



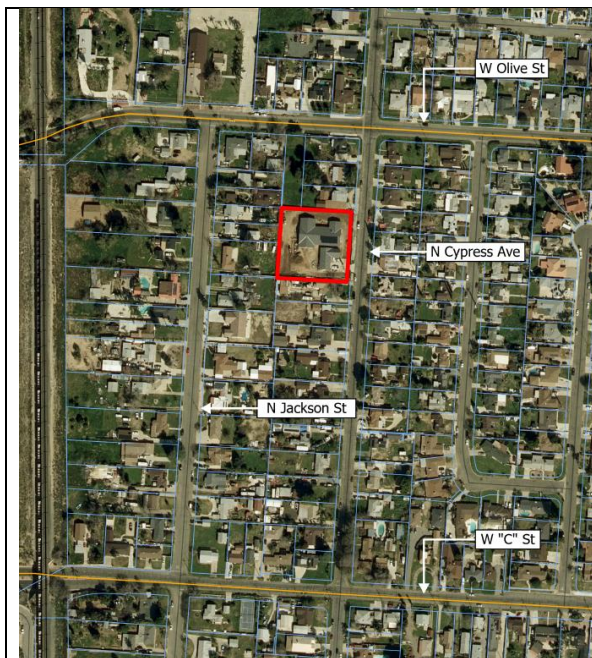
# LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

**HEARING DATE:** December 11, 2025

**AGENDA ITEM NO. 4**

## **Project Description**

**APN:** 0274-122-05  
**Applicant:** Dr. Raed El Hajjaoui  
**Community:** Colton / 5<sup>th</sup> Supervisorial District  
**Location:** 969 Cypress Avenue  
**Project No:** PRAF-2025-00002  
**Staff:** Oliver Mujica  
**Rep:** Dr. Raed El Hajjaoui  
**Proposal:** Major Reasonable Accommodation (Land Use Modification) for the establishment and operation of a Licensed Residential Care Facility as a Congregate Care Living Health Facility for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services. This includes the conversion of an existing residence containing 7,124 square feet, the reduction of the required parking from ten (10) to seven (7) parking spaces, and the reduction of the required front yard landscaping from 900 to 750 square feet on 0.92 acres.



**54 Public Hearing Notices Sent on: November 25, 2025**

Report Prepared By: Oliver Mujica, Contract Planner III

## **SITE INFORMATION:**

**Parcel Size:** Approximately 0.92 acres  
**Vegetation:** Native grass and landscaping

**TABLE 1: SITE AND SURROUNDING LAND USES AND ZONING**

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Single-Family Residence	Low Density Residential (LDR)	Single Residential (RS)
North	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS)
South	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS)
East	Single-Family Residence	Low Density Residential (LDR)	Single Residential (RS)
West	Single Family Residence	Low Density Residential (LDR)	Single Residential (RS)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Colton	N/A
Water Service:	San Bernardino Valley Municipal Water District	Existing Service
Sewer Service:	Septic	Existing Service

### **STAFF RECOMMENDATION**

That the Zoning Administrator: **ADOPT** the Findings in support of the Major Reasonable Accommodation; **APPROVE** the Major Reasonable Accommodation (Land Use Modification) (PRAF-2025-00002) for the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services. This includes the conversion of an existing residence containing 7,124 square feet, the reduction of the required parking from ten (10) to seven (7) parking spaces, and the reduction of the required front yard landscaping from 900 to 750 square feet on 0.92 acres, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Exemption in accordance with CEQA<sup>1</sup>.

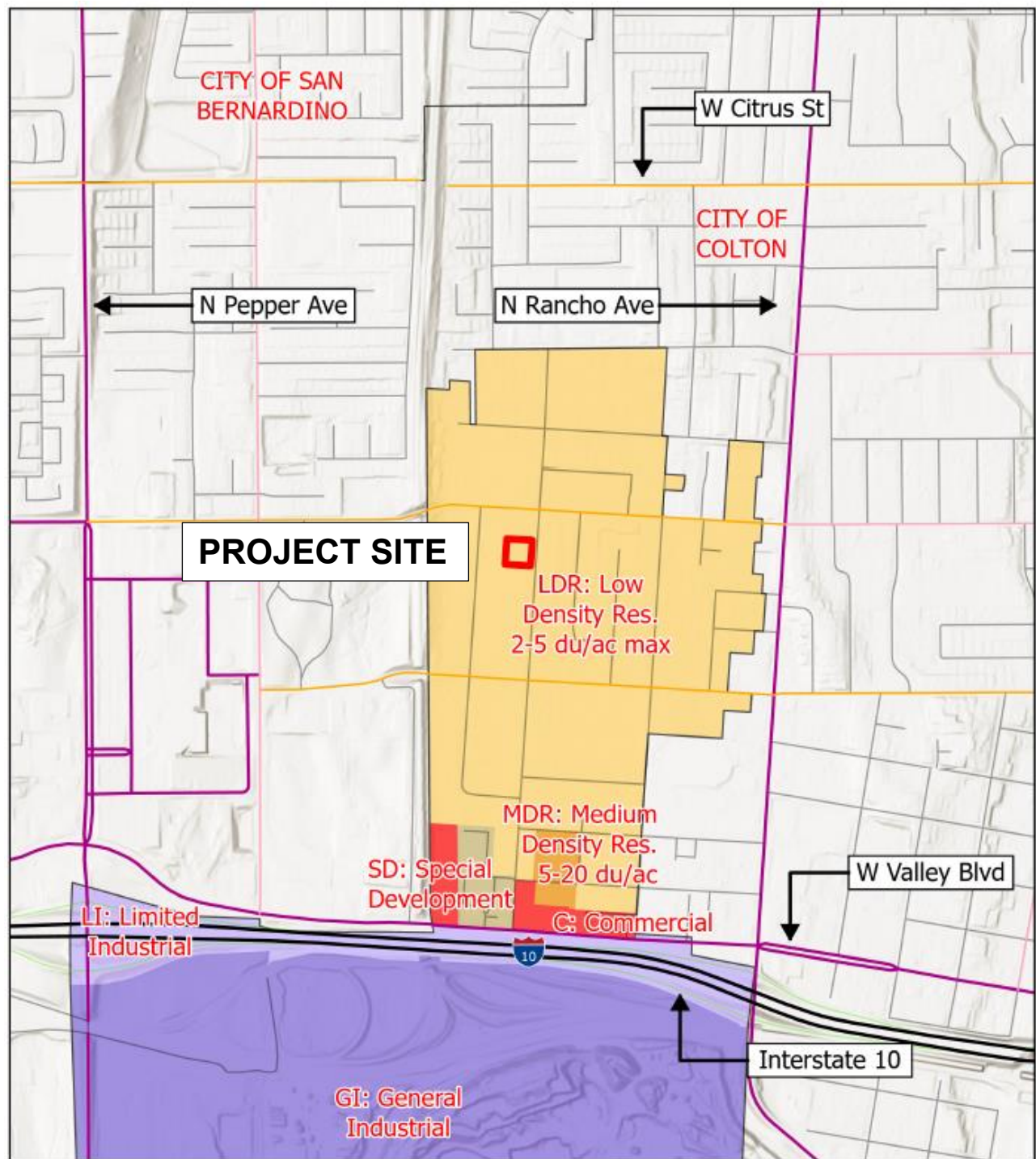
---

<sup>1</sup> In accordance with Section 86.08 of the Development Code, the action taken by the Zoning Administrator may be appealed to the Planning Commission before its effective date.

FIGURE 1: VICINITY MAP



**FIGURE 2: LAND USE CATEGORY MAP**



Scale: 1:12,000

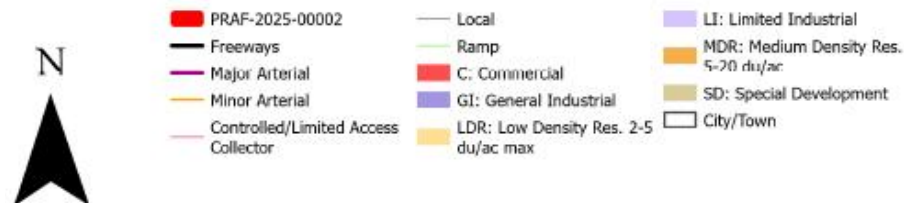
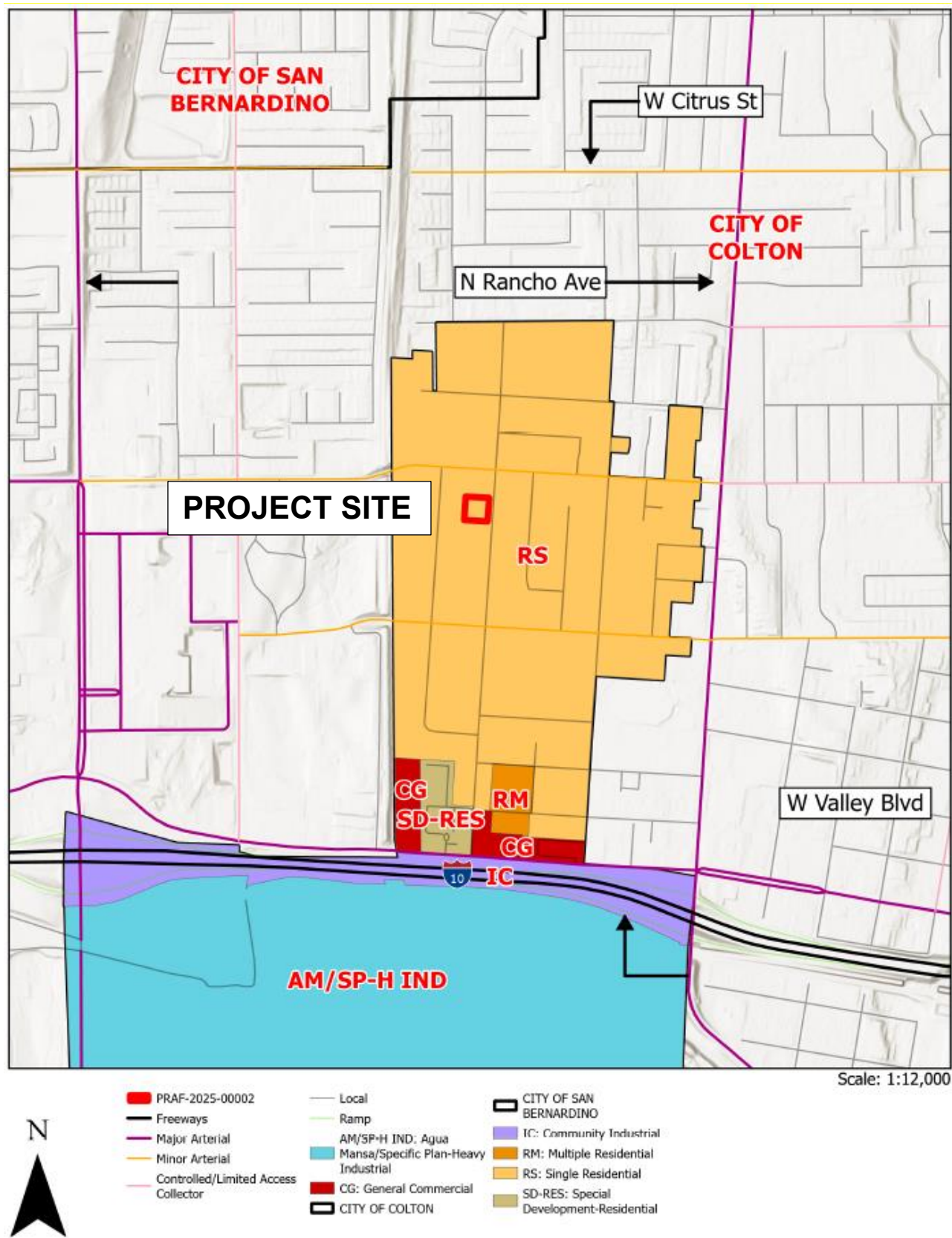


FIGURE 3: ZONING MAP



**FIGURE 4: PROJECT SITE**  
View looking west on Cypress Avenue



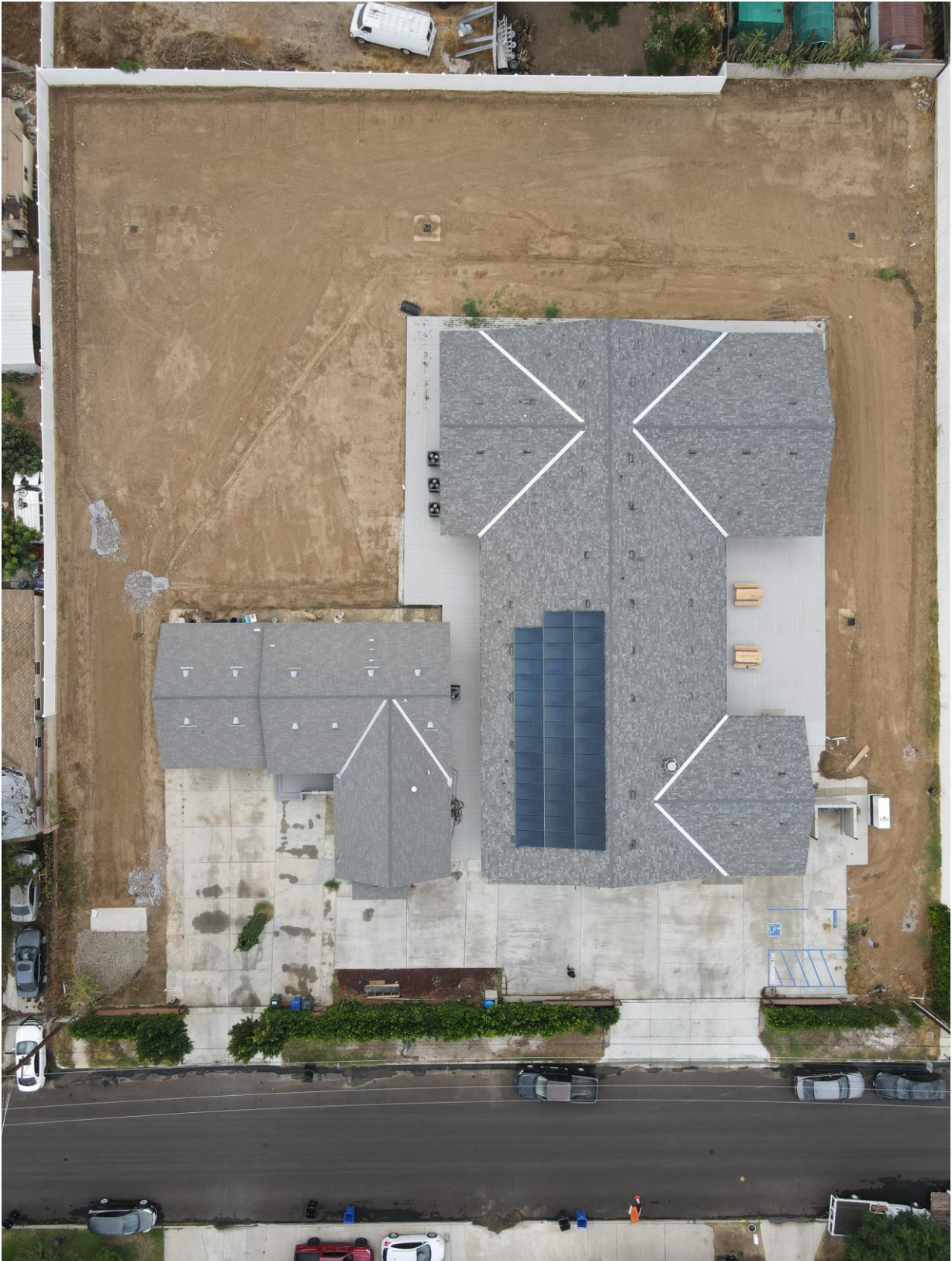
**FIGURE 5: PROJECT SITE**  
View looking north on Cypress Avenue



**FIGURE 6: PROJECT SITE**  
View looking south on Cypress Avenue



**FIGURE 7: EXISTING DEVELOPMENT**



**FIGURE 8: PROPOSED SITE PLAN**

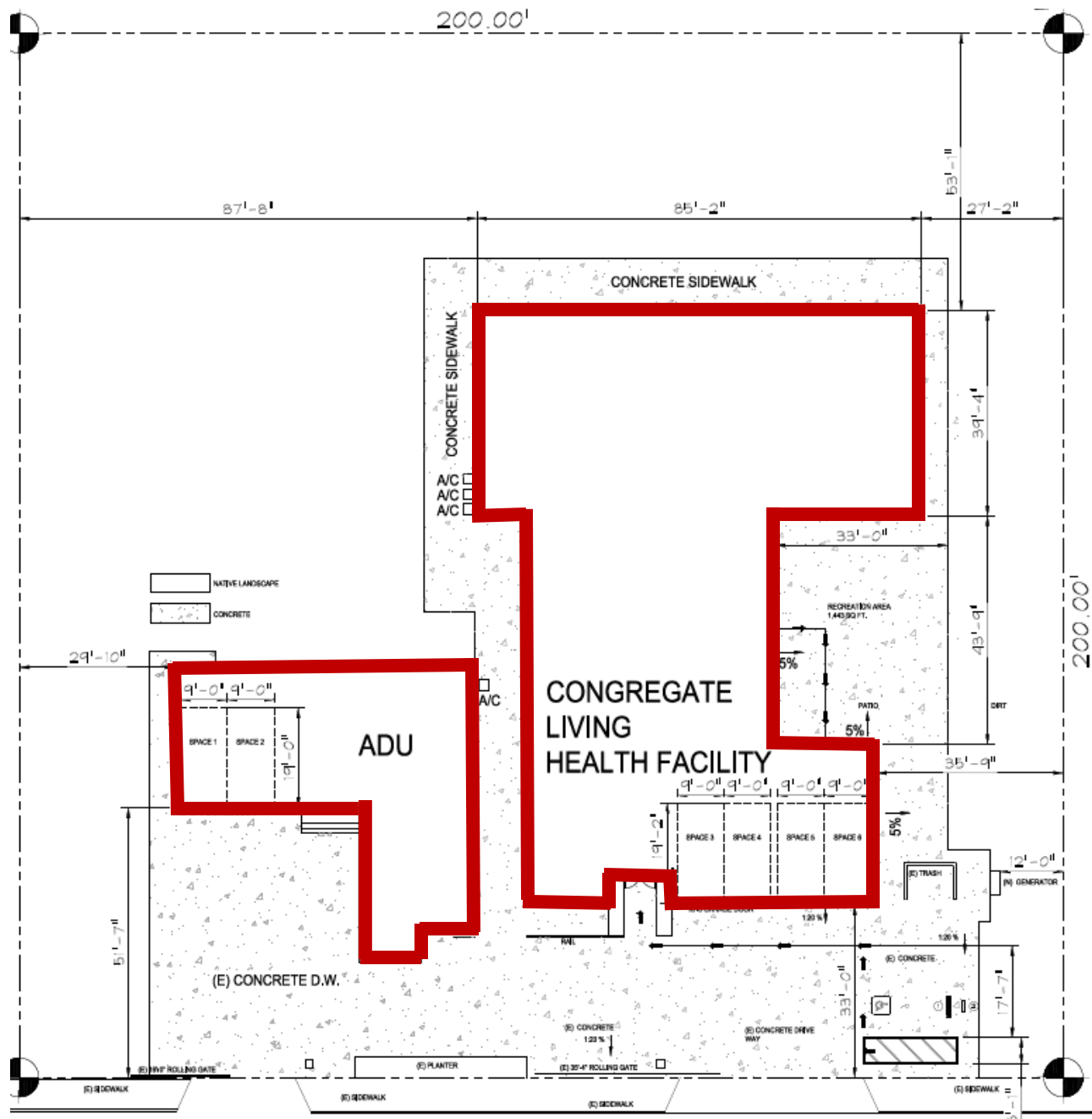


FIGURE 9: FLOOR PLAN



## **BACKGROUND AND PROJECT DESCRIPTION**

### **Existing Conditions**

The Project site is located at 969 Cypress Avenue, between Olive Street and 'C' Street, east of Jackson Avenue, in the valley region of the Colton area with a flat topography. The Project site is surrounded by neighborhoods of single-family residences. The Project site is currently developed with a single-family residence and a detached accessory dwelling unit.

### **Proposed Project**

The Major Reasonable Accommodation request (Land Use Modification) is to allow the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services in a residential environment for individuals with complex medical conditions, including those who are chronically ill, ventilator-dependent, or recovering from acute hospitalizations. This includes the conversion of an existing residence containing 7,124 square feet, the reduction of the required parking from ten (10) to seven (7) spaces, and the reduction of the required front yard landscape area from 900 to 750 square feet on 0.92 acres. The proposed facility will serve the housing and supportive services needs of individuals with health impairing conditions (Project). This proposed Project is being processed as a Licensed Residential Care Facility of seven (7) or more people under the San Bernardino County Development Code. The existing 1,140 accessory dwelling unit will be utilized for administrative use and staff accommodations.

The San Bernardino County Development Code allows a Licensed Residential Care Facility of seven (7) or more people within the Multiple Residential (RM) zoning district with the approval of a Conditional Use Permit. The Licensed Residential Care Facility of seven (7) or more people is not allowed within the Single Residential (RS) zoning district. However, Land Use Modifications for Licensed Residential Care Facilities such as the proposed Project within the Single Residential (RS) zoning district can be processed as a Major Reasonable Accommodation provided by State law.

Pursuant to State law, Chapter 84.30 (Reasonable Accommodation in Housing Development for Disabled Individuals) of the Development Code provides guidance for an applicant to file a request for a Reasonable Accommodation (Land Use Modification). The purpose is to *"provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for and be provided reasonable accommodation. When reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations."*

Therefore, although a Licensed Residential Care Facility of seven (7) or more people is not permitted within the subject Single Residential (RS) zoning district, Chapter 84.30 of the San Bernardino County Development Code provides the Major Reasonable Accommodation (Land Use Modification) process to allow the proposed Project.

## **PROJECT ANALYSIS**

### **Land Use:**

The proposed project (EXHIBIT C) is comprised of the following:

- Conversion of the existing single-family residence containing 7,124 square feet.
- On-site landscaping, hardscape, and parking.
- Operation of a Licensed Residential Care Facility
  - Nine (9) bedrooms for eighteen (18) residents.
  - 24-hour staffing (3 to 5 employees).

- Medication and medical care oversight by Licensed Vocational Nurses.
- Room and board with three (3) meals and three (3) snacks per day.
- Laundry and cleaning services.
- The proposed Licensed Residential Care Facility will not be a temporary rehabilitation housing facility.

#### Site Design:

The Project site will be developed with the conversion of an existing single-family residence, along with the required landscaping, parking, and internal circulation improvements (EXHIBIT C). No new structures or building additions are proposed. The Project plans have been reviewed and accepted by the Land Use Services Department's Building and Safety, Geology, and Land Development Divisions, and the Environmental Health Services, Fire Protection District, and Public Works (Traffic and Solid Waste Management) Departments.

#### Access/Circulation:

The two (2) existing residential driveways from Cypress Avenue will provide vehicular access onto the Project site. The on-site circulation meets the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed and accepted by the County's Land Use Services and Public Works Departments.

#### Landscaping:

Pursuant to Section 83.10.060(a)(2) and (4) (Valley Region) of the San Bernardino County Development Code, "[p]lant materials shall be a cohesive mix of deciduous and evergreen trees, shrubs, groundcovers, native plant material, and, where applicable, turf," and "[t]he front yard and street side yard setback areas of a parcel shall be landscaped, except for sites where no disturbance of the natural terrain within a setback is proposed or the natural terrain precludes setback landscaping," respectively. Due to the placement of the required access for the required parking spaces, the front yard landscaping is limited to 375 square feet adjacent to the north and south property lines for a total of 750 square feet. Therefore, the requested Major Reasonable Accommodation (Land Use Modification) includes a front yard landscaping reduction from 900 to 750 square feet to retain the necessary access to the required parking spaces. Pursuant to the Conditions of Approval, a Final Landscaping Plan shall be submitted for review and approval by the Planning Division prior to the issuance of a building permit.

#### Parking:

Pursuant to Section 83.11.040 of the San Bernardino County Development Code, there is not a specific off-street parking requirement for a licensed residential care facility of 7 or greater persons. However, an unlicensed residential care facility of 7 or greater persons requires one (1) parking space for each bedroom plus one (1) parking space for the on-site manager. The proposed Project is comprised of a single-family residence with nine (9) bedrooms, each bedroom has two (2) residents. Based on the Development Code requirement, a total of ten (10) parking spaces are required for the proposed Project.

The Applicant proposes a total of seven (7) parking spaces on site (6 enclosed, 1 exterior), a deficiency of three (3) parking spaces or (30%). According to the Applicant, a maximum of five (5) employees will be on-site at any given time. Additionally, the residents do not drive, and very few visits occur at the facility throughout the day. While there may not be any hardship in providing the three (3) deficient parking spaces, there is a great need to provide the necessary beds to serve the residents. Therefore, the requested Major Reasonable Accommodation (Land Use Modification) includes a parking reduction from ten (10) to seven (7) parking spaces to retain the number of residents at eighteen (18).

**Code Compliance Summary:**

The proposed Project satisfies all applicable standards of the County Development Code for development within the Single Residential (RS) zoning district, as summarized below in Table 2.

**TABLE 2: PROJECT CODE COMPLIANCE**

Project Component	Development Code		Project Plans
Licensed residential care facility of 7 or more persons	Reasonable Accommodation		Reasonable Accommodation
Parking	10 spaces		7 Spaces
Minimum Landscaping	900 Square Feet		750 Square Feet
Minimum Building Setbacks	Front	25 Feet	33 Feet
	Side (north)	5 Feet	27 Feet
	Side (south)	10 Feet	87Feet
	Rear	15 Feet	53 Feet
Maximum Building Height	35 Feet		15 Feet
Maximum Lot Coverage	40% (16,000 Square Feet)		21% (8,264 Square Feet)

**TABLE 3: COUNTYWIDE POLICY PLAN CONSISTENCY**

Policy LU-2.1: Compatibility with Existing Uses	Consistency
We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	Considering the site design and development features for the operation of the Licensed Residential Care Facility consistent with the San Bernardino County Development Code, along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods.
Policy LU-2.4: Land Use Map Consistency	Consistency
We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.	The development of the Project conforms with the performance standards that are identified in the San Bernardino County Development Code. The Licensed Residential Care Facility is an allowed use within the Rural Living (RL) zoning district, as well as the Rural Living (RL) land use category, subject to the approval of a Major Reasonable Accommodation (Land Use Modification). Additionally, the Project site plan identifies compliance with the San Bernardino County Development Code.
Policy H-5.1 Housing Discrimination	Consistency
We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address discriminatory practices; and removing potential impediments to equal housing opportunity.	The development of the Project conforms with the performance standards that are identified in the San Bernardino County Development Code. The Licensed Residential Care Facility is an allowed use within the Single Residential (RS) zoning district, as well as within the Low Density Residential (LDR) land use category, subject

	to approval of a Major Reasonable Accommodation (Land Use Modification). Additionally, the Project site plan identifies compliance with the San Bernardino County Development Code.
--	---

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines, the Planning Division conducted an environmental evaluation in connection with the proposed Major Reasonable Accommodation (Land Use Modification) (PRAF-2025-00002) and concluded that the proposed Project for the use of a Licensed Residential Care Facility for eighteen (18) residents for Cypress Manor is Categorically Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Pursuant to CEQA Guidelines Section 15303(b), a Class 3 exemption includes, but is not limited to, a single-family residence.

The Planning Division further determined that no unusual circumstances or other reasons exist with respect to the Project site and the proposed activity that would exempt the Project from the exemption above.

### **PROJECT NOTICE**

On October 21, 2025, a Project Notice was mailed to the fifty-four (54) surrounding property owners within 300 feet of the Project site, as required by Section 85.03.080 of the Development Code. No comment letters were received.

### **NOTICE OF HEARING**

On November 25, 2025, a Notice of Hearing was mailed to the same fifty-four (54) surrounding property owners within 300 feet of the Project site, as required by Section 86.07.020 of the Development Code. As of the date of preparation of this report, no public comment letters have been received.

### **REQUIRED FINDINGS FOR REQUESTED ACTIONS**

Pursuant to Development Code Section 84.31.050, the supporting facts for the required findings below for approval of the Reasonable Accommodation are provided in EXHIBIT A.

- 1) The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- 2) The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- 3) The reasonable accommodation requested will not impose an undue financial or administrative burden on the County.
- 4) The requested reasonable accommodation will not require a fundamental alteration of the zoning or building laws, policies, and/or procedures of the County.

- 5) The requested reasonable accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.
- 6) Whether the requested reasonable accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
- 7) Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice, absent the accommodation.
- 8) Whether the requested reasonable accommodation would fundamentally alter the character of the neighborhood.
- 9) Whether the reasonable accommodation requested would result in a substantial increase in traffic or insufficient parking.
- 10) Whether granting the requested reasonable accommodation would substantially undermine any express purpose of either the County's General Plan or an applicable Specific Plan.
- 11) Whether the requested reasonable accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

### **RECOMMENDATION**

That the Zoning Administrator take the following actions:

- 1) **ADOPT** the Findings in support of the Reasonable Accommodation (EXHIBIT A);
- 2) **APPROVE** the Major Reasonable Accommodation (Land Use Modification) for the establishment and operation of a Congregate Care Living Health Facility for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services. This includes the conversion of an existing residence containing 7,124 square feet, the reduction of the required parking from ten (10) to seven (7) parking spaces, and the reduction of the required front yard landscaping from 900 to 750 square feet on 0.92 acres, subject to the recommended Conditions of Approval (EXHIBIT B); and
- 3) **DIRECT** the Land Use Services Department to file the Notice of Exemption in accordance with the California Environmental Quality Act.

### **ATTACHMENTS:**

EXHIBIT A: Findings for Reasonable Accommodation  
EXHIBIT B: Conditions of Approval  
EXHIBIT C: Project Plans

## **EXHIBIT A**

### **FINDINGS FOR REASONABLE ACCOMODATION**

**THIS PAGE INTENTIONALLY LEFT BLANK**

**FINDINGS: MAJOR REASONABLE ACCOMMODATION.** Allow the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services. This includes the conversion of an existing residence containing 7,124 square feet, the reduction of the required parking from ten (10) to seven (7) parking spaces, and the reduction of the required front yard landscaping from 900 to 750 square feet on 0.92 acres located at 969 Cypress Avenue (Project). The following are the required findings pursuant to San Bernardino County Development Code Section 84.31.050 and supporting facts for approval of the Major Reasonable Accommodation request:

**1. THE HOUSING, WHICH IS THE SUBJECT OF THE REQUEST FOR MAJOR REASONABLE ACCOMMODATION, WILL BE OCCUPIED AS PRIMARY RESIDENCE BY INDIVIDUALS PROTECTED UNDER THE FAIR HOUSING LAWS.**

**Facts:**

- 1A. Pursuant to Fair Housing Laws, as defined in § 801.01.080(c), the intent is to provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation, when reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations.
- 1B. The Applicant has requested a Major Reasonable Accommodation to establish and operate a Licensed Residential Care Facility (Congregate Care Living Health Facility) with eighteen (18) beds for residents requiring 24-hour skilled nursing care and supportive services as defined in Section 810.01.200(ee)(1) of the San Bernardino County Development Code to provide housing and supportive services/needs for eighteen (18) residents with health impairing conditions. The proposed Licensed Residential Care Facility is located at 969 Cypress Avenue within the Single-Residential (RS) zoning district, in the community of Colton within the unincorporated area of San Bernardino.

**2. THE REQUEST FOR MAJOR REASONABLE ACCOMMODATION IS NECESSARY TO MAKE SPECIFIC HOUSING AVAILABLE TO ONE OR MORE INDIVIDUALS PROTECTED UNDER THE FAIR HOUSING LAWS.**

**Facts:**

- 2A. The proposed Project is located within the Single Residential (RS) zoning district, and, as such, the requested Major Reasonable Accommodation is necessary to establish the proposed Project as a legal land use. The San Bernardino County Development Code allows a licensed Residential Care Facility of seven (7) or more people within the Multiple Residential (RM) zoning district with the approval of a Conditional Use Permit. However, a licensed Residential Care Facility of seven (7) or more people is not a permitted land use within the subject Single Residential (RS) zoning district. Therefore, a licensed Residential Care Facilities, such as the proposed Project within the Single Residential (RS) zoning district, shall be

processed as a Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code.

- 2B. The proposed Project also achieves the goals of the certified San Bernardino County Housing Element by addressing disparities in access to opportunities, promote a variety of housing choices and mobility, remove constraints for persons with disabilities, and address displacement risks.

**3. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL NOT IMPOSE AN UNDUE FINANCIAL OR ADMINISTRATIVE BURDEN ON THE COUNTY.**

**Facts:**

- 3B. No financial or administrative burden, including no undue costs related to administrative or enforcement activity, would be created by providing the Major Reasonable Accommodation requested for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services within the existing residence with a total of nine (9) bedrooms for two (2) residents in each bedroom.

**4. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL NOT REQUIRE A FUNDAMENTAL ALTERATION OF THE ZONING OR BUILDING LAWS, POLICIES, AND/OR PROCEDURES OF THE COUNTY.**

**Facts:**

- 4A. **“Fundamental alteration” has been described in cases interpreting the Fair Housing Amendments Act of 1988 (FHAA) reasonable accommodation requirement as “undermining the basic purpose which the requirement seeks to achieve.”**

- a) The request must be granted only if granting the Major Reasonable Accommodation does not undermine the basic purpose of the San Bernardino County Development Code. Although a licensed Residential Care Facility of seven (7) or more people is not allowed within the Single Residential (RS) zoning district, the proposed Project is being processed as a Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code. The accommodation is granted to the specific residential care facility land use and not a non-residential use, which preserves the general character of the residential zone.

- 4B. **The requested Major Reasonable Accommodation will not require a fundamental alteration of the County’s zoning or building laws, policies and/or procedures requiring the establishment of Residential Care Facilities with 7 or more residents in single residential land use zones.**

- a) The request must be granted only if granting the Major Reasonable Accommodation does not undermine the basic purpose of the San Bernardino County Development Code. Although a licensed Residential Care Facility of seven (7) or more people is not allowed within the Single Residential (RS) zoning district, the proposed Project is being processed as a Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code. The accommodation is granted to

the specific residential care facility land use and not a non-residential use, which preserves the general character of the residential zone.

- b) Pursuant to Section 83.11.040 of the San Bernardino County Development Code, there is not a specific off-street parking requirement for a licensed residential care facility of 7 or greater persons. However, an unlicensed residential care facility of 7 or greater persons requires one (1) parking space for each bedroom plus one (1) parking space for the on-site manager. The proposed Project is within an existing single-family residence with nine (9) bedrooms. Each bedroom has two (2) residents. Based on the San Bernardino County Development Code requirement for an unlicensed residential care facility of 7 or greater persons, a total of ten (10) parking spaces is required for the proposed Project.

The proposed Project provides a total of seven (7) parking spaces on site, a deficiency of three (3) parking spaces. According to the Applicant, a maximum of five (5) employees will be on-site at any given time. Additionally, the residents do not drive, and very few visits occur at the facility throughout the course of the day. While there may not be any hardship in providing the deficient seven (7) parking spaces there is a great need to provide the necessary beds to serve the residents of the Project. Therefore, the requested Major Reasonable Accommodation includes a parking reduction from ten (10) to seven (7) parking spaces, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code in order to serve the eighteen (18) residents.

- c) Pursuant to Section 83.10.060(a)(2) and (4) (Valley Region) of the San Bernardino County Development Code, “[p]lant materials shall be a cohesive mix of deciduous and evergreen trees, shrubs, groundcovers, native plant material, and, where applicable, turf,” and “[t]he front yard and street side yard setback areas of a parcel shall be landscaped, except for sites where no disturbance of the natural terrain within a setback is proposed or the natural terrain precludes setback landscaping,” respectively. The required minimum landscaped area for a single family residence is 900 square feet.

Due to the configuration of the required paved access for the required parking spaces, the area available for front yard landscaping is limited to 375 square feet adjacent to the north and south property lines for a total of 750 square feet. Therefore, the requested Major Reasonable Accommodation (Land Use Modification) includes a front yard landscaping reduction from 900 to 750 square feet to retain the necessary access to the required parking spaces. Pursuant to the Conditions of Approval, a Final Landscaping Plan shall be submitted for review and approval by the Planning Division prior to the issuance of a building permit.

- d) All relevant standards required for the issuance of a Licensed Residential Care Facility permit have been included in the Conditions of Approval for the proposed Project including, but not limited to the following:
  - i. The Licensed Residential Care Facility will maintain a residential character, including the residential building façade, fences, walls and

landscaping. All trash and food items shall be promptly and properly contained within closed containers, pending weekly trash collection.

- ii. The operator will provide at least one (1) qualified house manager in the form of 24/7 staff for the Licensed Residential Care Facility on site who is present to supervise. In addition, there are manager and support staff providing services for its day-to-day operations.
- iii. The operator will ensure that the Licensed Residential Care Facility will be an alcohol and drug free environment, with drug and alcohol testing administered on-site. The Congregate Care Living Health Facility will provide all of the disabled persons with severe mental illness for their medical and mental health needs which include: medical, mental health and/or behavioral health evaluations, procedures, counseling and therapy and special needs groups, mental health providers counseling, substance abuse and alcohol treatment program; and medical needs.
- iv. Adequate on-site parking will be required for staff members and the Licensed Residential Care Facility van. Onsite parking for any guest and loading or delivery is also adequate, with no on-street parking generally being required. Residents will not bring vehicles to the Licensed Residential Care Facility.
- v. The noise level at the Licensed Residential Care Facility shall be maintained at or below County Standards, as detailed in Development Code Section 83.01.080. House rules will require quiet hours for the Licensed Residential Care Facility from 10:00 p.m. and 8:00 a.m.
- vi. The Licensed Residential Care Facility has a written “good neighbor policy” that directs residents to be considerate of neighbors, including refraining from engaging in excessively loud behavior or in any activity that would violate any of the standards of the County Code that would interfere with the neighbors’ quiet enjoyment of their properties. The Licensed Residential Care Facility Good Neighbor policy has a written protocol for the 24/7 staff to follow when a neighbor complaint is received. Additionally, a 24/7 cell phone contact information for Licensed Residential Care Facility staff will be provided to the County for any problems regarding the property.
- vii. The “House Rules” of the Licensed Residential Care Facility for the residents will be posted within the Licensed Residential Care Facility and include the following:
  - a. The requirement for resident participation in the appropriate programs;
  - b. A prohibition of possession, use, sale or distribution of any alcohol or any non-prescription controlled substances by any resident either on or off-site;

- c. A prohibition of visitors who possess, or who are under the influence of any, alcohol or any non-prescription controlled substances; and
- d. A prohibition of any activity that would result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

**5. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL NOT, UNDER THE SPECIFIC FACTS OF THE CASE, RESULT IN A DIRECT THREAT TO THE HEALTH OR SAFETY OF OTHER INDIVIDUALS OR SUBSTANTIAL PHYSICAL DAMAGE TO THE PROPERTY OF OTHERS.**

**Fact:**

- 5A. A request for Major Reasonable Accommodation may be denied if granting it would pose a “direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others.” See 42 U.S.C. Section 3604 (f)(9). This is a very limited exception and can only be used when, based on the specific facts of a situation, a requested accommodation results in a significant and particularized threat. Federal cases interpreting this exception, have indicated that requested accommodations cannot be denied due to generalized fears of the risk posed by residents with impaired health conditions. There are no known specific facts of this Project to support a finding that granting the request for Major Reasonable Accommodation would pose a “direct threat to the health or safety of other individuals or substantial physical damage to the property of others.”

**6. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL AFFIRMATIVELY ENHANCE THE QUALITY OF LIFE OF ONE OR MORE INDIVIDUALS WITH A DISABILITY.**

**Fact:**

- 6A. The County addresses the housing needs of persons with disabilities by allowing a variety of housing types. For example, the San Bernardino County Development Code considers licensed care facilities for seven (7) or more persons as permitted in the Single Residential (RS) zoning district with the submittal of a request for Major Reasonable Accommodation. Furthermore, the County adopted Ordinance 4169 (2012) and Ordinance 4230 (2014) to provide people with disabilities with reasonable accommodation in rules, policies, practices, and procedures necessary to ensure equal access to housing, pursuant to state and federal fair housing laws and the State Housing Element Law. This application is requested under the requested Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code.

**7. THE INDIVIDUAL OR INDIVIDUALS WITH A DISABILITY WILL BE DENIED AN EQUAL OPPORTUNITY TO ENJOY THE HOUSING TYPE OF THEIR CHOICE ABSENT THE MAJOR REASONABLE ACCOMMODATION.**

**Fact:**

- 7A. The County of San Bernardino Housing Element addresses Special Needs Groups – Persons with Disabilities, as follows:
- a) San Bernardino County has a significant population of people with mental, physical, and developmental disabilities that substantially limit major life activities. People with disabilities have special needs because many earn very low incomes, have higher health costs, and are often dependent on supportive services. People with disabilities may also face discrimination in obtaining housing, because landlords may be concerned about how a disability is perceived by other tenants, the disabled person's income and ability to afford housing, or whether the unit can be maintained.
  - b) Physical and developmental disabilities can hinder access to housing units of traditional design and limit the ability to earn adequate income. The needs of people with disabilities exhibit a wide range of complexities and subtleties. For those with physical disabilities, the County can help facilitate the reconfiguration of existing housing through loan programs. By rehabilitating and upgrading housing, renters or homeowners can more easily "age in place" and live the fullest independent lives without the need to move to housing that is more suitable for their physical disability. As described later, implementing a reasonable accommodation ordinance can further the above goal.
  - c) Ensuring fair and equal housing opportunity under state and federal fair housing laws is also important for people with disabilities. According to the Housing Rights Center, fair housing complaints from people with disabilities represent the largest percentage of complaints received in recent years. The recent surge in complaints appears to be due to a greater awareness of existing fair housing laws and focus by the courts on ensuring that cities affirmatively address the housing needs of people with disabilities, specifically with respect to reasonable accommodation procedures.
  - d) Regardless of the disability, meeting the full range of housing and supportive service needs for people with disabilities requires a comprehensive strategy. This strategy should focus on facilitating independent living through in-home modifications, allowing for suitable housing by enacting and updating land use and zoning practices, facilitating and/or financing a range of supportive services, and implementing and enforcing existing state and federal fair housing law.
- 7B. Pursuant to San Bernardino County Development Code Section 84.31.010, the purpose of the reasonable accommodation in housing development for disabled individuals Chapter, pursuant to Fair Housing Laws, as defined in §801.01.080, is to provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for, and be provided, reasonable

accommodation, when reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations.

**8. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD NOT FUNDAMENTALLY ALTER THE CHARACTER OF THE NEIGHBORHOOD.**

**Fact:**

The project site is located on a block bordered by W. Olive Street to the north, Jackson Street to the west, W. 'C' Street to the south, and Cypress Ave. on the east. The subject neighborhood is within the Single Residential (RS) zoning district and comprised of single-family residences. The design and development of the proposed Project is intended to maintain the single residential character of the neighborhood.

**9. THE MAJOR REASONABLE ACCOMMODATION WOULD NOT RESULT IN A SUBSTANTIAL INCREASE IN TRAFFIC OR INSUFFICIENT PARKING.**

**Fact:**

- 9A. The Conditions of Approval require that the Applicant maintain seven (7) parking spaces on the site and designating a minimum of five (5) parking spaces available for the staff of the Licensed Residential Care Facility at all times.
- 9B. The Conditions of Approval requires that the Applicant maintain at least two (2) parking spaces on the site to accommodate the resident van and guest parking/loading to prevent overflow parking on the street.
- 9C. The residents of the Licensed Residential Care Facility will not have vehicles on site and resident transportation shall be provided by the Applicant.

**10. THE GRANTING OF THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD NOT SUBSTANTIALLY UNDERMINE ANY EXPRESS PURPOSES OF EITHER THE COUNTY'S GENERAL PLAN OR AN APPLICABLE SPECIFIC PLAN.**

**Fact:**

- 10A. On September 27, 2022, the Board of Supervisors adopted the County of San Bernardino 6<sup>th</sup> Cycle (2021-2029) Housing Element. On November 28, 2022, the State of California Department of Housing and Community Development certified the County's Housing Element pursuant to the State Housing Element Law (Article 10.6 of the Gov. Code). Through the Housing Element, the County strives to continue timely and effective implementation of all programs, including but not limited to:
  - Affirmatively Furthering Fair Housing: To address disparities in access to opportunities, promote a variety of housing choices and mobility, remove constraints for persons with disabilities, and address displacement risks.

Based on the evidence contained in the proposed Project/ARF's supporting documents, Major Reasonable Accommodation is internally consistent with and

will further the goals and policies of the Countywide Plan (Housing Element) as further described below:

**Goal H-1 Housing Production and Supply:** A broad range of housing types in sufficient quantity, location, and affordability levels that meet the lifestyle needs of current and future residents, including those with special needs.

**Policy H-1.1 Appropriate Range of Housing.** We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.

Consistency: By affording the eighteen (18) residents requiring 24-hour skilled nursing care and supportive services with an opportunity they may not otherwise have for residential housing combined with specialized treatment, the proposed licensed Residential Care Facility is consistent with the Countywide Plan (Housing Element).

**Goal H-5 Equal Housing Opportunities:** Equal housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color.

**Policy H-5.1 Housing Discrimination.** We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address discriminatory practices; and removing potential impediments to equal housing opportunity.

Consistency: Pursuant to Chapter 84.31 of the San Bernardino County Development Code, as provided by State law, Major Reasonable Accommodation for the proposed Licensed Residential Care Facility removes potential impediments to equal housing opportunities.

## **11. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD NOT CREATE AN INSTITUTIONALIZED ENVIRONMENT DUE TO THE NUMBER OF AND DISTANCE BETWEEN FACILITIES THAT ARE SIMILAR IN NATURE OR OPERATION.**

### **Fact:**

- 11A. The proposed Project will not coordinate services with other facilities in the neighborhood, thereby avoiding the creation of an institutional or campus environment in the residential neighborhood.
- 11B. There are no other licensed or unlicensed Residential Care Facilities located on the subject block.
- 11C. The residence for the proposed Project is accessible to those with physical disabilities and provides the benefit of residential living in a non-institutionalized environment.
- 11D. The proposed Project will operate a residence similar to and compatible with the residences within the surrounding neighborhood.

- 11E. The proposed Project will provide housing that is comfortable, accessible to those with disabilities and will provide the routine benefits of residential living.

**12. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD COMPLY WITH THE REQUIRED FINDINGS.**

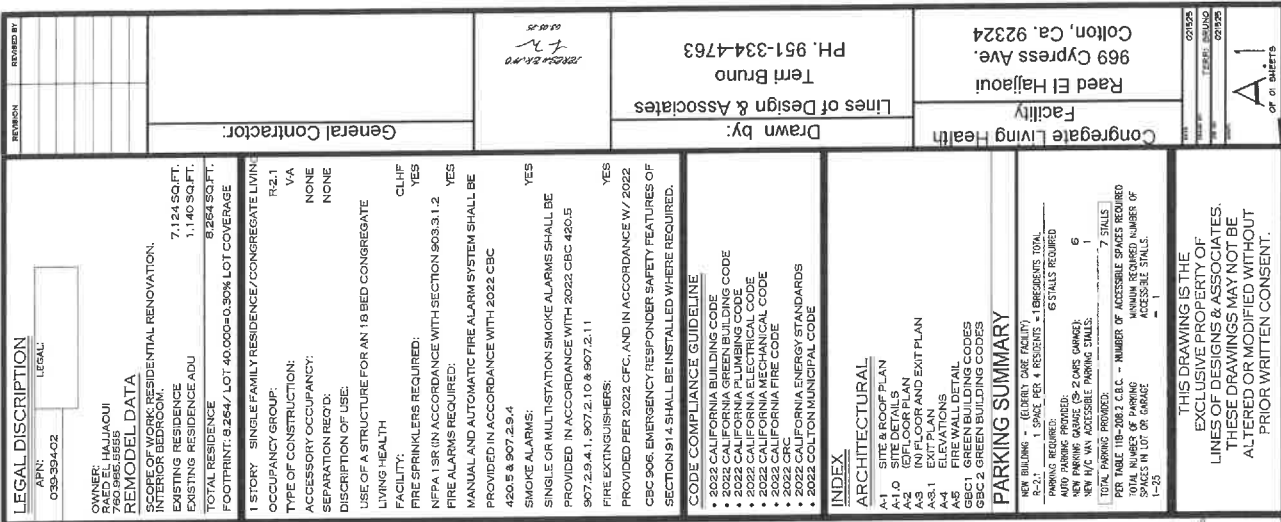
**Fact:**

- 12A. Conditions of Approval have been imposed for the approval of the proposed Project to ensure that the requested Major Reasonable Accommodation will comply with the findings required by Section 84.31.050 of the San Bernardino County Development Code.

**13. THE APPROVAL OF THE REQUESTED MAJOR REASONABLE ACCOMMODATION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**Fact:**

- 13A. The approval of the Major Reasonable Accommodation is exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). A Class 3 exemption consists of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include, but are not limited to, a single-family residence.
- 13B. The proposed Project involves the conversion of an existing single-family residence containing 7,124 square feet for the operation of a Licensed Adult Residential Facility (Residential Care Facility) for eighteen (18) residents. This is consistent with the cited Class 3 categorical exemption from CEQA.
- 13C. A Notice of Exemption is therefore recommended for filing. The Notice of Exemption represents the independent judgment and analysis of the County acting as lead agency for the Project.



## **EXHIBIT B**

### **CONDITIONS OF APPROVAL**

**THIS PAGE INTENTIONALLY LEFT BLANK**



## Conditions of Approval

<b>Record:</b>	PRAF-2025-00002	<b>System Date:</b>	12/11/2025
<b>Record Type:</b>	Reasonable Accommodation Request (Residential Care Facility)	<b>Primary APN:</b>	0274122050000
<b>Record Status:</b>	In Review	<b>Application Name:</b>	969 Cypress Ave LLC – MAJOR REASONABLE ACCOMMODATION (RESIDENTIAL)
<b>Effective Date:</b>		<b>Expiration Date:</b>	
<b>Description:</b>	CYPRESS MANOR – MAJOR REASONABLE ACCOMMODATION (RESIDENTIAL)		

MAJOR REASONABLE ACCOMMODATION (LAND USE MODIFICATION) FOR THE ESTABLISHMENT AND OPERATION OF A LICENSED RESIDENTIAL CARE FACILITY AS A CONGREGATE CARE LIVING HEALTH FACILITY FOR EIGHTEEN (18) RESIDENTS REQUIRING 24-HOUR SKILLED NURSING CARE AND SUPPORTIVE SERVICES. THIS INCLUDES THE CONVERSION OF AN EXISTING RESIDENCE CONTAINING 7,124 SQUARE FEET, THE REDUCTION OF THE REQUIRED PARKING FROM TEN (10) TO SEVEN (7) PARKING SPACES, AND THE REDUCTION OF THE REQUIRED FRONT YARD LANDSCAPING FROM 900 TO 750 SQUARE FEET ON 0.92 ACRES, LOCATED AT 969 CYPRESS AVENUE, COLTON; WITHIN THE COUNTYWIDE POLICY PLAN LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY, SINGLE RESIDENTIAL (RS) ZONING DISTRICT; APN: 0274-122-05; 5TH SUPERVISORIAL DISTRICT; PROJECT NUMBER: PRAF-2025-00002

**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 Approval Description (CUP/MUP)** - Status: Outstanding

This Major Reasonable Accommodation (Licensed Residential Care Facility) is conditionally approved to allow the establishment and operation of a Congregate Care Living Health Facility involving the conversion of an existing residence containing 7,124 square feet for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services on 0.92 acres, 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.

#### 2 **Operational Standards** - Status: Outstanding

The Project shall continuously comply with the following:

- i. The Residential Care Facility will maintain a residential character, including the building façade, fences, walls and landscaping. All trash and food items shall be promptly and properly contained within closed containers, pending weekly trash collection.
- ii. The operator will provide at least one (1) qualified house manager in the form of 24/7 staff for the Residential Care Facility on site who is present to supervise. In addition, there are manager and support staff providing services for its day-to- day operations.
- iii. The Residential Care Facility is a licensed facility in the State of California for this location. The County of San Bernardino Department of Behavioral Health will screen the residents in the Residential Care Facility to determine that they are disabled and eligible for placement in the ARF. Additionally, as part of the Residential Care Facility, and the Conditions of Approval, the Residential Care Facility shall not provide any services to a residents nor house any residents at the Residential Care Facility other than those residents approved in conjunction with the County of San Bernardino Department of Behavioral Health. The following described persons shall not be provided services or housed at the Residential Care Facility:
  - a. Any person who is required to register as a sex registrant under the California Sex offender Registration Act, set forth in Penal Code Sections 290 et seq.;
  - b. Any person who has been convicted of a violent crime or who has a history of violence;
  - c. Any persons who currently illegally uses or are addicted to a controlled substance (as defined in section 102 of the Controlled Substance Act) or have been convicted of a crime for the illegal manufacture, sale, or distribution of a controlled substance;
  - d. Any person with or without disabilities who presents a direct threat to the persons or property of others; or.
  - e. Any more than two (2) persons who are currently on parole or probation, as described in Sections 810.01.180 (l) and (m) of the County's Development Code.
- iv. The operator will ensure that the Residential Care Facility will be an alcohol and drug free environment, with drug and alcohol testing administered on-site. The Residential Care Facility will provide all of the disabled persons with severe mental illness for their medical and mental health needs which include: medical, mental health and/or behavioral health evaluations, procedures, counseling and therapy and special needs groups, mental health providers counseling, substance abuse and alcohol treatment program; and medical needs.
- v. Adequate on-site parking will be required for staff members and the Residential Care Facility van. Onsite parking for any guest and loading or delivery is also adequate, with no on-street parking generally being required. Residents will not bring vehicles to the Residential Care Facility.
- vi. The noise level at the Residential Care Facility shall be maintained at or below County Standards, as detailed in Development Code Section 83.01.080. House rules will require quiet hours for the Residential Care Facility from 10:00 p.m. and 8:00 a.m.
- vii. The Residential Care Facility has a written "good neighbor policy" that directs residents to be considerate

of neighbors, including refraining from engaging in excessively loud behavior or in any activity that would violate any of the standards of the County Code that would interfere with the neighbors' quiet enjoyment of their properties. The Residential Care Facility Good Neighbor policy has a written protocol for the 24/7 staff to follow when a neighbor complaint is received. Additionally, a 24/7 cell phone contact information for Residential Care Facility staff will be provided to the County for any problems regarding the property.

viii. The "House Rules" of the Residential Care Facility for the residents will be posted within the Residential Care Facility and include the following:

- a. The requirement for resident participation in the appropriate programs;
- b. A prohibition of possession, use, sale or distribution of any alcohol or any non-prescription controlled substances by any resident either on or off-site;
- c. A prohibition of visitors who possess, or who are under the influence of any, alcohol or any non-prescription controlled substances; and
- d. A prohibition of any activity that would result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

2 **Project Location** - Status: Outstanding

The Project site is located at 969 Cypress Avenue.

3 **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.

4 **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.

5 **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: b. STATE: c. COUNTY: d. LOCAL:

**6 Expiration** - Status: Outstanding

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: (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.

**7 Continuous 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.

**8 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)

**9 Project Account** - Status: Outstanding

The Project account number is PRAF-2025-00002. 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.

**10 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

**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 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.

**14 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.

## Public Health– Environmental Health Services

- 15 **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.
- 16 **Refuse Storage and Disposal** - Status: Outstanding  
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

## INFORMATIONAL

### County Fire - Community Safety

- 17 **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.
- 18 **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 within 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.
- 19 **F38 Fire Sprinkler-NFPA 13R** - Status: Outstanding  
An automatic fire sprinkler system complying with NFPA Pamphlet #13R and Fire Department standards for light Hazard Occupancies under 5,000 sq. Ft and Multi-Residential Occupancies. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacture's 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 required fees shall be paid at the time of plan submittal. Minimum water supply shall be a two (2) inch water meter for Commercial and one and one half (1½) inch for Residential
- 20 **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.

**Land Use Services - Land Development****21 Tributary Drainage - Status: Outstanding**

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

**Land Use Services - Land Development****26 Drainage Improvements - Status: Outstanding**

Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

**27 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.

**28 On-site Flows - Status: Outstanding**

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

**29 Project Specific Conditions - Status: Outstanding**

FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C8679J dated 09/02/2016. Flood hazards are undetermined in this area, but they are still possible.

**30 Project Specific Conditions - Status: Outstanding**

Erosion Control Installation. 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.

**31 Project Specific Conditions - Status: Outstanding**

Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved final Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.

APN: 0274122050000

Effective Date:

PRAF-2025-00002

Expiration Date:

**32 Project Specific Conditions - Status: Outstanding**

BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by the County Department of 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.

**33 WQMP - Status: Outstanding**

A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A \$2,862 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/>)

**34 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****35 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****36 Landscape and Irrigation Plan - Status: Outstanding**

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.

**37 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.

**County Fire - Community Safety****38 F02 Fire Fee - Status: Outstanding**

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

**39 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.

**40 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.

**41 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.

**42 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.

**43 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.

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

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

**45 F69 Haz-Mat Approval** - Status: Outstanding

The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

## **Land Use Services - Building and Safety**

**46 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.

## **Land Use Services - Land Development**

**47 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.

**48 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: Cypress Avenue (Collector Street – 66 feet): •Construct driveway approach/entrance per SBDO Co. Std.128. •Construct sidewalk per SBDO Co. Std.109. •Construct concrete curb and gutter with match-up paving per SBDO Co. Std 115, 22 feet from centerline of Cypress Ave.

**49 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.

**50 Slope Easements - Status: Outstanding**

Slope rights shall be dedicated where necessary.

**51 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 the County Department of Public Works.

**52 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.

**53 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 the County Department of Public Works confirming the adequacy of the grade.

**54 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**

**55 Existing OWTS - Status: Outstanding**

Existing Onsite Wastewater Treatment System (OWTS) can be used if applicant provides an EHS approved certification that indicated the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements. Submit an OWTS certification for EHS review and approval. OWTS certification must be completed by a state licensed contractor with license A, C-36, and C42 or other qualified professionals (i.e., Registered Civil Engineer (RCE.), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.) Applicable EHS review fee will be invoiced upon receipt of certification.

**56 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.

- 57 **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.
- 58 **New OWTS** - Status: Outstanding  
If a sewer is within 200 feet, a connection is required. The sewer connection requirement increases by 100-ft. per one Equivalent Dwelling Unit (EDU). A sewer will/will not serve letter may be required. If sewer connection and/or service are unavailable, onsite wastewater treatment system (OWTS) may then be allowed under the following conditions: a. A soil percolation report shall be submitted for EHS review and approval. b. An Alternative Treatment System (ATS), if applicable, shall be required. Submit an ATS written proposal for EHS review and approval. Soil percolation report and ATS written proposal shall be prepared by qualified professionals (i.e., Registered Civil Engineers (RCE), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.). Report and written proposal must be properly documented with the signature, stamp, and professional registration of the qualified professional. Applicable EHS review fee will be invoiced upon receipt of report or written proposal.
- 59 **Sewer Service Verification Letter** - Status: Outstanding  
Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
- 60 **Water Purveyor** - Status: Outstanding  
Water purveyor shall be Terrace Water Company
- 61 **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.

## PRIOR TO OCCUPANCY

### Land Use Services - Planning

- 62 **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 PRAF-2025-00002.
- 63 **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.
- 64 **Screen Rooftop** - Status: Outstanding  
All roof top mechanical equipment is to be screened from ground vistas.
- 65 **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

- 66 **F06 Inspection by Fire Department** - Status: Outstanding

Permission to occupy or use the building/facility (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".

## Land Use Services - Building and Safety

- 67 **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

- 68 **Drainage Improvements Note** - Status: Outstanding

Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

- 69 **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.

- 70 **Streetlights** - Status: Outstanding

This project lies within the streetlight district boundary of County Service Area 70, Zone SL-1. Due to the projected use of the property, streetlighting may be required. If this project requires streetlights as conditioned by San Bernardino County Department of Public Works Special Districts Streetlighting Section, streetlight plans will be submitted directly to Special Districts, but all streetlights must be show on the street improvement plans submitted to Land Development. Please contact (909) 386-8821 for requirements or for additional information.

- 71 **LDD Requirements** - Status: Outstanding

All LDD requirements shall be completed by the applicant prior to occupancy.

- 72 **Road Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.

- 73 **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

- 74 **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.

## PRIOR TO FINAL INSPECTION

### County Fire - Community Safety

75 **F16 Access** - Status: Outstanding

The development shall have a minimum of one (1) point 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.

76 **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

77 **F24 Fire Lanes** - Status: Outstanding

The applicant shall submit a fire lane plan with the building construction plans 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.

78 **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.

79 **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.

80 **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.

81 **F45 Fire Extinguishers** - Status: Outstanding

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

**82 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.

**83 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.

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

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

**85 F56 Override Switch** - Status: Outstanding

Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.

**86 F57 Spark Arrestor** - Status: Outstanding

An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

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

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

APN: 0274122050000

Effective Date:

PRAF-2025-00002

Expiration Date:

Web Site	<a href="https://ehs.sbcounty.gov">https://ehs.sbcounty.gov</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	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

## **EXHIBIT C**

### **PROJECT PLANS**

**THIS PAGE INTENTIONALLY LEFT BLANK**



