section of the Subsequent EIR, if it is determined that they were adequately addressed in the GHSP Final Program EIR, as amended):

• Aesthetics	• Hazards and Hazardous Materials
• Agriculture and Forestry Resources	• Hydrology and Water Quality
• Air Quality	• Land Use and Planning
• Biological Resources	• Mineral Resources
• Cultural Resources	• Energy
• Geology and Soils	• Noise
• Greenhouse Gas Emissions	• Population and Housing
• Public Services	• Recreation
• Transportation	• Tribal Cultural Resources
• Utilities and Service Systems	• Wildfire

The Subsequent EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the Subsequent EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program will also be developed as required by §15097 of the CEQA Guidelines.

The Notice of Preparation is subject to a 30-day public review period per Public Resources Code §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the County of San Bernardino in the EIR.

**Cortese List Notice:** Pursuant to Public Resources Code 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

#### **D. Notice of Preparation**

**NOP Public Comment Period:** Wednesday, June 14, 2023 and ends on Friday, July 14, 2023.

**Responses and Comments:** Please send your comments no later than 5:00 PM on Friday, July 14, 2023, to Jon Braginton, Planner at [Jon.Braginton@lus.sbcounty.gov](mailto:Jon.Braginton@lus.sbcounty.gov) or at the following address:

Jon Braginton, Planner  
County of San Bernardino  
Land Use Services Department – Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

**Document Availability:** This Notice of Preparation can be viewed on the County of San Bernardino website at:

<https://lus.sbcounty.gov/planning-home/environmental/valley-region/>.

The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

#### **E. Public Scoping Meeting**

The County will hold a Scoping Meeting to present general Project background information and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the Subsequent EIR. This meeting will be held on the following date and time:

**Date and time:** Tuesday, June 27, 2023, from 6:00 p.m. to 7:30 p.m.

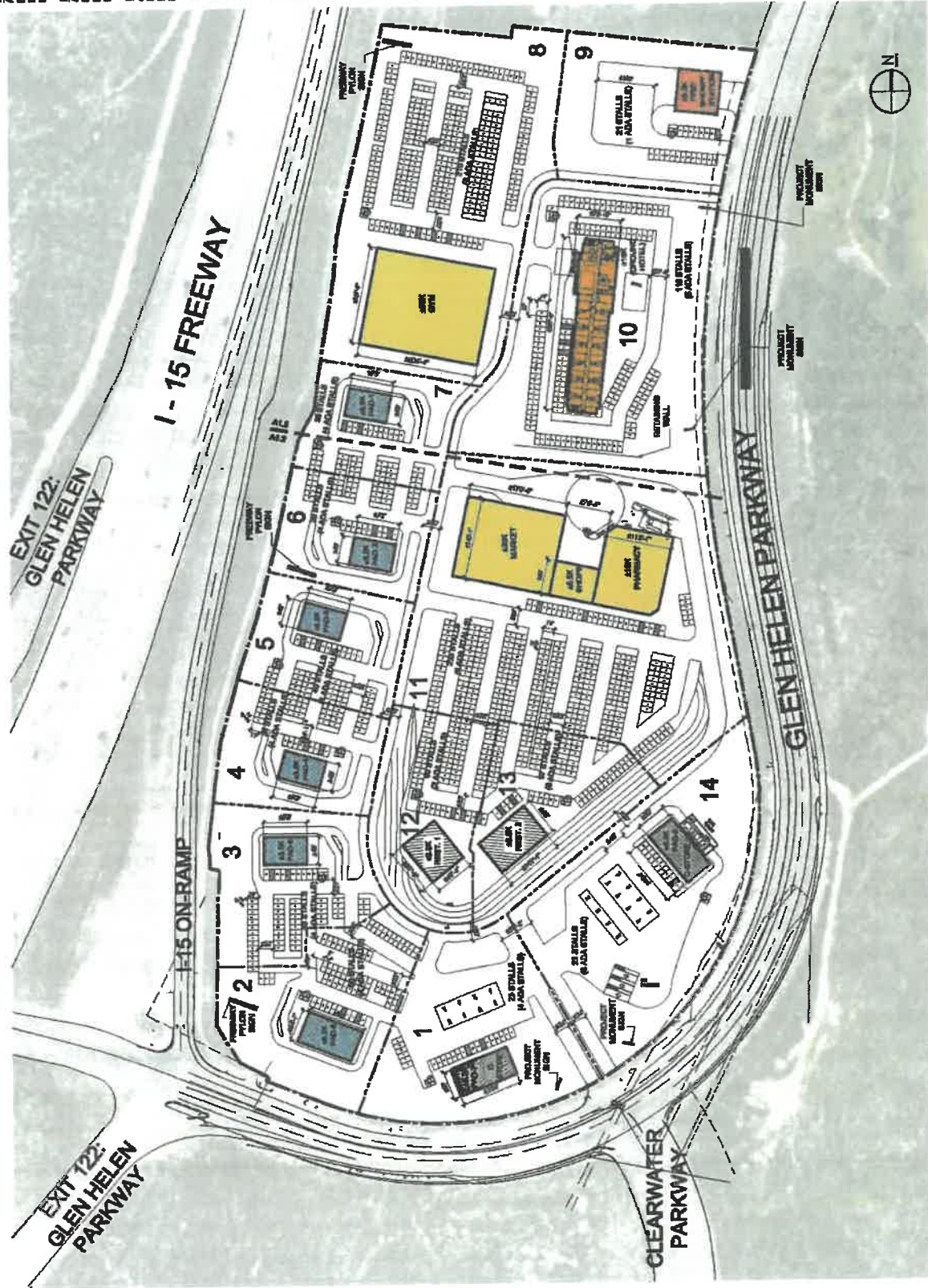
**Location:** Paakuma' K-8 School, Gym/Multi-Purpose Room  
17825 Sycamore Creek Loop Pkwy.  
San Bernardino, CA 92407

If you require additional information please contact Jon Braginton, Planner, at (909) 387-4110.



**SUMMARY**

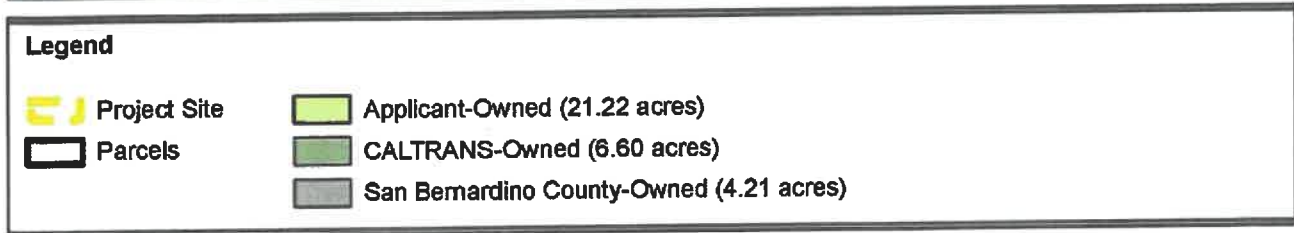
<b>BRIDGE AREA:</b> 44,267,000 SF	<b>PARCEL 1:</b>
<b>NET AREA:</b> 44,267,000 SF	44,943,000 SF OR 44-12 AC
	BUILDING AREA: 44,943,000 SF
	PARKING PROVIDED: 281 STALLS
	PARKING RATIO: 4.5/1000
	<b>PARCEL 2:</b>
	44,764,000 SF OR 44-18 AC
	BUILDING AREA: 44,764,000 SF
	PARKING PROVIDED: 211 STALLS
	PARKING RATIO: 11.2/1000
	<b>PARCEL 3:</b>
	44,895,000 SF OR 44-18 AC
	BUILDING AREA: 44,895,000 SF
	PARKING PROVIDED: 281 STALLS
	PARKING RATIO: 16.1/1000
	<b>PARCEL 4:</b>
	44,923,111 SF OR 44-12 AC
	BUILDING AREA: 44,923,111 SF
	PARKING PROVIDED: 281 STALLS
	PARKING RATIO: 8.1/1000
	<b>PARCEL 5:</b>
	44,91,887 SF OR 44-13 AC
	BUILDING AREA: 44,91,887 SF
	PARKING PROVIDED: 46 STALLS
	PARKING RATIO: 11.4/1000
	<b>PARCEL 6:</b>
	44,48,000 SF OR 44-11 AC
	BUILDING AREA: 44,48,000 SF
	PARKING PROVIDED: 35 STALLS
	PARKING RATIO: 10/1000
	<b>PARCEL 7:</b>
	44,47,000 SF OR 44-11 AC
	BUILDING AREA: 44,47,000 SF
	PARKING PROVIDED: 35 STALLS
	PARKING RATIO: 10/1000
	<b>PARCEL 8:</b>
	44,183,191 SF OR 44-44 AC
	BUILDING AREA: 44,183,191 SF
	PARKING PROVIDED: 248 STALLS
	PARKING RATIO: 5.6/1000
	<b>PARCEL 9:</b>
	44,48,383 SF OR 44-18 AC
	BUILDING AREA: 44,48,383 SF
	PARKING PROVIDED: 21 STALLS
	PARKING RATIO: 6/1000
	<b>PARCEL 10:</b>
	44,189,877 SF OR 44-24 AC
	BUILDING AREA: 44,189,877 SF
	PARKING PROVIDED: 147 STALLS
	PARKING RATIO: 8.3/1000
	<b>PARCEL 11:</b>
	44,281,700 SF OR 44-63 AC
	BUILDING AREA: 44,281,700 SF
	PARKING PROVIDED: 283 STALLS
	PARKING RATIO: 8.7/1000
	<b>PARCEL 12:</b>
	44,24,198 SF OR 44-18 AC
	BUILDING AREA: 44,24,198 SF
	PARKING PROVIDED: 281 STALLS
	PARKING RATIO: 11.5/1000
	<b>PARCEL 13:</b>
	44,86,383 SF OR 44-19 AC
	BUILDING AREA: 44,86,383 SF
	PARKING PROVIDED: 47 STALLS
	PARKING RATIO: 16.8/1000
	<b>PARCEL 14:</b>
	44,198,704 SF OR 44-23 AC
	BUILDING AREA: 44,198,704 SF
	PARKING PROVIDED: 22 STALLS
	PARKING RATIO: 4.1/1000
<b>TOTAL FLOORING:</b>	1,000 STORIES
<b>TOTAL PARKING:</b>	6,300 STORIES PER 1,000 SF



Source: UCR Group, DLR Group, December 2, 2022

**FIGURE 3: Conceptual Site Plan**  
The Oasis at Glen Helen Parkway

Not to scale



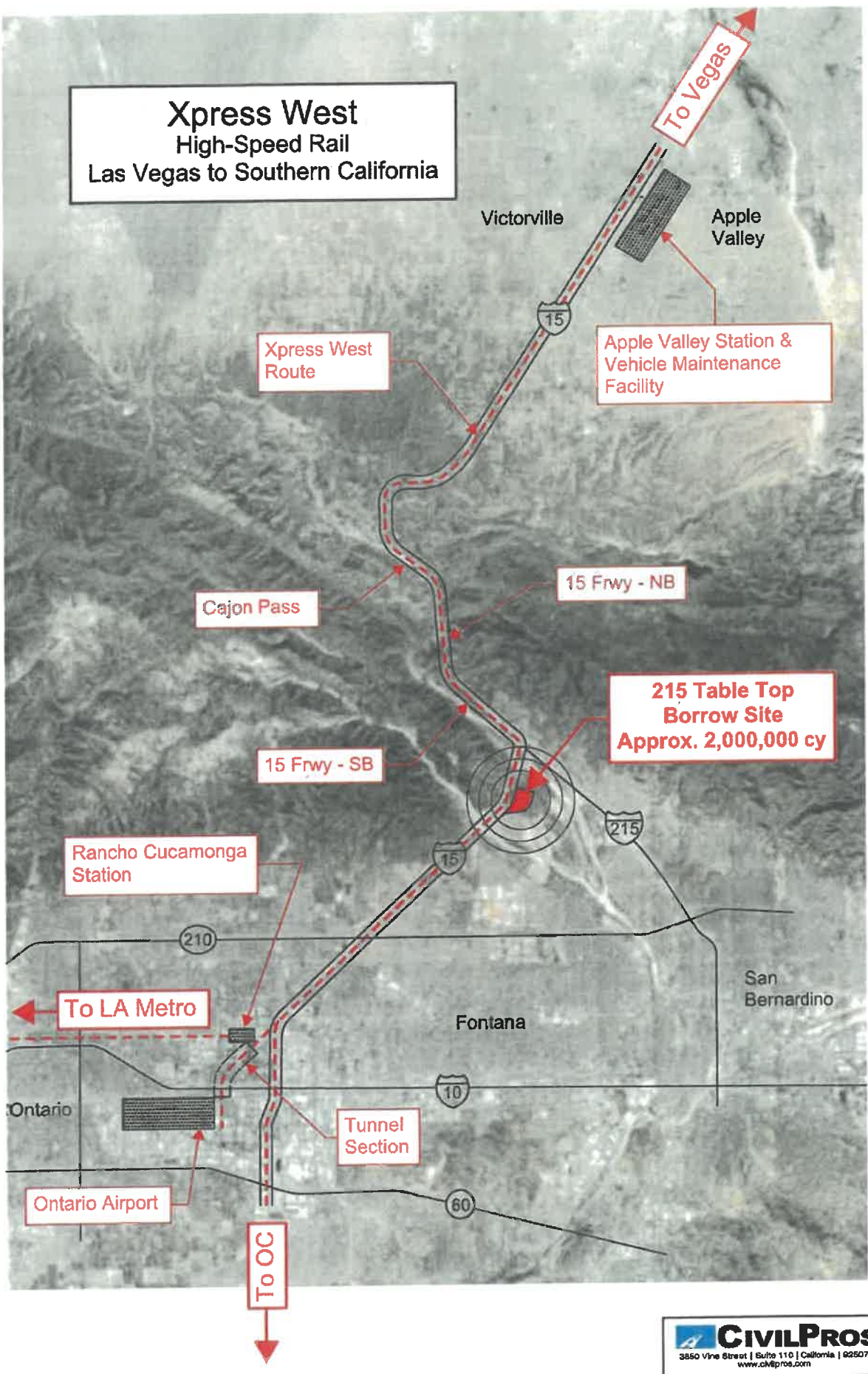
Source: County of San Bernardino, 2023.

**FIGURE 4: Project Parcel Map**  
*The Oasis at Glen Helen Parkway*

Not to scale

**Kimley»Horn**

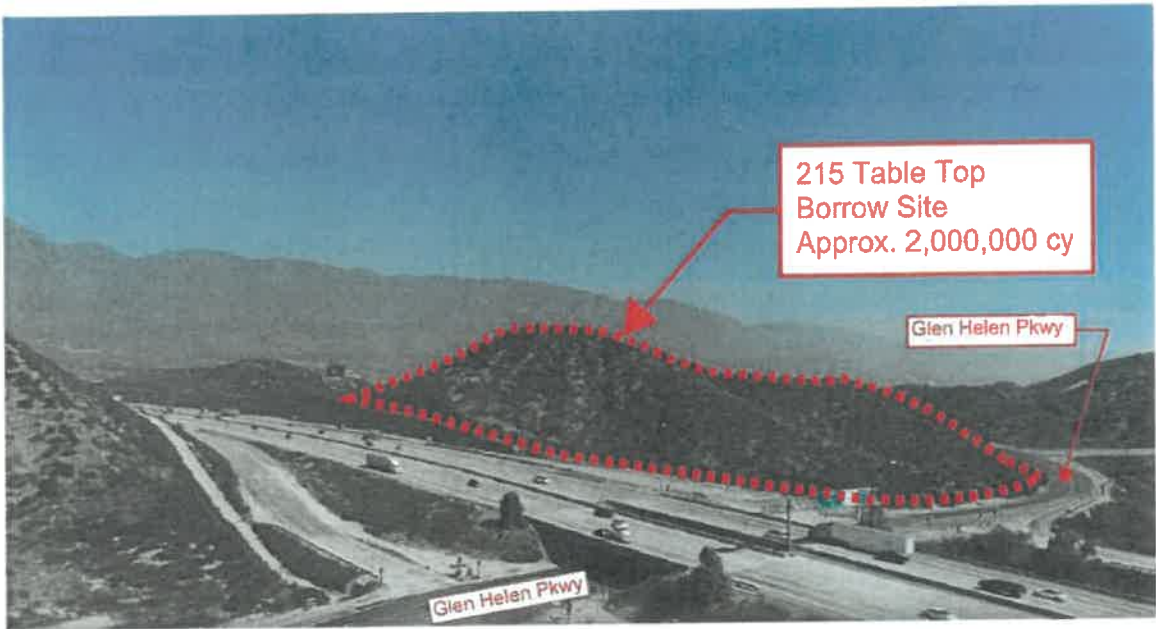
# Xpress West High-Speed Rail Las Vegas to Southern California



2:15:00 11/11/08 GROUP215 Table Top20080 Exhibit015 TABLE TOP - VIRGIN TRAIN1.dwg

# 215 Table Top Borrow Site Location Map





Mr. Aron Liang  
Mr. Jon Braginton  
County of San Bernardino

RE: Letter of support for The Oasis  
at Glen Helen Parkway Project 2023-00012

I am in favor of the above project for a variety of reasons, particularly for the wide range of needed retail goods and services which the project will provide. The Glen Helen/Devore area is very undeserved and residents need these services.

My company currently owns an ARCO station on the north side of the 215 Fwy/Devore Road interchange. Additionally, we have purchased 1.4 acres of land at the NEC of Devore Road and Cajon Boulevard and are currently processing an application for The Devore Road Gas Station-Fast Food project.

As a local businessman and operator of 27 other ARCO stations, we feel qualified to say that The Oasis Project is a very desirable freeway location which will be attractive to a wide variety of retailers.

Thank you,

*Kevin Bibayan*

Kevin Bibayan / Veer Management Company Inc

Arthur Bishop  
16273 Crown Valley Dr.  
Apple Valley, CA. 92307  
(760) 987-4021

To: San Bernardino County Planning Commission  
Re: Letter of Support for Specific Plan Ammendment PROJ-2023-00096

Dear Commissioners,

I am writing in support of San Bernardino County Specific Plan Ammendment PROJ-2023-0096, PROJ-2023-00012, Date Filed: January 24, 2023. I have had the privilege of knowing the applicant since 2019 when he and I started working on the Brightline West High Speed Rail Project from Las Vegas to Los Angeles while I was Mayor for the Town of Apple Valley.

The proposed change to the existing Glen Helen specific plan Destination Recreation (DR) zone, I believe will benefit the residents of the County of San Bernardino. I had the opportunity to review the plan and how it affects interstate 15 while I was President of the San Bernadino County Transportation Authority last year. I believe this project will help benefit both transportation within the county and the specific area of I-15 as well as our residents.

If you have any questions, please feel free to reach out to me at the above phone number. I look forward to this project being reviewed and hopefully approved by the San Bernardino County Planning Commission.

Sincerely,

*Arthur Bishop*

Arthur Bishop

-----Original Message-----

From: Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>

Sent: Tuesday, March 19, 2024 1:35 PM

To: Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>

Subject: Land Use Services "Public Comments for Planning Commission Meeting for Oasis Shopping Center from Karan"

From: Karan

Subject: Oasis Shopping Center

Message Body:

Karan Slobom

909-278-9896

766 Greenwood Ave Devore, California 92407

What are they, Public Works, going to do for the infrastructure for this project?

What are they going to do for our Devore Bridge ingressing traffic onto the 215/15 fwy?

What is Public Works Plan for the Devore Community to ensure their safety to alleviate the traffic and congestion on the Devore Bridge so Devore Community can ingress & egress safely from their community?

As more heavy traffic & commercial businesses use our Devore Bridge as a access to the I-15/215 fwy, our current Devore Bridge cannot handle it now in its current state.

Respectfully asking: For SB County to to do a 30-year study for the Devore Bridge & surrounding area, including the queuing of vehicles on Cajon Blvd, Devore Rd & Glen Helen Parkway.

We currently have the following:

1. Both sides of Cajon Blvd zoned Commercial w/trucks & trailers, pallet yards, and FEDEX on the west side.
  2. The recent approved 32-stall Truck Depot on Cajon Blvd by the RR Tracks 3. Double Parking of Trucks & Trailers on Kendall Dr between Cajon Blvd & Palm in front of Red Curbs & No Parking Signs, which is a 2-lane road.
  4. Projected Projects, one being the AM/PM Restaurant on the corner of Devore Rd & Cajon Blvd 5. Commercial Zone Properties on all-four corners of the Cajon Blvd, Devore Rd & Glen Helen Parkway.
  6. Emergency Vehicles access lane
- AND...
7. FIRE!!! - WHAT IS YOUR PLAN TO EVACUATE THE DEVORE COMMUNITY DURING A FIRE?

Devore Bridge NEEDS:

6-lanes over Devore Bridge from the Cajon Blvd & Devore Rd intersection through the Devore Bridge, to Santa Fe Ave. Including keeping our Equestrian Path/Bridleway.

Devore Bridge was NEVER designed to handle the HIGH volume of traffic it is currently trying to handle today, let alone the HIGH volume traffic more High Commercial Business are bringing.



Due to the fact, Cajon Blvd, Glen Helen Parkway & Property west of Santa Fe Ave. are zoned commercial, and SB County are approving these commercial businesses, our Devore Rd west of Santa Fe Ave., must be upgraded to handle these improvements & the High volume traffic that is currently here & the next 30-years.

Again, respectfully asking, "WHAT are you doing for the infrastructure as you approve ALL the Commercial Businesses?"

Thank you for your time & consideration

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This e-mail was sent from a contact form on Land Use Services

(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C02%7CJon.Braginton%40lus.sbcounty.gov%7C609e0dd05c1040e75a8408dc48725e66%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638464903238860749%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=7uwglPNr6wFC7exvJOznmTLbrtlvTOtYUJCD%2BC3o8%2FA%3D&reserved=0>)

-----Original Message-----

From: Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>

Sent: Tuesday, March 19, 2024 2:15 PM

To: Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>

Subject: Land Use Services "Public Comments for Planning Commission Meeting for UCR Group, LLC from Valerie"

From: Valerie

Subject: UCR Group, LLC

Message Body:

Valerie Henry

909-880-9030

967 Knoll Street Devore Heights, California 92407

March 18, 2024 UCR Group, LLC

I have lived in Devore for 38 years. I have seen our quiet, country, equestrian community drastically change. We can't ride our horses on Devore Road or Kenwood without fearing being hit. I am concerned with this project as it will add more traffic to our community which will further deteriorate our quality of life.

Developments from FedEx, the new truck yards on Cajon & Kendall with the trucks double parking on a 2 lane road, the new truck yards moving pallets in and out, plus the traffic from this new planned development make it near impossible to get in or out of Devore. The bridge to nowhere on Glen Helen Pkwy causes traffic to back up past the park and on Devore Road and Cajon. The Devore Road bridge needs additional lanes to handle the added traffic that wants to access the I-215 or I-15. We had a young bicyclist killed on this bridge a few years ago. Residents have had to deal with all the added traffic, noise, and air pollution with each new development with no infrastructure improvements.

It seems studies should be done to address the long term effects of traffic, emergency access as well as emergency evacuation during fires or earthquakes on this area. Air quality should be addressed as well as it is contributing to Devore's accelerated loss of "quality of life".

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This e-mail was sent from a contact form on Land Use Services

(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C02%7CJon.Braginton%40lus.sbcounty.gov%7Cecf3c2d27ffd4e81411508dc4872712f%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638464903551684758%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=QyBYdf4HWrlbfbldcdm1BDVdLiiOzSZAfeBG58fHjvM%3D&reserved=0>)

**From:** yan zhang <[yanmdphd@yahoo.com](mailto:yanmdphd@yahoo.com)>

**Sent:** Tuesday, March 19, 2024 3:16 PM

**To:** Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>

**Subject:**

You don't often get email from [yanmdphd@yahoo.com](mailto:yanmdphd@yahoo.com). [Learn why this is important](#)

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

It has been inconvenient to live in rosena ranch without bussiness plaza close by. People end up doing bussiness from home. It is 15 min drive to grocery, bank, barber, essentially everything. I have been here since 2016, not any commercial development around Rosena Ranch. It is very frustrating. I am very interested to purchase a unit to conduct my medical practice. I am totally supporting commercial development in Glen Helen park..

[Yahoo Mail: Search, Organize, Conquer](#)

-----Original Message-----

From: Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>  
Sent: Tuesday, March 19, 2024 4:54 PM  
To: Planning Commission Comments <[PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov)>  
Subject: Land Use Services "Public Comments for Planning Commission Meeting for Oasis Shopping Center from Noretta"

From: Noretta  
Subject: Oasis Shopping Center

Message Body:  
Noretta Barker  
7603821461  
2532 Glen Helen Pkwy San Bernardino, California 92407

I have concerns with the new project. One of my biggest concerns is the absolute rodent infestation in the vacant county owned house. There needs to be an extermination before tearing down the house. There are also numerous rodents and reptiles living in the hill area that is scheduled to be taken down. These rodents and reptiles will go to the path of least resistance which will be the homes to the east of the project. What if anything is in place to mitigate this issue? I lived on Cajon across from Fed-Ex when that field was prepared for the building and every house in the area was inundated with rodents. This is a serious health and safety issue.

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This e-mail was sent from a contact form on Land Use Services  
(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Flus.sbcounty.gov%2F&data=05%7C02%7CJon.Braginton%40lus.sbcounty.gov%7C062a8f8681ae4e1e5ad708dc4872850a%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638464903884110241%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=fG5t0RkX5agS%2FVq3PDZtwxdT4Rj22CZ6%2BHImAk0IE%2Fc%3D&reserved=0>)

## Liang, Aron

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**From:** Planning Commission Comments  
**Sent:** Wednesday, March 20, 2024 10:34 AM  
**To:** Planning Commission Comments  
**Subject:** Land Use Services "Public Comments for Planning Commission Meeting for PROJ-2023-00012 from Darcee"

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Darcee  
Subject: PROJ-2023-00012

Message Body:  
Darcee Klapp  
9098565089  
18500 Arrowhead Blvd. Devore Heights, California 92407

PLEASE ADDRESS THE FOLLOWING

What is Public Works going to do for the infrastructure for this project?

What are they going to do for our Devore Bridge ingress of traffic onto the 215/15 fwy?

As more heavy traffic & commercial business use our Devore Bridge as a way to get onto the freeway, our current Devore Road Bridge cannot handle it now.

There needs to be a 30-year study for the Devore Bridge & surrounding area, including the queuing of vehicles on Cajon Blvd, Devore Rd & Glen Helen Parkway.

We have the following:

1. Both sides of Cajon Blvd Commercial w/trucks & trailers w/FEDEX on one side.
2. The recent approved 32-stall truck depot on Cajon Blvd by the RR Tracks 3. Double Parking Trucks & Trailers on Kendall & Cajon Blvd in front of Red Curbs & No Parking Signs 4. Projected Projects of AM/PM Restaurant Devore Rd & Cajon Blvd 5. Commercial Zone Properties on all-four corners of the Cajon Blvd, Devore Rd & Glen Helen Parkway.
6. Emergency Vehicles access
7. Fire

--

This e-mail was sent from a contact form on Land Use Services  
(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C02%7CPlanningCommissionComments%40us.sbcounty.gov%7C040af408405d4269bc8308dc4903fbc6%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638465528663492299%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=pdWyLs2FoQEvUcNnx7lfHdGg3F7WviG5zuPnAGwZDyE%3D&reserved=0>)

## Liang, Aron

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**From:** Planning Commission Comments  
**Sent:** Wednesday, March 20, 2024 10:38 AM  
**To:** Planning Commission Comments  
**Subject:** Land Use Services "Public Comments for Planning Commission Meeting for PROJ 2023-00012 from Wilbur"

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Wilbur  
Subject: PROJ 2023-00012

Message Body:  
Wilbur Klapp  
9092158057  
18500 Arrowhead Blvd. Devore Heights, California 92407

If you could, will you go to the link in attached email, and write to the Planning Commission re the infrastructure for this project?

What are they, Public Works, going to do for the infrastructure for this project?

What are they going to do for our Devore Bridge ingressing traffic onto the 215/15 fwy?

As more heavy traffic & commercial business use our Devore Bridge as a way to get onto the freeway, our current Devore Road Bridge cannot handle it now.

There needs to be a 30-year study for the Devore Bridge & surrounding area, including the queuing of vehicles on Cajon Blvd, Devore Rd & Glen Helen Parkway.

We have the following:

1. Both sides of Cajon Blvd Commercial w/trucks & trailers w/FEDEX on one side.
2. The recent approved 32-stall truck depot on Cajon Blvd by the RR Tracks
3. Double Parking Trucks & Trailers on Kendall & Cajon Blvd in front of Red Curbs & No Parking Signs
4. Projected Projects of AM/PM Restaurant Devore Rd & Cajon Blvd
5. Commercial Zone Properties on all-four corners of the Cajon Blvd, Devore Rd & Glen Helen Parkway.
6. Emergency Vehicles access
7. Fire

--

This e-mail was sent from a contact form on Land Use Services  
(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C02%7CPlanningCommissionComments%40us.sbcounty.gov%7C1df1d704874743e0891208dc4904863b%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638465530986497352%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=626ZfNBWjcU3fnniqFGvY%2FRvERSzX7pJCcuuOO%2FZmjU%3D&reserved=0>)

## Liang, Aron

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**From:** Planning Commission Comments  
**Sent:** Wednesday, March 20, 2024 12:39 PM  
**To:** Planning Commission Comments  
**Subject:** Land Use Services "Public Comments for Planning Commission Meeting for UCR Group LLC from Susan"

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Susan  
Subject: UCR Group LLC

Message Body:  
Susan Ward  
909 587-8789  
962 woodlawn ave Devore Heights, California 92407

I am against project PRO-J-2023-00012. Our community has limited evacuation routes and the added traffic from this project would prove deadly in an emergency. Day to day traffic which is a huge problem to begin with can't handle more volume. Leveling hills hurts the environment. Our rural community is being destroyed and it needs to stop.

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(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Flus.sbcounty.gov%2F&data=05%7C02%7CPlanningCommissionComments%40lus.sbcounty.gov%7C46590d9abfbc461cd9bc08dc49156104%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638465603392630254%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=cQ3x2XkgKSWHie6RcV9s6ry15jOQ66cPzrl6lgOrhSs%3D&reserved=0>)

## Liang, Aron

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**From:** Planning Commission Comments  
**Sent:** Wednesday, March 20, 2024 1:15 PM  
**To:** Planning Commission Comments  
**Subject:** Land Use Services "Public Comments for Planning Commission Meeting for PROJ-2023-00012 — Oasis as Glen Helen from Jennifer"

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Jennifer  
Subject: PROJ-2023-00012 — Oasis as Glen Helen

Message Body:  
Jennifer

, California 92407

I live in nearby Rosena Ranch. We do not want or need another rest stop. It would be more desirable if Oasis at Glen Helen was more of a local shopping center that was a community spot.

For ex: A Trader Joe's would be amazing or smaller, local businesses like a mom and pop pizza place, coffee shop, or restaurant.

I think I speak for everyone when I state our community does NOT want a hotel/motel (or section 8 housing) of ANY kind. There are enough homes and apartments in the area, with more already scheduled to built. Again, we do NOT need another rest stop that will become as rundown and shady as the one already off of Sierra.

Anything that's built off of Glen Helen needs to add real value to our neighborhood and make up for what's off of Sierra. We have a great, clean, safe community in the Ranch and I'm sure those at Narra Hills and the Arboretum would agree that we want the property values and neighborhood look to be one that's at the same level (or above) of Rancho Cucamonga and not stereotypical of rundown parts of Rialto or San Bernardino.

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(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C02%7CPlanningCommissionComments%40us.sbcounty.gov%7C373d4fa554ea43c0931608dc491a672f%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638465624947100431%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=5kQZaleiKYznEEAPErud8t4HacVN6Fd1uEV2%2FaY5CJE%3D&reserved=0>)



## Liang, Aron

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**From:** Planning Commission Comments  
**Sent:** Wednesday, March 20, 2024 7:50 PM  
**To:** Planning Commission Comments  
**Subject:** Land Use Services "Public Comments for Planning Commission Meeting for Glen Helen Oasis from Rebecca"

From: Rebecca  
Subject: Glen Helen Oasis

Message Body:  
Rebecca Roupe  
9512050624  
18558 Grandview Ave San Bernardino, California 92407

This area cannot support this extra business and traffic. The car wash idea is asinine. Where does that water come from, exactly? We live here for the rural life style. The traffic already is practically unmanageable. My household is vehemently opposed to this project.

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(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C02%7CPlanningCommissionComments%40us.sbcounty.gov%7Cb912f5d95f8f4eb4dfa208dc49518e64%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638465861863666942%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=dDOpt94dK1DcJQtnFyOxTao1JZLcwkQbj5am1pY%2BFco%3D&reserved=0>)



# Conditions of Approval

<b>Record:</b>	PROJ-2023-00012	<b>System Date:</b>	03/15/2024
<b>Record Type:</b>	Project Application	<b>Primary APN:</b>	0239031500000
<b>Record Status:</b>	In Review	<b>Application Name:</b>	PLANNED DEVELOPMENT
<b>Effective Date:</b>		<b>Expiration Date:</b>	

**Description:** A Planned Development Permit (PDP) to allow for the construction of a Shopping Center consisting of a hotel, retail stores, a gym, fire station, two gasoline service stations with car washes, and multiple drive-through restaurants on approximately 33-acres of undeveloped land. The PDP will be facilitated by a proposed Specific Plan Amendment (SPA) to amend the current Land Use Designation from Destination Recreation (DR) to Commercial/Traveler Service (C/TS) and a Tentative Parcel Map to merge four (4) and then subdivide into 14 newly created parcels. Related Project Numbers: PROJ-2023-00096, PROJ-2023-00100

**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

### Land Use Services - Planning

- 1 **Project Location** - Status: Outstanding  
The Project site is located at the northeast corner of Interstat15 freeway and Glen Helen Parkway (APNs 0239-031-04, -32, -37 and -50).
- 2 **Revisions** - Status: Outstanding  
Any proposed change to the approved Project and/or 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.

3 **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.

4 **Additional Permits** - Status:Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: None b. STATE: Regional Water Quality Control Board (RWQCB) - Santa Ana Region, South Coast Air Quality Management District c. COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, Solid Waste Management District, County Fire, Environmental Health Services, and Public Works d. LOCAL: City of Rialto.

5 **Expiration** - Status:Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

6 **Continous Effect/Revocation** - Status:Outstanding

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.

7 **Extension of Time** - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

8 **Project Account** - Status: Outstanding

The Project account number is PROJ-2023-00012. 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 expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

9 **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

10 **Condition Compliance** - Status: Outstanding

Condition Compliance. In order to obtain construction permits for grading, building, final inspection, and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their 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 Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by County Planning.

11 **Performance Standards** - Status: Outstanding

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

12 **Continuous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

13 **Clear Sight Triangle** - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

14 **Lighting** - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

15 **Underground Utilities** - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

16 **Construction Hours** - Status: Outstanding

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. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

17 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

18 **Cultural Resources** - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone ( 909) 798-8570.

19 **GHG - Operational Standards** - Status: Outstanding

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 project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees 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, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. 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.

20 **On-going Condition** - Status: Outstanding

AQ/Operational Standards. The developer shall implement the following air quality measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following: a) County Diesel Exhaust Control Measures [SBCC § 83.01.040 (c) b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use. c) All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles. d) On-site electrical power connections shall be provided. e) All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site. f) The loading docks shall be posted with signs providing the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

21 **On-going Condition** - Status: Outstanding

Water Conservation. Structures shall incorporate interior and exterior water conservation measures (low-flow plumbing, water efficient landscaping, drip irrigation, minimization of turf areas, etc.) as required by the SBCC.

22 **On-going Condition** - Status: Outstanding

Project Description. This Planned Development Permit (PDP) is for the proposed development of 202,900 square foot commercial retail center consisting of a 72,000 square foot hotel; a 35,000 square foot fitness facility; a 45,500 square foot building containing a 25,000 square foot grocery market, a 15,000 square foot pharmacy, and 5,500 square feet of commercial shops. The Project also includes a 5,300 square foot convenience store/gas station with drive-thru carwash, a 5,300 square foot convenience store with gas station, five (5) 3,500 square foot buildings for drive-thru restaurants, and a 5,300 square foot restaurant and a 6,500 square foot restaurant and a 5,200 square foot Fire/Sheriff Station.

23 **On-going Condition** - Status: Outstanding

All proposed retaining walls shall have anti-graffiti coating applied and shall be maintained free of graffiti.

24 **On-going Condition** - Status: Outstanding

Conditions of Approval: The developer shall provide a copy of the approved conditions and the site plan to every future commercial tenant, lessee, and any future property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project Site with APNs (0239-031-04, -32, -37, -50) and the Project Number: PROJ-2023-00012.

## Public Health– Environmental Health Services

25 **Noise Levels** - Status: Outstanding

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

26 **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.

27 **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.

## Public Works - Traffic

28 **Access** - Status: Outstanding

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

29 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

30 **On Going Project Condition** - Status: Outstanding

Improvements at the intersection of Glen Helen Parkway/Devore Road and Cajon Boulevard may be eligible for reimbursement from previously collected fair share fees for this intersection. The traffic signal at Glen Helen Parkway/Devore Road and Cajon Boulevard has been identified as an intersection improvement. Currently, the estimated available amount for reimbursement to this intersection is \$249,086.35. Reimbursement is subject to the terms of the Fee Plan as well as any applicable laws and regulations. Reimbursement funding, in amounts determined to be available at time of eligibility, may be provided once the traffic signal has been constructed per approved plan, inspected and approved as fully operational, and the development project has final occupancy.

## INFORMATIONAL

### County Fire - Community Safety

- 31 **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.
- 32 **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.
- 33 **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.
- 34 **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.
- 35 **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.
- 36 **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.
- 37 **F36 Sprinkler Installation Letter** - Status: Outstanding  
 The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.



38 **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.

39 **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

40 **F71 Proposal Changes** - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

## Land Use Services - Land Development

41 **Additional Drainage Requirements** - Status: Outstanding

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.

42 **BMP Enforcement** - Status: Outstanding

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.

43 **Continuous BMP Maintenance** - Status: Outstanding

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. Refer to approved WQMP maintenance section.

44 **Erosion Control Installation** - Status: Outstanding

Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

45 **Tributary Drainage** - Status: Outstanding

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.

46 **FEMA Flood Zone** - Status: Outstanding

The project is located within Flood Zone D according to FEMA Panel Number 06071C7910H dated 8/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

47 **NPDES Permit** - Status: Outstanding

An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)

48 **Regional Board Permit** - Status: Outstanding

Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

## **Public Works - Solid Waste Management**

49 **Franchise Hauler Service Area** - Status: Outstanding

This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste and Recycling).

50 **Mandatory Commercial Organics Recycling** - Status: Outstanding

California Assembly Bill (AB) 1826 requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste (includes green waste and food waste). A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County or contract waste hauler on efforts to recycle organics materials once operational.

51 **Mandatory Commercial Recycling** - Status: Outstanding

California Assembly Bill (AB) 341 requires businesses that generate 4 or more cubic yards of solid waste per week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. Applicant will be required to report to the County or contract waste hauler on recycling efforts once operational.

52 **Recycling Storage Capacity** - Status: Outstanding

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 California Assembly Bill (AB) 2176.

## PRIOR TO LAND DISTURBANCE

### Land Use Services - Planning

- 53 **Grading/Land Disturbance Condition** - Status:Outstanding  
 AQ Dust Control Plan. The developer shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements: a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day. b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph. c) Storage/stockpiles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated. d) Storm water control systems shall be installed to prevent off-site mud deposition. e) All trucks hauling dirt away from the site shall be covered. f) Construction vehicle tires shall be washed, prior to leaving the project site. g) Rumble plates shall be installed at construction exits from dirt driveways and shall be cleaned on a daily basis to remove excess accumulation of dirt, rock and mud. h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out. i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.
- 54 **Grading/Land Disturbance Condition** - Status:Outstanding  
 AQ Construction Standards. 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) 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).
- 55 **Grading/Land Disturbance Condition** - Status:Outstanding  
 AQ Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety: a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l. b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day. c) High-Volume, Low Pressure (HVL) spray guns shall be used to apply coatings. d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical. e) Comply with SCAQMD Rule 1113 on the use or architectural coatings.

- 56 **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 site.
- 57 **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.
- 58 **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.
- 59 **Grading/Land Disturbance Condition** - Status:Outstanding  
[Issued as directed by: SPECIAL DISTRICTS - Carlos Martinez] SEWER: 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.
- 60 **Diesel Regulations** - Status:Outstanding  
The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District (SCAQMD) regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. SCAQMD District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

61 **GHG - Construction Standards** - Status: Outstanding

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 GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following: a) Implement the approved Coating Restriction Plans. b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment. c) Grading contractor shall provide and implement the following when possible: - training operators to use equipment more efficiently. - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions. - replacing older, less fuel-efficient equipment with newer models. - use GPS for grading to maximize efficiency. d) Grading plans shall include the following statements: - "All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration." - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes." e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways. f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures. g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

62 **Mitigation Measures** - Status: Outstanding

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

63 **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.

64 **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.

65 **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.

66 **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.

## Land Use Services - Building and Safety

67 **Geotechnical Report** - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

68 **Wall Plans** - Status: Outstanding

Submit plans and obtain separate building permits for any required retaining walls.

## Land Use Services - Land Development

### 69 **Drainage Improvements** - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 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.

### 70 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

### 71 **WQMP** - Status: Outstanding

A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. 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. Review processed on an actual cost basis. Copies of the WQMP guidance and template can be found at: (<https://dpw.sbcounty.gov/wqmp-templates-and-forms/>)

### 72 **WQMP Inspection Fee** - Status: Outstanding

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.

## Public Health– Environmental Health Services

### 73 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

## PRIOR TO BUILDING PERMIT ISSUANCE

### Land Use Services - Planning

### 74 **Underground Storage Tank Approval** - Status: Outstanding

Prior to issuance of building permits, Underground Storage Tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Section prior to the installation of any new UST system(s) and/or modifications to an existing UST system. Plans for underground storage tank systems shall be reviewed and approved by the Office of the Fire Marshal, Hazardous Materials Section. Hazardous Materials Section. Contact [ustplancheck@sbcfire.org](mailto:ustplancheck@sbcfire.org) or visit <https://sbcfire.org/ust/> for more information. Additional information can be found at <https://sbcfire.org/hazmatcupa/> or you may contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401.

- 75 **Architecture** - Status: Outstanding  
Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
- 76 **Lighting Plans** - Status: Outstanding  
The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
- 77 **Issuance/Building Permit Condition** - Status: Outstanding  
[Issued as directed by: SPECIAL DISTRICTS - Carlos Martinez] STREET LIGHTING: 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 Division for review and approval. Development plans are to be submitted to the San Bernardino County DPW – Special Districts 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.
- 78 **Issuance/Building Permit Condition** - Status: Outstanding  
Lighting Plans. Exterior lighting for all commercial properties contained within the Project Site Plan shall comply with requirements as contained in Chapter 6 – Lighting Guidelines of the GHSP.
- 79 **Issuance/Building Permit Condition** - Status: Outstanding  
Trash/Recyclables Receptacles. All trash and recyclables receptacles shall be in compliance with Public Works, Solid Waste Management standards. They shall be enclosed by a six-foot high, stucco covered exterior masonry wall with steel gates. A concrete apron equal to the width of the gate and outward from the enclosure a minimum of six feet shall be provided.
- 80 **Issuance/Building Permit Condition** - Status: Outstanding  
Landscape and Irrigation Plan. Landscape design and installation shall comply with requirements as contained in Chapter 3 - On-Site Landscape Requirements of the GHSP.
- 81 **Issuance/Building Permit Condition** - Status: Outstanding  
Energy Efficiency for Commercial/Industrial Development (GHG Reduction Measure R2E7). The developer shall document that the design of the proposed structure exceeds the current Title 24 energy efficiency requirements as indicated below or via other methods that meet the 100 point requirement: Building Envelope: • Enhanced Insulation – (rigid wall insulation-13, Roof/attic R-38) (11 points). • Windows – Greatly Enhanced window Insulation (0.28 or less U-factor, 0.22 or less SHGC) (7 points) • Cool Roof – Greatly Enhanced cool roof (10 points) • Air Filtration – air barrier HERS Verified Quality Insulation (7 points) • Enhanced Thermal Mass (4 points) Indoor Space Efficiencies: • Heating/Cooling Distribution system. Enhanced Duct insulation (6 points) • Space Heating – High Efficiency HVAC (5 points) • Water Heaters – High Efficiency Water Heater (10 points) • Daylighting All peripheral rooms have at least one window (1 point) • Artificial Lighting – High Efficiency Lights (8 points) Miscellaneous Commercial/Industrial Building Efficiencies: • Building Placement – North/South alignment (4 points) • Shading – at least 90% south-facing glazing (6 points) Commercial Irrigation Landscaping: • Water Efficient Landscaping – Only CA native landscape (5 points). • Water Efficient irrigation Systems – Weather based irrigation (3 points) Commercial Potable Water: • Toilets – Water efficient toilets/Urinals (1.5gpm) (3 points) • Water efficient Faucets – (2 points). Preferential Parking: • Provide reserved preferential and large parking spaces accommodating vanpools, ridesharing (2 points) Install Electric Vehicle Chargers: • Installation of 12 electric Vehicle (EV) chargers for passenger EV's - Level 2 fast charger (60 points) Recycling: • Provide reserved preferential and large parking spaces accommodating vanpools, ridesharing (2 points) Recycling; • Provide separated recycling bins (2 points) • Recycle construction waste (4 points)

- 82 **Issuance/Building Permit Condition** - Status:Outstanding  
Conceptual Landscape Plan. Landscape Plans shall be submitted for review and approval and shall reflect the proposed configuration and planting layout as shown in the Conceptual Landscape Plan dated 01/24/2023.
- 83 **Mitigation Measures** - Status: Outstanding  
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to building permit issuance

## County Fire - Community Safety

- 84 **F02 Fire Fee** - Status:Outstanding  
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- 85 **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.
- 86 **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.
- 87 **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.
- 88 **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.
- 89 **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.
- 90 **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.
- 91 **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.



92 **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.

93 **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

### Land Use Services - Building and Safety

94 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

95 **Temporary Use Permit** - Status: Outstanding

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.

### Land Use Services - Land Development

96 **No Comments** - Status: Outstanding

No comments.

97 **Caltrans Review** - Status: Outstanding

Obtain comments from Caltrans for access requirements and working within their right-of-way.

98 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

99 **Encroachment Permits** - Status: Outstanding

Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.

100 **Road Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California: Glen Helen Parkway (Major Highway/Glen Helen Specific Plan – 104 feet) • Street Improvements. Design curb and gutter 40 feet from centerline with a minimum 36-foot paved section within a 104-foot right-of-way. • Sidewalks. Design sidewalks per Glen Helen Specific Plan (Table 3-1). • Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. • Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Interior Access Road/Private Road (30 feet – Variable) • Street Improvements. Design curb and gutter with a minimum 30-foot curb to curb separation with paving within a minimum 30-foot interior access road. • Curb Returns. Curb returns shall be designed per County Standard 110.

101 **Road Standards and Design** - Status: Outstanding

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 Valley Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

102 **Slope Easements** - Status: Outstanding

Slope rights shall be dedicated, where necessary.

103 **Slope Tests** - Status: Outstanding

Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.

104 **Soils Testing** - Status: Outstanding

Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

105 **Street Gradients** - Status: Outstanding

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.

106 **Street Type Entrance** - Status: Outstanding

Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

107 **Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.

108 **Utilities.** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

**Public Health– Environmental Health Services**

- 109 **California Regional Water Quality Control Board Clearance** - Status: Outstanding  
Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, 951-782-4130.
- 110 **Demolition Inspection Required** - Status: Outstanding  
All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.
- 111 **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.
- 112 **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.
- 113 **Food Establishment Plan Check Required** - Status: Outstanding  
Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.
- 114 **New OWTS** - Status: Outstanding  
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. An Alternative Treatment System, if applicable, shall be required.
- 115 **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.
- 116 **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).
- 117 **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.

118 **Water Purveyor** - Status: Outstanding

Water purveyor shall be West Valley WD or EHS approved.

119 **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.

120 **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 - Solid Waste Management

121 **Construction Waste Management Plan (CWMP) Part 1** - Status: Outstanding

The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects

## Public Works - Traffic

122 **Requirement Prior to Issuance** - Status: Outstanding

Approvals: The applicant shall obtain written approval and acceptance from Caltrans for all proposed project related traffic impacts and encroachments on the State highway system.

123 **Street Improvements** - Status: Outstanding

Improvements: The applicant shall design their traffic signal improvement plans to include the following: Traffic Signal Plans (1) An approved traffic signal plan is required for Glen Helen Parkway/Devore Road at Cajon Boulevard. (2) A Traffic signal modification plan is required for the intersection of Glen Helen Parkway and Clearwater Parkway. The plan shall include the street improvements listed in these conditions.

124 **Street Improvements** - Status: Outstanding

Improvements: The applicant shall design their street improvement plans to include the following: Street improvements ( 1) Glen Helen Parkway, Clearwater Parkway, and the project's Southerly driveway: Intersection shall be designed to add two Eastbound left-turn lanes, one Westbound left-turn lane (two total), and one Westbound right-turn lane. The Northbound right-turn lane shall be modified to a through-right lane. The Southbound approach shall be designed to establish two left-turn, one through, and one free-right-turning lane. (2) Glen Helen Parkway, Devore Rd, and Cajon Boulevard: Intersection shall be designed to add one Southbound through lane, and one Westbound right-turn lane. The Northbound approach shall be modified to provide one left, one through, and one through-right lane. (3) Glen Helen Parkway and the project's Northerly driveway: Intersection shall be designed to add one Southbound right-turn lane and one Northbound left-turn lane. The Eastbound approach shall be designed to establish one left-turn and one right-turn lane.

## PRIOR TO OCCUPANCY

### Land Use Services - Planning

- 125 **Permit Required** - Status: Outstanding  
Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.
- 126 **Petroleum Product Storage** - Status: Outstanding  
Prior to occupancy, a business or facility handling an aggregate storage capacity of 1,320 gallons or more of petroleum in aboveground storage containers or tanks with a shell capacity equal to or greater than 55 gallons shall prepare and implement a Spill Prevention, Control, and Countermeasure (SPCC) Plan in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be maintained on site. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/apsa/> for more information.
- 127 **Occupancy Condition** - Status: Outstanding  
Installation of Improvements. All required on-site improvements shall be installed per approved plans.
- 128 **Occupancy Condition** - Status: Outstanding  
Shield Lights. All shield lights shall comply with Chapter 6 of the GHSP.
- 129 **Occupancy Condition** - Status: Outstanding  
Screen Rooftop. All roof top mechanical equipment shall be screened from ground vistas.
- 130 **Occupancy Condition** - Status: Outstanding  
All proposed walls and retaining walls shall be applied with an anti-graffiti coating. Verification shall be submitted to LUS Planning Division.
- 131 **Occupancy Condition** - Status: Outstanding  
Landscaping/Irrigation. All landscaping installation shall be installed and in compliance with Chapter 6 Landscape Guidelines of the GHSP.
- 132 **Occupancy Condition** - Status: Outstanding  
Wheel Stops. All back-in truck trailer parking spaces shall have a wheel stop or other physical barrier twelve feet from any wall, fence or building to prevent damage. All other vehicle spaces shall have wheel stops or curbs installed when adjacent to fences, walls or buildings; these shall be three feet (3') away from such facilities.
- 133 **Occupancy Condition** - Status: Outstanding  
Signs. All signs shall comply with signage requirements contained in Chapter 5 Signage Guidelines of the GHSP.

- 134 **Occupancy Condition** - Status: Outstanding  
Disabled Access. Disabled access parking spaces shall be clearly marked as disabled spaces and said markings shall be maintained in good condition at all times.
- 135 **Occupancy Condition** - Status: Outstanding  
GHG – Installation/Implementation. The developer shall submit for review and obtain approval from County Planning evidence that all applicable GHG reduction measures have been installed, implemented and that specified performance objectives are being met.
- 136 **Fees Paid** - Status: Outstanding  
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2023-00012.
- 137 **Installation of Improvements** - Status: Outstanding  
All required on-site improvements shall be installed per approved plans.
- 138 **Landscaping/Irrigation** - Status: Outstanding  
All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
- 139 **Mitigation Measures** - Status: Outstanding  
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance
- 140 **Screen Rooftop** - Status: Outstanding  
All roof top mechanical equipment is to be screened from ground vistas.
- 141 **Shield Lights** - Status: Outstanding  
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 142 **Condition Compliance** - Status: Outstanding  
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

### County Fire - Community Safety

- 143 **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 Fire - Hazardous Materials

- 144 **Occupancy Condition** - Status: Outstanding  
[FIRE HAZMAT CONDITION] Prior to occupancy, an application for one or more of these permits shall be obtained by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/>

- 145 **Occupancy Condition** - Status: Outstanding  
[HAZMAT CONDITION] Prior to treating, storing, disposing of, transporting, or offering for transportation any hazardous waste, obtain a Permanent Hazardous Waste Identification Number with the Department of Toxic Substance Control (DTSC) at <https://dtsc.ca.gov/apply-for-hazardous-waste-epa-id-number/>.

### Land Use Services - Building and Safety

- 146 **Condition Compliance Release Form Sign-off** - Status: Outstanding  
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

### Land Use Services - Land Development

- 147 **Drainage Improvements** - Status: Outstanding  
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.
- 148 **WQMP Improvements** - Status: Outstanding  
All required WQMP improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works. An electronic file of the approved final WQMP shall be submitted to Land Development Division, Drainage Section.
- 149 **Caltrans Approval** - Status: Outstanding  
Obtain approval from Caltrans for access requirements and working within their right-of-way.
- 150 **LDD Requirements** - Status: Outstanding  
All LDD requirements shall be completed by the applicant prior to occupancy.
- 151 **Private Roads/Improvements** - Status: Outstanding  
Prior to occupancy, all required on-site and off-site improvements shall be completed by the applicant. 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.
- 152 **Road Improvements** - Status: Outstanding  
All required off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.
- 153 **Structural Section Testing** - Status: Outstanding  
A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

### Public Health– Environmental Health Services

- 154 **Hotel/Motel/Apartment Certificate of Use Request** - Status: Outstanding  
Prior to occupancy of a newly constructed or remodeled apartment complex, hotel, motel, resort, pursuant to San Bernardino County Code 33.101 et. seq., a Certificate of Use request shall be submitted to EHS. For information, call EHS at: (800) 442-2283.
- 155 **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.

156 **New Retail Food Facility Permit** - Status: Outstanding

A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.

## Public Works - Solid Waste Management

157 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding

The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. 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 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>.

## Public Works - Traffic

158 **Improvements** - Status: Outstanding

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans prior to occupancy of the first building regardless of which parcel. This shall include any software and/or hardware to implement the approved signal coordination plan.

159 **Requirement Prior to Occupancy** - Status: Outstanding

Acceptance: The applicant shall furnish written acceptance from Caltrans for all approved improvements and encroachments on the state highway system.

160 **Requirement Prior to Occupancy** - Status: Outstanding

~~Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Department of Public Works. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$17.02 per square foot for Commercial Use and \$4,355.00 per room for Hotel/Motel Use. The Regional Fees are listed by Parcel/Lot and each shall be paid no later than the time of occupancy for each Parcel/Lot. [Parcel 1 — Convenience Store/Gas Station; Commercial Use 10,097 square feet x \$17.02 per square foot = \$171,850.94] + [Parcel 2 — Pad 6 Fast Food with Drive Thru; Commercial Use 5,300 square feet x \$17.02 per square foot = \$90,206.00] + [Parcel 3 — Pad 5 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 4 — Pad 4 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 5 — Pad 3 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 6 — Pad 2 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 7 — Pad 1 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 8 — Fitness Center (Gym); Commercial Use 35,000 square feet x \$17.02 per square foot = \$595,700.00] + [Parcel 9 — Fire Station; Exempt] + [Parcel 10 — Hotel; Hotel/Motel Use 130 Rooms x \$4,355.00 per room = \$566,150.00] + [Parcel 11 — Market, Pharmacy, Shops; Commercial Use 45,500 square feet x \$17.02 per square foot = \$774,410.00] + [Parcel 12 — Restaurant 1; Commercial Use 5,300 square feet x \$17.02 per square foot = \$90,206.00] + [Parcel 13 — Restaurant 2; Commercial Use 6,500 square feet x \$17.02 per square foot = \$110,630.00] + [Parcel 14 — Convenience Store/Gas Station; Commercial Use 11,978 square feet x \$17.02 per square foot = \$203,865.56] = The total estimated Regional Transportation Fees for the Project is \$2,900,868.50. The current Regional Transportation Development Mitigation Plan can be found at the following website: <https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf>~~



161 **Requirement Prior to building Permit Issuance** - Status: Outstanding

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Department of Public Works. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$17.02 per square foot for Commercial Use and \$4,355.00 per room for Hotel/Motel Use. The Regional Fees are listed by Parcel/Lot and each shall be paid no later than the time of issuance of building permit for each Parcel/Lot. [Parcel 1 – Convenience Store/Gas Station; Commercial Use 10,097 square feet x \$17.02 per square foot = \$171,850.94] + [Parcel 2 – Pad 6 Fast Food with Drive Thru; Commercial Use 5,300 square feet x \$17.02 per square foot = \$90,206.00] + [Parcel 3 – Pad 5 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 4 – Pad 4 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 5 – Pad 3 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 6 – Pad 2 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 7 – Pad 1 Fast Food with Drive Thru; Commercial Use 3,500 square feet x \$17.02 per square foot = \$59,570.00] + [Parcel 8 – Fitness Center (Gym); Commercial Use 35,000 square feet x \$17.02 per square foot = \$595,700.00] + [Parcel 9 – Fire Station; Exempt] + [Parcel 10 – Hotel; Hotel/Motel Use 130 Rooms x \$4,355.00 per room = \$566,150.00] + [Parcel 11 – Market, Pharmacy, Shops; Commercial Use 45,500 square feet x \$17.02 per square foot = \$774,410.00] + [Parcel 12 – Restaurant 1; Commercial Use 5,300 square feet x \$17.02 per square foot = \$90,206.00] + [Parcel 13 – Restaurant 2; Commercial Use 6,500 square feet x \$17.02 per square foot = \$110,630.00] + [Parcel 14 – Convenience Store/Gas Station; Commercial Use 11,978 square feet x \$17.02 per square foot = \$203,865.56] = The total estimated Regional Transportation Fees for the Project is \$2,900,868.50. The current Regional Transportation Development Mitigation Plan can be found at the following website: <https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf>

162 **Requirement Prior to Occupancy** - Status: Outstanding

The total fair share contribution for this project is required based on the traffic report dated 04/27/2023 from David Evans and Associates. The traffic study represented the project to be built in its entirety without phasing. Therefore, the full fair share amount is due prior to occupancy of the first building regardless of which parcel. The fair share breakdown is shown below: [Glen Helen Pkwy at I-15 SB Ramps: Estimated Cost = \$877,250 Fair Share Percentage = 58.56% Intersection Total = \$513,717.60] + [Glen Helen Pkwy at Clearwater Pkwy/Project Driveway "A": Estimated Cost = \$629,200 Fair Share Percentage = 81.96% Intersection Total = \$515,692.32] + [Glen Helen Pkwy at Devore Rd/Cajon Blvd: Estimated Cost = \$709,900 Fair Share Percentage = 12.08% Intersection Total = \$85,755.92] + [Devore Rd at I-215 SB Ramps: Estimated Cost = \$1,680,000 Fair Share Percentage = 9.73% Intersection Total = \$163,464.00] + [Devore Rd at I-215 NB Ramps: Estimated Cost = \$1,120,000 Fair Share Percentage = 12.26% Intersection Total = \$137,312.00] = Total Fair Share \$1,415,941.84

## PRIOR TO RECORDATION

### County Fire - Community Safety

163 **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.

## PRIOR TO FINAL INSPECTION

**Land Use Services - Planning**

- 164 **Issuance/Building Permit Condition** - Status:Outstanding  
Retaining Wall Off-Sets. A final inspection shall be performed to verify that all retaining wall offsets are fenced -off from pedestrian entry."

**County Fire - Community Safety**

- 165 **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
- 166 **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.
- 167 **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.

- 168 **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.
- 169 **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.
- 170 **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.
- 171 **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.
- 172 **F45 Fire Extinguishers** - Status: Outstanding  
Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
- 173 **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.
- 174 **F48 Material Identification Placards** - Status: Outstanding  
The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
- 175 **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.

176 **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 ½) 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 (¾) inch stroke.

177 **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 ®).

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.sbcounty.org/">https://www.sbcounty.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>	
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	
External Agencies (Caltrans, U.S. Army, etc.)		See condition text for contact information...