

CONDITIONS OF APPROVAL

Church of the Woods
Conditional Use Permit

GENERAL REQUIREMENTS Ongoing and Operational Conditions

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

1. **Project Approval Description.** This Conditional Use Permit (CUP) is conditionally approved to construct a religious facility consisting of a 27,364-square foot, two-story Youth Center/Gymnasium, 41,037-square foot, two-story Assembly building with a maximum seating capacity of 600, and a 1,500-square foot two-story maintenance/caretaker unit in 2 Phases (Project) on a 13.6-acre portion of a 27.12-acre site. The Project also includes an ancillary 54,000-square foot sports field, sports courts, and a 7,838-square foot water quality bioretention basin. The Project is approved to be constructed in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN: 0336-101-06, 07, located on the north Side of Highway 18, 450' east of Bear Springs Road in Lake Arrowhead; Project No. P201700270.
2. **MMRP.** Implementation of the mitigation measures required for the Project shall be verified according to the methods specified in the Mitigation Monitoring and Reporting Program (MMRP) of the certified EIR (SCH #2004031114). A Mitigation Monitoring and Compliance application shall be filed with the required fee deposit with the Planning Division, which will oversee and verify compliance with the mitigation measures in the MMRP.
3. **Revisions.** Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. **Indemnification.** In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

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

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

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

5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
- The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit (SBCC §86.06.060), or
 - 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, or
 - The land use is determined by the County to be abandoned or non-conforming, or
 - 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. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
7. Extension of Time. 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. The Project number is P201700270. 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. 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:
- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final 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 the Planning Division.

10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Additional Permits. 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.
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (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. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.

14. Lighting. 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. Clear Sight Triangle. 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.
16. Cultural Resources. 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.
17. Underground Utilities. 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.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
19. Construction Noise. 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.
20. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a. Waste Stream Reduction. The “developer” shall provide to all tenants and 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. .
 - 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.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311

21. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Chapter 86.09 – Enforcement.
22. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

23. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
24. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
25. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

PUBLIC HEALTH - Environmental Health Services (800) 442-2283

26. Refuse Storage/Removal. 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. For information, please call DEHS/LEA at: (800) 442-2283.
27. OWTS Maintenance. The Onsite Wastewater Treatment System (OWTS) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper or qualified service provider. For information, please call DEHS/Wastewater Section at: (800) 442-2283.
28. Noise. Noise level(s) shall be maintained at or below County Standards, Development Code §83.01.080. For information, please call DEHS at: (800) 442-2283

COUNTY FIRE DEPARTMENT –Community Safety Division (909) 386-8465

29. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein (“Fire Department”). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
30. Constriction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has

occurred within 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

31. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

32. Franchise Hauler Service Area. 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.
33. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
34. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a 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. This requirement is to assist the County in compliance with AB 341.
35. Mandatory Trash Service. This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.
36. Mandatory Organics Recycling. As of January 1, 2017, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate four (4) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. 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 though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186

37. Transportation and Circulation Mitigation I-3. During the hours of 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m., construction traffic shall be minimized. No more than 50 total passenger-car-equivalent trips per hour (inbound and outbound combined) may enter or exit the construction site during these periods. The construction contractor shall be responsible for monitoring the entries and exits during these time periods to ensure compliance and permit

periodic inspection of the construction site by the County of San Bernardino or its designee to further ensure compliance. A requirement to comply with this restriction shall be noted on all construction documents and also shall be specified in bid documents issued to prospective construction contractors. Passenger-car-equivalents shall be counted as follows:

- Passenger Vehicle – 1 PCE
- 2 Axle Truck – 1.5 PCE
- 3 Axle Truck – 2 PCE
- 4+ Axle Truck – 3 PCE

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed:

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

37. Verification shall be provided that all components of the San Bernardino County Flood Control District's Rimforest Storm Drain project, that would materially affect either the Church of the Woods project or property, have been installed and are operational. As an alternative, the development and grading plans shall be revised to not rely on the Rimforest Storm Drain Project. If the Project were to be substantively revised such that its drainage system does not connect to the Rimforest Storm Drain Project, the revisions would require subsequent County approval and additional review under CEQA. **(MODIFIED IN RESPONSE TO APPEAL)**
38. No disturbance of State or Federal jurisdictional waters or wetlands is permitted. Existing jurisdictional areas shall be preserved in place until and unless they are removed and mitigated for off-site as part of the County Flood Control District's Rimforest Storm Drain Project. **(ADDED IN RESPONSE TO APPEAL)**
39. The athletic field design is required to manage infiltration and smaller rain events on-site so that water and snow melt infiltrates into the ground. Off-site discharge from the athletic field will only be permitted from large rain events. **(ADDED IN RESPONSE TO APPEAL)**
40. Air Quality Mitigation B-1. Prior to the issuance of a grading permit or a building permit, the County shall verify that the following notes are included on the construction document(s). These notes also shall be specified in bid documents issued to construction contractors. The Project's construction contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of San Bernardino staff or its designee to confirm compliance.
- “During construction, all construction equipment (>150 horsepower) shall be Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 compliant or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by San Bernardino County upon request.”
- “Construction equipment engines (>150 horsepower) shall be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Maintenance records shall be made available for inspection by San Bernardino County upon request.”
- “All diesel-fueled trucks hauling materials to and from the construction site shall comply with CARB's 2010 engine emission standards.”
 - “Signs shall be posted at the construction site entry and on the construction site stating that vehicle engine idling is limited to 5 minutes or less.”
41. Biological Resource Mitigation C-1a. Prior to the issuance of any grading permits, the Project Applicant shall provide evidence that the Land Use Services Director or their designee has confirmed that the following actions have or will be implemented.
- A pre-construction clearance survey for southern rubber boa, San Bernardino flying squirrel and California spotted owl shall be conducted at the Project site by an approved biologist no less than 30 days prior to any ground disturbing activities.
 - A copy of the results of the pre-construction survey (and any additional surveys) shall be provided to the San Bernardino County Planning Department prior to the issuance of a grading permit or the granting of any authorization for any vegetation clearing and ground disturbance activities at the Project site.

- If the results are negative, the County may issue the grading permit.
 - If southern rubber boa, San Bernardino Flying squirrel or California spotted owl are detected on-site during the preconstruction clearance survey(s), the Project Biologist shall notify the California Department of Fish and Wildlife (CDFW) immediately.
- An approved biologist shall be onsite during all vegetation clearing and rough grading. In the event that southern rubber boa, San Bernardino Flying squirrel or California spotted owl are detected on-site during vegetation clearing or rough grading activities, the approved biologist shall have authority to halt vegetation clearing and/or rough grading activities until remedial measures determined by the Project Biologist are implemented and until a suitable buffer has been established as identified by the Project Biologist. Vegetation clearing and/or rough grading activities shall only be allowed to commence within the buffer area once the approved biologist makes a determination that the species is no longer present.
42. Biological Resource Mitigation C-1b. Prior to the issuance of any grading permits, the Project Applicant shall provide evidence to the Public Works Director or their designee and the Land Use Services Director and their designee that the Project Applicant has provided for the permanent preservation and management in perpetuity of 13.40 acres of onsite habitat that supports a total of 1.65 available onsite acres of high-quality southern rubber boa habitat, 2.18 acres of moderate quality southern rubber boa habitat and 9.57 acres of low quality southern rubber boa habitat, 5.45 acres of moderate quality San Bernardino flying squirrel habitat and 7.95 acres of low-quality San Bernardino flying squirrel habitat; and 5.85 acres of moderate-quality California spotted owl habitat and 7.55 acres of low-quality California spotted owl habitat. The onsite habitat shall be permanently protected through the recordation of a CDFW-approved conservation easement, the selection of a CDFW-approved conservation management entity and by funding a “non-wasting” endowment that provides for the costs associated with any initial improvements and management actions as defined in a Long-term Management Plan. The long-term management plan shall be submitted to CDFW for review and approval.
43. Geology and Soils Mitigation D-1. Prior to issuance of any grading permit, the San Bernardino County Building Official or their designee shall confirm that the Grading Plan incorporates specific measures from the required design-level geotechnical investigation which shall, at a minimum, address landslides, liquefaction, lateral spreading, and collapsible soils. The geotechnical investigation report and the measures that shall be included as notes on the Grading Plan and shall comport with the provisions established in Chapter 87.08, Soils Reports, and Chapter 88.02, Soil and Water Conservation, of the San Bernardino County Code. Remedial measures to address landslides may include, but not be limited to: removal, repositioning, embedment, anchoring of boulders; installation of catchment fences; and construction in accordance with the recommendations of the Project geotechnical engineer, CALGreen and any County guidelines. Potential remedial measures that may be required to address collapsible soils may include, but not be limited to, over-excavation of all uncontrolled artificial fill and upper portion of the surficial soils during site grading. Remedial measures to address liquefaction may include, but not be limited to, specialized compaction techniques and cement or chemical grouting. Prior to issuance of any grading permit, the San Bernardino County Building Official shall ensure that any and all remedial measures identified in the Project-specific geotechnical investigation are incorporated as notes on all final Project construction plans so that they may be implemented during Project grading and construction activities.
44. Geology and Soils Mitigation D-2. Prior to the issuance of any grading permit, the San Bernardino County Building Official shall confirm that the Grading Plan incorporates specific measures from the required design-level Project-specific geotechnical investigation to address lateral spreading. The geotechnical investigation report shall comport with the provisions established in Chapter 87.08, Soils Reports, and Chapter 88.02, Soil and Water Conservation, of the San Bernardino County Code. Remedial measures shall be undertaken as recommended by the licensed geotechnical engineer and approved by the County as part of the grading operation and construction phases. Remedial measures to address lateral spreading may include, but not be limited to: removal and re-compaction of near surface soils, the use of deep foundations and/or stone columns, and deep dynamic compaction. The remedial measures undertaken shall ensure that potential lateral movements calculated as part of the geotechnical exploration and analysis can accommodate habitable structures pursuant to CALGreen requirements as well as paved roads and wet or dry utilities, and thereby safeguard habitable structures, roads, and utility lines against potential seismic hazards. The findings of the geological explorations and recommendations shall be documented

in a Project-specific geotechnical investigation report prepared by a licensed geotechnical engineer. The report shall be approved by the County and the recommendations contained in the report shall be implemented and required as grading permit and building permit conditions of approval. Prior to issuance of any grading permit, the San Bernardino County Building Official shall ensure that any and all remedial measures identified in the Project-specific geotechnical investigation are incorporated as notes on all final Project construction plans so that they may be implemented during Project grading and construction activities.

45. Noise Mitigation H-1. Prior to the issuance of a grading permit, the County of San Bernardino Building Official shall ensure that the following notes are included on all grading plans and shall be enforced by the construction contractor during all excavation and grading activities:
1. During all site excavation and grading, the Construction Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
 2. The Construction Contractor shall position all stationary construction equipment so that emitted noise is directed away from off-site residences nearest the Project site.
 3. The Construction Contractor shall locate equipment staging within portions of the Project site that shall will create the greatest distance between construction-related noise sources and off-site residences nearest the Project site during all Project construction.
 4. Heavy construction activities, such as grading and/or compacting, that would occur within 300 feet of the western property line shall be restricted to the hours of 10:00 a.m. to 4:00 p.m.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

46. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
47. Geology Report. When earthwork quantities exceed 5,000 cubic yards, a geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to final project approval.
48. Geotechnical (Soil) Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
49. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 100 cubic yards.
50. Erosion & Sediment Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
51. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
52. NPDES Permit. 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
53. Regional Board Permit Letter. CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

54. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
55. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
56. FEMA Flood Zone. The Project is located within Flood Zone D according to FEMA Panel Number 7955H dated 08/28/2008. Flood Hazards are undetermined in this area but possible. The requirements may change based on the most current Flood Map prior to issuance of grading permit.
57. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
58. Grading Plans. Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvements shall be shown on the Grading plans according to the approved Drainage study report. A deposit for grading plan 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.
59. Streambed Alteration Agreement. California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at <https://www.wildlife.ca.gov/Conservation/LSA>.

DEPARTMENT OF PUBLIC WORKS – County Surveyor (909) 387-8149

60. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
61. A Record of Survey per Section 8762 of the Business and Professions Code is required due to the Site Plan showing bearings and distances which are not of record.

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

62. Vector Inspection. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 1-800-442-2283.
63. Vector Clearance. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at 1-800-442-2283.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

64. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.
65. Fire Fee. The required fire fees are due at time of submittal; and paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to fire fees that are paid to other County offices. [F40] Construction : Gym: \$1190.00; Assembly Building: \$1190.00; Maintenance Bldg. \$1044.00
66. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

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. Other recognized standards may be more restrictive by requiring wider access provisions.

Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

67. Surface.
- a. All fire access roadway surfaces, except for driveways providing fire access to no more than two (2) single family dwellings or accessory structures, shall be capable of supporting a fire apparatus with a gross vehicle weight of 80,000 pounds (lbs.) For design purposes, fire apparatus weight is distributed as 60,000 lbs. on the rear dual axles and 20,000 lbs. on the front axle. When required by the fire code official, the design of fire access roadways shall bear the stamp of a registered professional engineer in order to verify that they meet this requirement.
 - b. Fire access roadways shall be paved with a concrete or asphalt material in order to provide "all weather" safe driving conditions. The appropriate thickness of surface materials and base materials shall be determined by a qualified engineer and subject to the approval of the County or City Engineering Department, but shall be in all cases a minimum of four (4) inches.
 - c. Planted materials that are retained by a solid system such as "Turf Block,"® or "Grass-crete"® may be used for fire apparatus access surfacing, with approval of the fire code official, for limited or isolated areas no more than fifty (50) feet in length and where road grades do not exceed two percent (2%). Such areas shall be clearly signed as Emergency Vehicle Access per SBCFD Standard A-3, Diagram A-3.1. These, as well as other alternate paving materials such as stone, concrete pavers, chip seal or slag, shall be evaluated based on their ability to support imposed load of a fire apparatus and shall be immediately recognizable to emergency responders as a drivable surface.
 - d. Where no paved roadways exist and road grades do not exceed eight percent (8%), and where serving only single family dwellings or accessory buildings, roads may be constructed with approved native materials or gravel compacted to eighty-five percent (85%) compaction.

DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186

68. Transportation and Circulation Mitigation I-2. In the event that Caltrans prepares a valid study, as defined below, that identifies fair share contribution funding sources attributable to and paid from private and public development to supplement other regional and State funding sources necessary undertake improvements to intersections along SR-18 and/or SR-189 in the Project study area, then the Project Applicant shall use reasonable efforts to pay the applicable fair share amount to Caltrans.

The study shall include fair share contributions related to private and/or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. Section

15126.4(a)(4) and, to this end, the study shall recognize that impacts to Caltrans SR-18 and/or SR-189 facilities that are not attributable to development located within unincorporated San Bernardino County that are not required to pay in excess of such developments' fair share obligations. The fee study shall also be compliant with Government Code Section 66001(g) and any other applicable provisions of law. The study shall set forth a timeline and other relevant criteria for implementation of the recommendations contained within the study to the extent the other agencies agree to participate in the fee study program. Specifically, the fair share fee payment required by this Mitigation Measure shall be used by Caltrans to make the following improvements in accordance with the recommendations identified in the Traffic Impact Analysis (TIA) prepared by Translutions, Inc., dated September 12, 2018:

- Daley Canyon Road/State Route 189 (Intersection #8): install a traffic signal at the intersection. The Project's fair share of this improvement shall be 58.7%
 - Daley Canyon Road/State Route 18 (Intersection #10): install a traffic signal at the intersection. The Project's fair share of this improvement shall be 48.3%.
 - Daley Canyon Access Road/State Route 18 (Intersection #11): install a traffic signal at the intersection. The Project's fair share of this improvement is 30.3%.
 - State Route 173/State Route 18 (Intersection #17): install a traffic signal at the intersection. The Project's fair share of this improvement is 22.0%.
 - Pine Avenue/State Route 18 (Intersection #18): install a traffic signal at the intersection. The Project's fair share of this improvement is 32.3%.
69. Transportation and Circulation Mitigation I-4. Prior to the issuance of grading permits, building permits, or improvement plans for frontage improvements along SR-18, the Project Applicant shall prepare and the County of San Bernardino shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control plan shall be noted on all construction documents and also shall be specified in bid documents issued to prospective construction contractors.
70. Transportation and Circulation Mitigation I-5. All heavy-duty construction equipment and vehicles shall be staged interior to the construction site. The parking or storage of construction equipment and vehicles on SR-18 is prohibited. The construction contractor shall be responsible for ensuring compliance and permit periodic inspection of the construction site by the County of San Bernardino or its designee to further ensure compliance. A requirement to comply with this provision shall be noted on all construction documents and also shall be specified in bid documents issued to prospective construction contractors.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

LAND USE SERVICES DEPARTMENT – Planning (909) 387-8311

72. Architecture. 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.
73. Lighting Plans. 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.
74. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
75. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended):
- Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b. Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c. Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.

- Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d. Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
76. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b. All sign lighting shall not exceed 0.5 foot-candle.
 - c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.
77. Verification shall be provided to the County that all components of the San Bernardino County Flood Control District's Rimforest Storm Drain project, that would materially affect either the Church of the Woods project or property, is installed and operational.

78. Plans submitted as part of the building permit issuance process are required to include Low Impact Development (LID) design features to encourage low flows and snow melt to stay on-site and infiltrate into the ground (examples of LID features include directing roof drains to landscaped areas designed for low flow retention, using landscape areas for water quality and runoff management, and maximizing permeable surfaces). **(ADDED IN RESPONSE TO APPEAL)**

LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311

79. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.
80. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

81. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications.

Daley Canyon Road (Mt. Major Highway – 80')

- Road Dedication. A grant of easement is required to provide a half-width right-of-way of forty (40) feet.
82. Caltrans Review. Obtain comments from Caltrans for access requirements and working within their right-of-way.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

83. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
84. Primary Access Paved. 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 (Fire # F-9), including width, vertical clearance and turnouts, if required.
85. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. 1500GPM FOR 2 HOURS
86. Water System Commercial. 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. 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 (300) feet from any portion of a structure.
87. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a twelve percent (12%) grade and have a minimum of forty five (45) foot radius for all turns. Standard 902.2.1
88. Access - 30% slope. 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. Standard 902.2.1

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

89. Construction and Demolition Waste Management Plan (CDWMP) Part 1. 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 or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

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

90. Water Purveyor. Water purveyor shall be Crestline-Lake Arrowhead Water Agency (CLAWA) or DEHS approved. (i.e. approved water agency/district, water source and/or well). Applicant shall procure a verification letter from the water service provider. The letter shall state whether or not water connection and service shall be made available to the project by the water provider. The letter shall also reference the project name and Assessor's Parcel Number. For projects with a current active water connection, a copy of the water bill with project address may suffice. For more information contact Water Section at 1-800-442-2283.
91. Onsite Wells. 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 DEHS standards, properly sealed and certified as inactive OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
92. Water System Permit. Applicant shall obtain and maintain a valid water system permit with DEHS and meet Title 22, CCR requirements pertaining to the type of water system.
93. SWRCB Approval. A water system permit may/will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report at least 6 months before 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 (DEHS). For information, contact the Water Section at 1-800-442-2283 and SWRCB-DDW at 916-449-5577.
94. Sewer Purveyor. Sewage disposal shall be Lake Arrowhead Community Services (LACSD) or EHS approved. (i.e. approved sewage/wastewater agency/district and/or Onsite Wastewater Treatment System (OWTS)). Applicant shall procure a verification letter from the sewer service provider. The letter shall state whether or not sewer connection and service shall be made available to the project by the sewer service provider. The letter shall also reference the project name and Assessor's Parcel Number.
95. OWTS. If sewer connection and/or service are unavailable, method of sewage disposal shall an EHS approved Onsite Wastewater Treatment System(s) (OWTS) and shall conform to the Local Agency Management Program May 2017. The OWTS may be allowed under the following conditions:
- A percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section at 1-800-442-2283.
 - An Alternative Treatment Permit, if applicable, shall be required.
96. 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 DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:

- a. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or,
 b. 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. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.
97. RWB. Written clearance shall be obtained from the designated California Regional Water Quality Control Board and a copy forwarded to DEHS 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.
98. Food Establishment Plan Checks. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 1-800-442-2283.
99. Improvements: Based on the traffic study submitted to the County from Translutions dated 08/18/2017 and the Caltrans letters dated 02/26/2018 and 02/22/2019, the Applicant shall design their street improvement plans to include the following **(ADDED BY PLANNING COMMISSION 1/23/2020)**:
- Project Driveway/ State Route 18
- Install Traffic Signal. A traffic signal shall be constructed at the Project Driveway/ SR 18.
- Bear Springs Road/ State Route 18
- Install Traffic Signal. A traffic signal shall be constructed at the intersection of Bear Springs Road/ SR 18.
- Pine Avenue/ State Route 18.
- Install Traffic Signal. A traffic signal shall be constructed at the intersection of Pine Avenue/ SR 18.
100. The total fair share contribution for this project is required based on the traffic report dated 08/18/2017 from Translutions Company. The fair share breakdown for these improvements is shown below **(ADDED BY PLANNING COMMISSION 1/23/2020)**:

INTERSECTION	ESTIMATED COST	FAIR SHARE PERCENTAGE	ESTIMATED CONTRIBUTION
Daley Canyon Road at State Route 189 Install a traffic signal Intersection Total	\$ 450,000	58.7%	\$ 264,219
Daley Canyon Road at State Route 18 Install a traffic signal Intersection Total	\$ 450,000	48.3%	\$ 217,406
Daley Canyon Access Road at State Route 18 Install a traffic signal Intersection Total	\$ 450,000	30.3%	\$ 136,416
State Route 173 at State Route 18 Install a traffic signal Intersection Total	\$ 450,000	22.0%	\$ 99,184
Total Fair Share			\$ 717,225

101. The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for a building permit and shall be paid to the Department of Public Works - Traffic Division. At the present time, the estimated cost is \$717,225. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index. **(ADDED BY PLANNING COMMISSION 1/23/2020)**

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

102. Fees Paid. 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 P201700270.
103. Shield Lights. 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).
104. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.
105. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
106. Landscaping/Irrigation. 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.
107. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
108. The applicant shall install a gate at the easterly project driveway, which shall remain closed and used for emergency access only. A sign shall be posted on the gate indicating its use for emergency access only.
109. GHG – Installation/Implementation Standards. The developer shall submit evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

110. Drainage Improvements. All required drainage improvements, if any, 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.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

111. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
112. Caltrans Approval. Obtain approval from Caltrans for access requirements and working within their right-of-way.

113. Phased Projects. Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant, inspected and approved for construction of that phase, prior to final inspection or occupancy for any buildings or other structures in that phase.

The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project."

In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

114. Haz Mat Permits. Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for exemption from hazardous materials laws and regulations: Hazardous Materials Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, or Underground Storage Tank Permit. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov>. Additional information can be found at <http://www.sbctfire.org/ofm/Hazmat/PoliciesProcedures.aspx> or you may contact The Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

115. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F59] Only required for building exceeding 5000 sq. ft.
116. Commercial Addressing. 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 six (6) inches in height and with a three quarter (3/4) 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 contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4
117. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4
118. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA.

119. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4
120. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
121. Combustible Vegetation. Combustible vegetation shall be removed as follows:
 - 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.
 - 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

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

122. Public Water System Permit. A Public Water System Permit which meets Title 22, CCR requirements pertaining to the type of water system, shall be required. For information, contact DEHS at: 1-800-442-2283.
123. Alternative Treatment System Permit. Alternative Treatment System Permit, if applicable, shall be required. For information, contact DEHS at 1-800-442-2283.
124. Annual Permit – Food Facility. An annual health permit for food facility, for information, contact DEHS/Community Environmental Health at 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186

125. The applicant shall construct an intersection with traffic signal at the project's primary access driveway at State Route 18 (SR-18). The intersection and signal design shall be approved by Caltrans prior to installation as part of a Caltrans Intersection Control Evaluation process. The design shall accommodate the widening of SR-18 for approximately 300 feet upstream and downstream of the project driveway to include a dedicated left-turn lane from eastbound SR-18 into the project driveway and a right turn deceleration/ acceleration lane from westbound SR-18 into the project driveway.

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. This shall include any software and/or hardware to implement the approved signal coordination plan. **(ADDED BY PLANNING COMMISSION 1/23/2020)**

126. Transportation and Circulation Mitigation I-1. Prior to issuance of an occupancy permit for the Project, the San Bernardino County Director of Public Works or their assignee shall verify that the Project Applicant has made a good faith effort to gain the approval of Caltrans to implement the intersection improvements identified below in accordance with the recommendations identified in the Traffic Impact Analysis (TIA) prepared by Translutions, Inc., dated September 12, 2018. If Caltrans approval is granted, the Project Applicant shall be responsible for ensuring installation of the traffic signals.

Intersection #4 – Bear Springs Road/State Route 18: install a traffic signal at the intersection.

Intersection #18 – Pine Avenue/State Route 18: install a traffic signal at the intersection.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

127. Construction and Demolition Waste Management Plan (CDWMP) Part 2. The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.