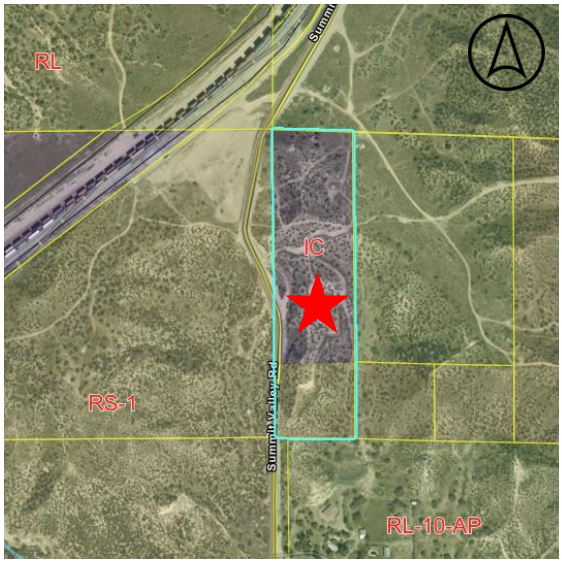
LAND USE SERVICES DEPARTMENT
PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 3, 2026 **AGENDA ITEM #3**

Project Description

APN:	0357-102-12
Applicant:	Cornerstone Construction LLC.
Community:	Hesperia / 1st Supervisorial District
Location:	4888 Summit Valley Road
Project No.:	PROJ-2023-00120
Staff:	Elena Barragan, Principal Planner
App Rep:	Gregory Dahn
Proposal:	An application for a: (1) Policy Plan Amendment to amend the Land Use Category Designation from Limited Industrial (LI) to Very Low Density Residential (VLDR) on an approximately 10-acre site; and (2) A Land Use Zoning District Amendment to amend the Land Use Zoning District from Community Industrial (IC) to Single-Residential (RS-1) 1-Acre Minimum on an approximately 10-acre site to construct a single-family residence and workshop with associated hillside grading.

Vicinity Map



Hearing Notices Sent On: November 9, 2026 Report Prepared By: Elena Barragan

SITE INFORMATION

Project Size: 10 acres
Terrain: Sloped, hillside terrain
Vegetation: Sparse desert scrub

SURROUNDING LAND USE DESCRIPTION			
AREA	**EXISTING LAND USE**	**LAND USE CATEGORY**	**ZONING DISTRICT**
Site	Vacant land	Limited Industrial (IL) and Very Low Density Residential (VLDR)	Community Industrial (IC), and Single-Residential - 1- Acre Minimum (RS-1)
North	Vacant land and Railroad tracks	Rural Living (RL)	Rural Living - 10-Acre Minimum, Agricultural Preserve (RL-10-AP)
South	Residence	Rural Living (RL)	Rural Living - 10-Acre Minimum, Agricultural Preserve (RL-10-AP)
East	Vacant land	Rural Living, (RL), and Very Low Density Residential (VLDR)	Rural Living - 10-Acre Minimum, Agricultural Preserve (RL-10-AP), and Single Residential - 1 Acre Minimum (RS-1)
West	Vacant land	Very Low Density Residential (VLDR)	Single Residential -1 Acre Minimum (RS-1)

	AGENCY
City Sphere of Influence:	Hesperia
Water Service:	Well
Sewer Service:	Septic

STAFF RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings for approval of the Policy Plan Amendment, Land Use Zoning District Amendment; **APPROVE** the Policy Plan Amendment to amend the Land Use Category from Limited Industrial (IL) to Very Low Density Residential (VLDR); **APPROVE** the Land Use Zoning District Amendment to amend the Land Use Zoning District Designation from Community Industrial (IC) to Single-Residential (RS-1) 1 Acre Minimum on a 10 acre site; and **DIRECT** the Land Use Services Department to file a Notice of Determination.[1]

[1] A disapproval action by the Planning Commission shall terminate the application unless appealed to the Board of Supervisors in compliance with Chapter 86.08 of the Development Code.

Figure No. 1
REGIONAL LOCATION

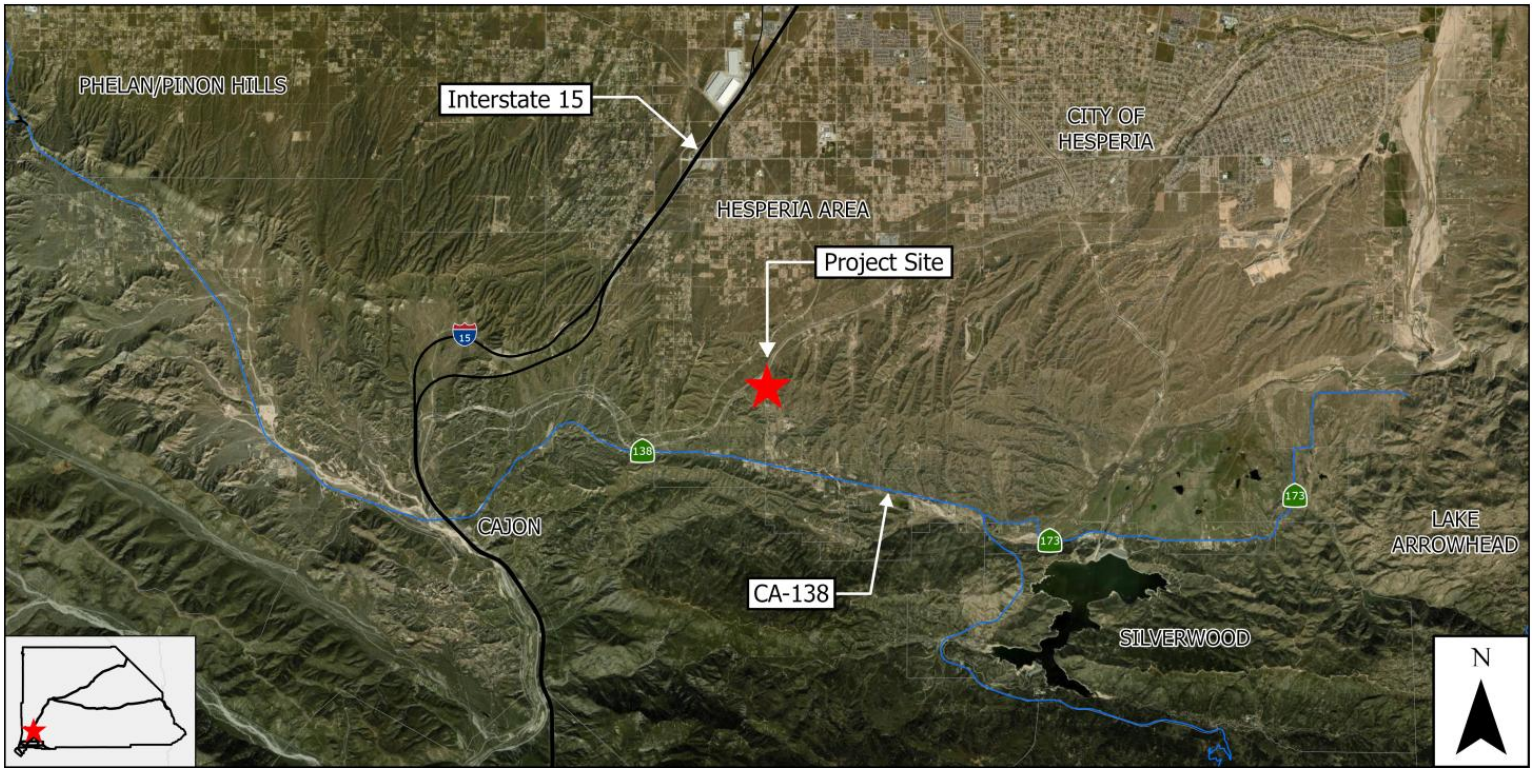


Figure No. 2
VICINITY MAP

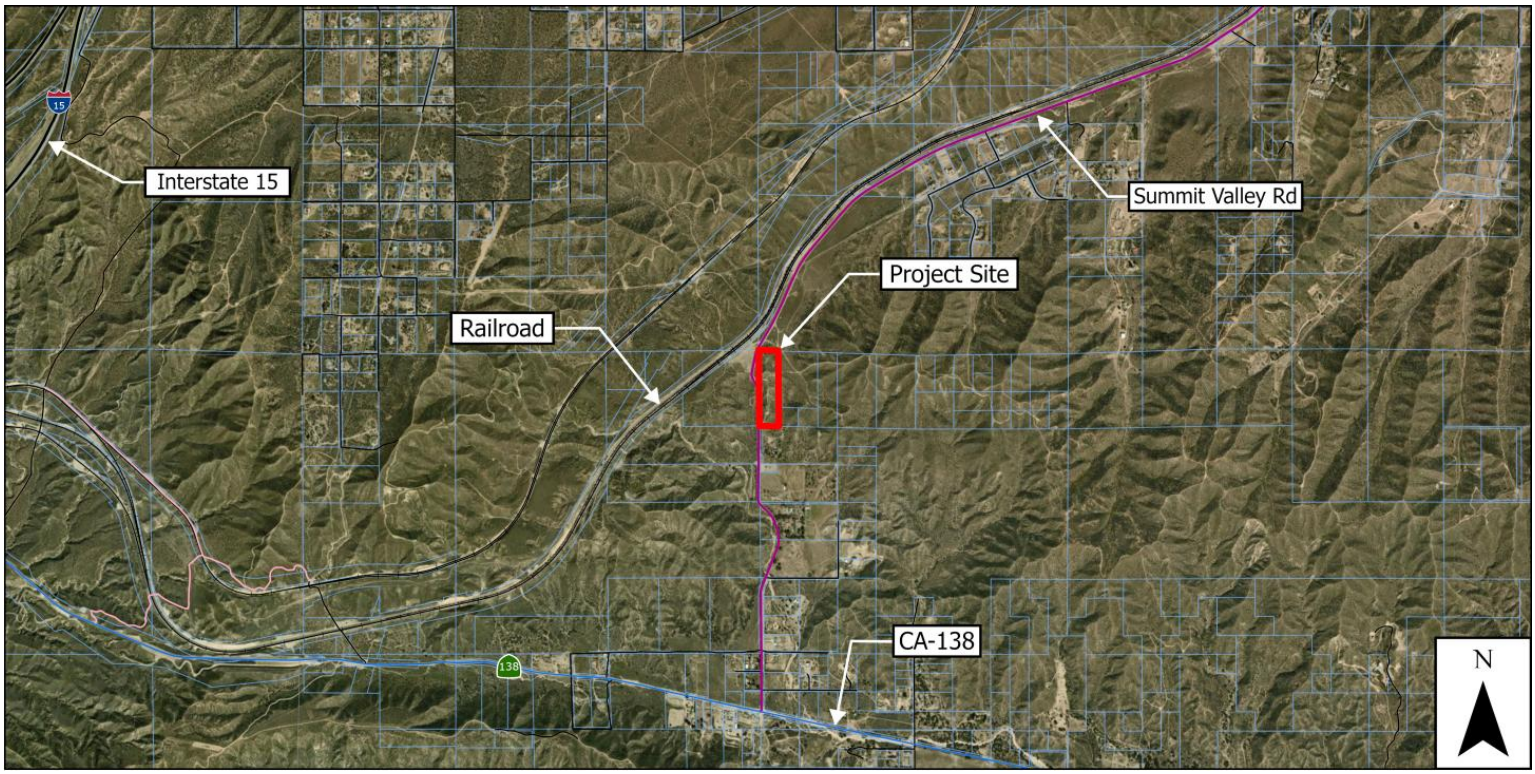
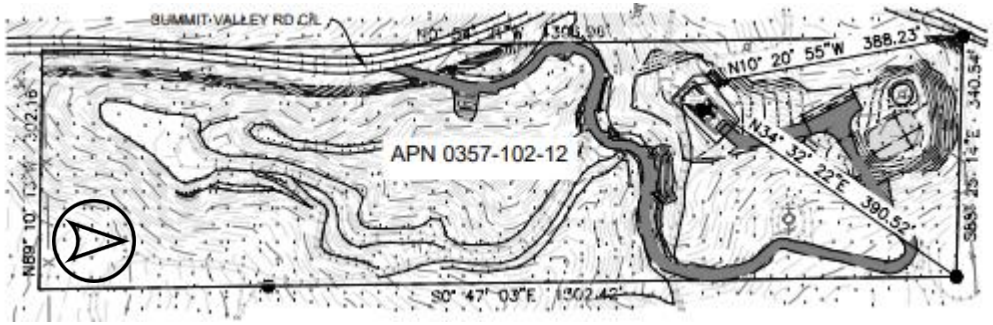


Figure No. 3
SITE MAP



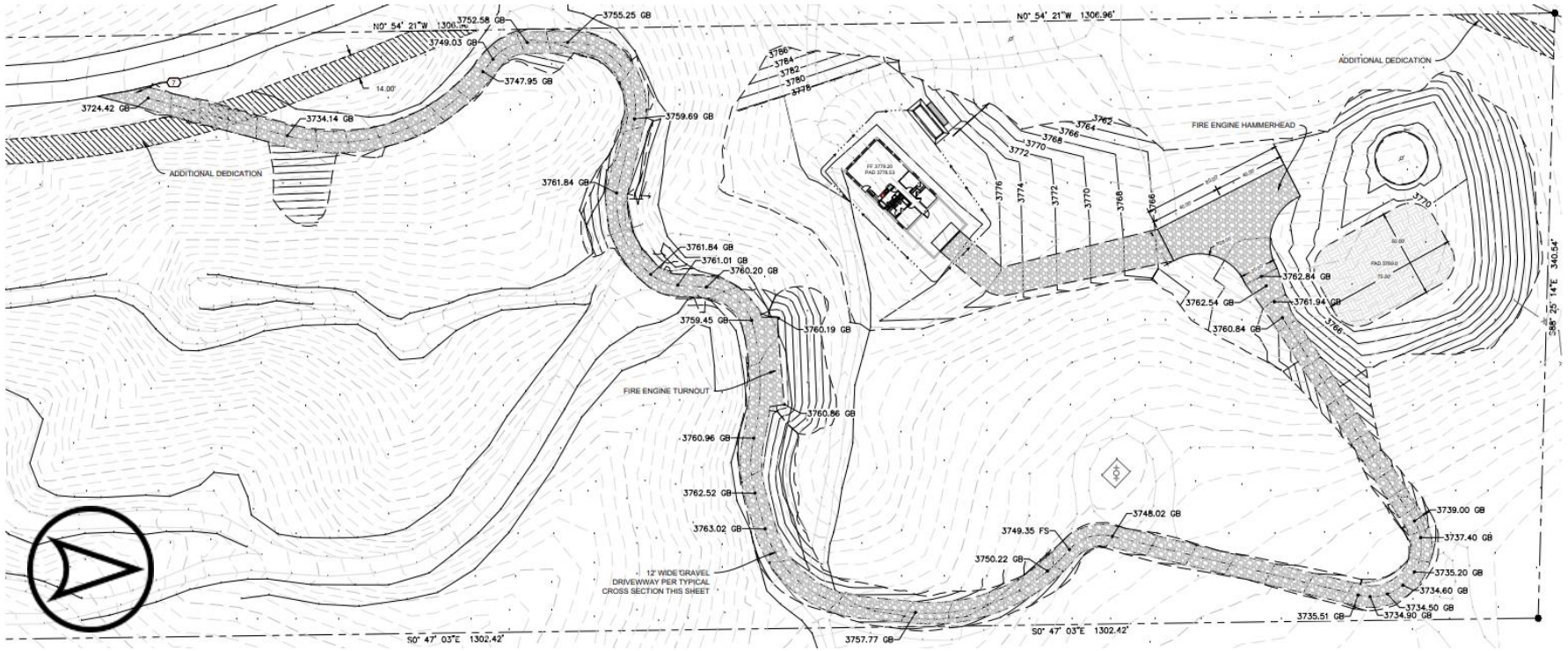


Figure No. 4
EXISTING LAND USE CATEGORY

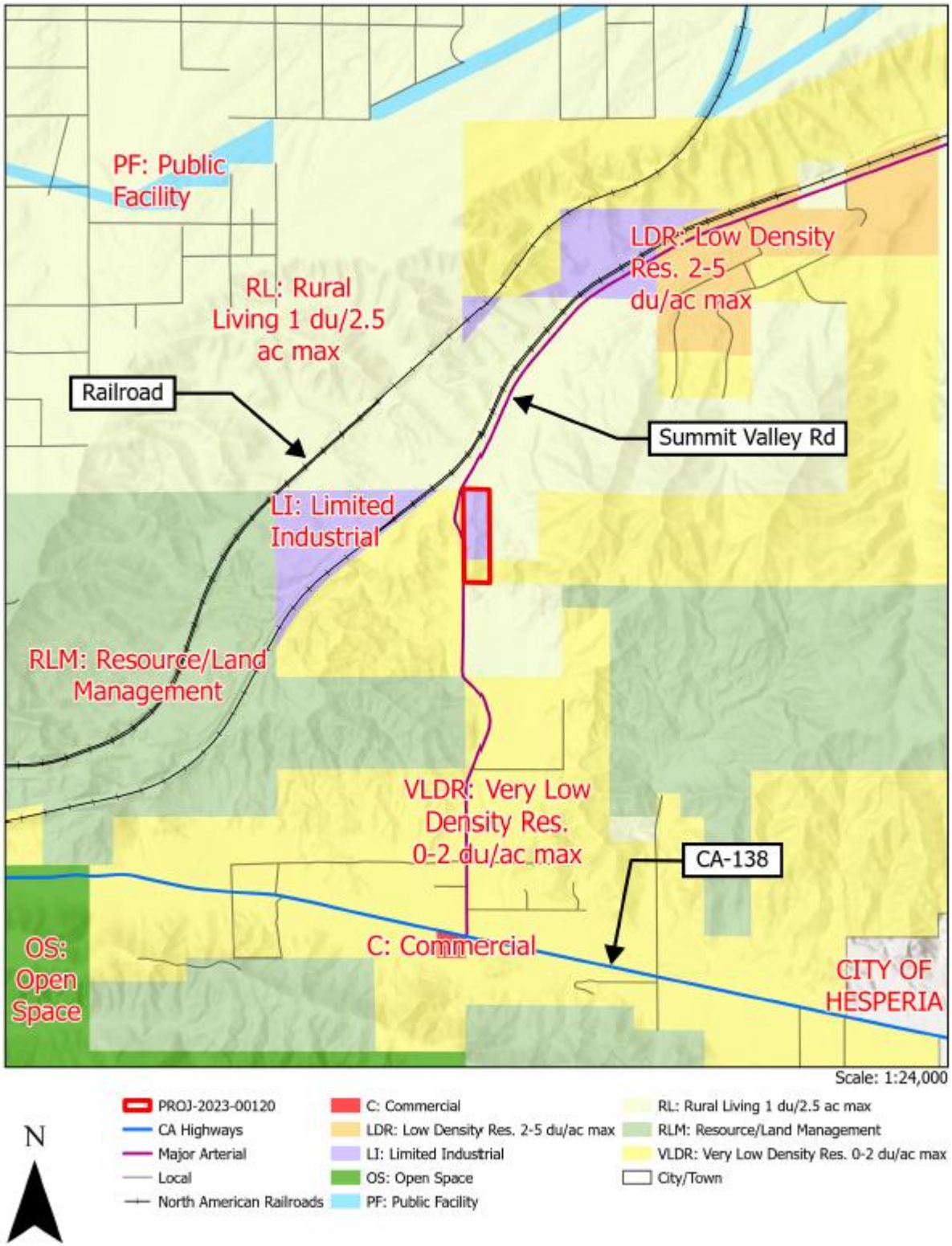


Figure No. 5
PROPOSED LAND USE CATEGORY

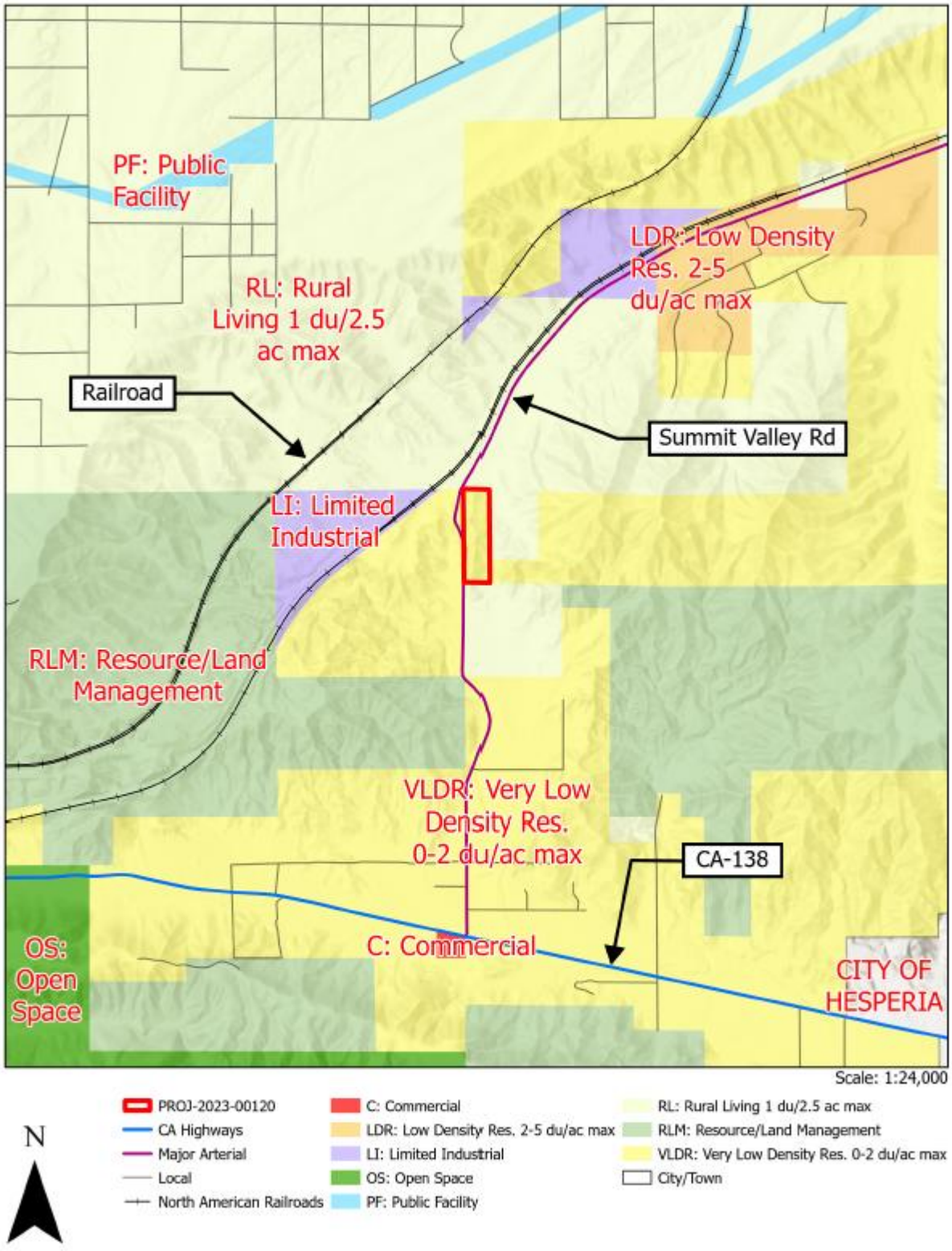


Figure No. 5.1
EXISTING LAND USE ZONING DISTRICT

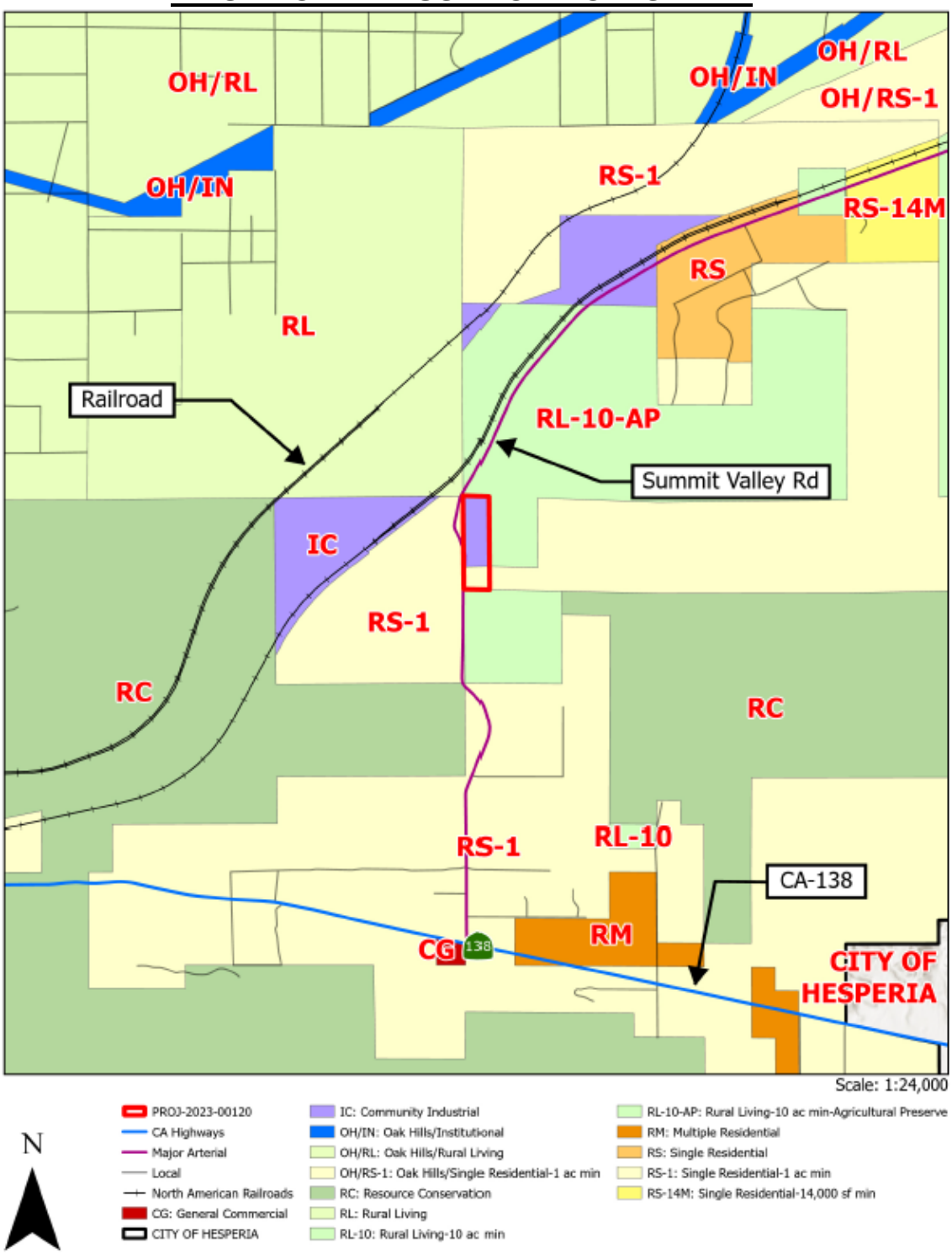
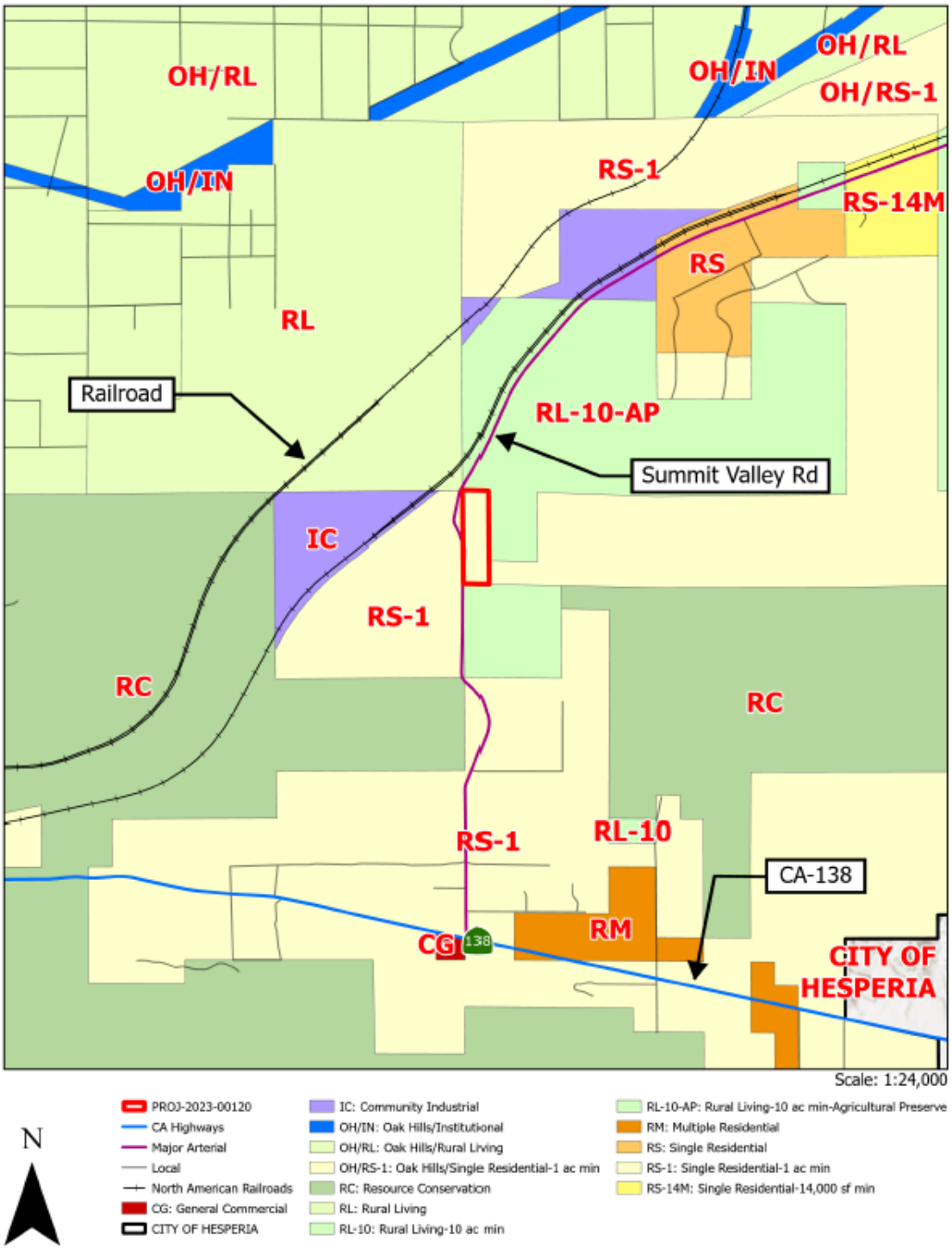


Figure 5.2
PROPOSED LAND USE ZONING DISTRICT



PROJECT DESCRIPTION AND BACKGROUND:

The applicant requests approval of a Policy Plan Amendment (Land Use Plan Amendment) and a Land Use Zoning District Amendment to eliminate a split Land Use Category and Land Use Zoning District condition to permit the construction of a single-family residence and a workshop, with associated hillside grading, on an approximately 10-acre parcel located at 4888 Summit Valley Road, within the unincorporated Hesperia area of San Bernardino County, CA (APN: 0357-102-12). The subject property is split between Limited Industrial (IL) and Very Low Density Residential (VLDR) Land Use Categories, and Community Industrial (IC) and Single-Residential - 1-Acre Minimum (RS-1) Land Use Zoning Districts.

PROJECT ANALYSIS:

General Plan and Zoning Amendment:
The proposed General Plan and Land Use Zoning District Amendments are appropriate and justified given the Project site location is split between the existing industrial and residential Land Use Categories and Zoning Districts and the Community Industrial (IC) portion of the lot is a standalone classification that is not directly adjacent to another Industrial Land Use Category or Zoning District. The Project site is situated immediately adjacent to the established Very Low Density Residential (VLDR) Land Use Category and the Single-Residential – 1-acre minimum (RS-1) Zoning District. The surrounding area reflects a transition from Single-Family Residential to Rural Residential.

The requested General Plan amendment to VLDR and rezoning to RS-1 would align the site with the existing development pattern in the area. As detailed in the Project Findings, this is consistent with Land Use Policy LU-1.1, which supports development patterns that reinforce existing land use trends. The Project site is consistent with the adjacent 2.5-acre minimum lot area requirement for Rural Living Land Use Category and eliminates the split zoned parcel into a single land use category/zoning designation. There are several residential structures south of the Project site, and the proposed Project would continue that pattern. As such, the proposed amendments are consistent with the long-term vision for the area and represent a logical extension of existing residential development.

Hillside Grading:
The Project is subject to the Hillside Grading Regulations in the Development Code. The proposed grading is consistent with landform grading and revegetation standards as it has designed the driveway to follow the underlying topographic features. The location of the house has been located to preserve open spaces and protect natural features as the placement of the residence follows the natural contours. Development is limited to the northern portion of the property, and the remaining portion will remain as open space preserving existing knolls and hills.

Access:
The Project site takes access from Summit Valley Road. To demonstrate adequate sight distance for right and left turns into and exiting the driveway, the site plan includes clear sight triangles for the north and south bound lanes. The clear sight triangles meet the American Association of State Highway and Transportation Officials (AASHTO) policy on geometric design on highways and streets, indicating that there is an adequate sight and deceleration distance of approximately 360 feet from the point of ingress. Accordingly, approximately 500 feet to the north of the point of ingress is a 20 MPH curve warning sign for south bound traffic. There is also the same warning sign located near the point of ingress for north bound traffic. Compliance with these standards and a requirement that the property owner is responsible for maintaining the sight distance

clearance by removing any obstructions along the property frontage, will provide adequate sight distance for ingress and egress to the site.

Code Compliance Summary:
The Project satisfies the General Development Standards (Table 3-2) applicable to development in the RS zone as illustrated in Table 2 below.

Project Code Compliance Standards (Table 2)

Project Component	**Single Family Residential – 1 Acre Minimum**		**Proposed**
Single Family Residential	Allowed by Right		Allowed by Right
Setbacks	Front	25 feet min.	61 feet
	Side – Street side; Collector or Wider	25 feet min.	54 feet
	Side – Interior (each)	5 feet min., 10 feet min. on other side	151 feet
	Rear	15 feet min.	884 feet
Hillside Grading	Hillside Grading Standards		Consistent

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA):
An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in compliance with California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

The IS/MND (Exhibit A) identified potential impacts to Biological Resources (nesting birds), Cultural Resources (inadvertent human discovery), Geology and Soils (paleontological sensitivity), and Tribal Cultural Resources (inadvertent archaeological/cultural resource discovery). The IS/MND recommended mitigation measures to reduce these potential impacts to less than significant. All recommended mitigation measures are summarized in the Project Mitigation Monitoring and Reporting Plan (MMRP) attached as Exhibit B and are proposed for adoption.

On September 9, 2026, a Notice of Availability/Notice of Intent (NOA/NOA) to adopt a Mitigated Negative Declaration was circulated for public review and comments until October 9, 2026. During the 30-day public review period, one (1) comment letter was received from the California Department Fish and Wildlife (CDFW), suggesting updates to the mitigation measures. The County has incorporated the updated language suggested by CDFW for pre-construction surveys for nesting birds.

PUBLIC COMMENTS AND NOTICES

In accordance with Section 84.27.070 of the County Development Code, Project Notices were sent to all property owners within 300 feet of the external boundaries of the Project boundary. A total of 30 project notices were sent to surrounding property owners and interested agencies/associations on announcing the Project. No comments were received. The Planning Division sent out hearing notices on November 9, 2026, advertising the Planning Commission Hearing to be held on December 3, 2026. The public hearing notice was also published in the San Bernardino Sun on November 12, 2026.

STAFF RECOMMENDATION: That the Planning Commission RECOMMEND that the Board of Supervisors take the following actions[1]:

1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2) **ADOPT** the Findings for approval of the Policy Plan Amendment and Land Use Zoning District Amendment;
3) **APPROVE** the Policy Plan Amendment to amend the Land Use Category designation from Limited Industrial (LI) to Very Low Density Residential (VLDR) on an approximately 10-acre parcel;
4) **APPROVE** the Land Use Zoning District Amendment to amend the Land Use Zoning District designation from Community Industrial (CI) to Single-Residential 1-Acre Minimum (RS-1) on an approximately 10-acre parcel; and
5) **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Initial Study/Mitigated Negative Declaration (IS/MND)
EXHIBIT B: Mitigation Monitoring and Reporting Program (MMRP)
EXHIBIT C: Findings
EXHIBIT D: Plan Set

[1] Unless modified, the recommendation included within this Staff Report and attachments shall serve as the Planning Commission's written recommendation to the Board of Supervisors in accordance with Government Code Sections 65354 and 65855.

EXHIBIT A

EXHIBIT A

Initial Study/ Mitigated Negative Declaration

Rademacher Residence

EXHIBIT B

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration

Prepared by:

County of San Bernardino, Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Elena Barragan, Planner

November 16, 2026

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2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE 3

TABLES

Mitigation Monitoring and Reporting Program 3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for Rademacher Residence PROJ-2023-00120. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Biological Resources				
BIO-1 To avoid impacts to nesting birds at any time during the year, a qualified avian biologist will conduct pre-construction nesting bird surveys within 3 days prior t project related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. In the even that an active nest is identified, the biologist will set appropriate no-work buffers around the nest which will be based on nesting species, its sensitivity to disturbance, nesting stage, intensity, and duration of disturbances. The nests and buffer zones shall be clearly marked but shall not be marked in such a manner that it attracts predators and shall be checked weekly by a qualified biological monitor. If the qualified biologist determines that project activities are causing an adverse reaction to the nest, the qualified biologist shall adjust the buffer accordingly. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. If a nest is suspected to have been abandoned or failed, the qualified biologist or biological monitor shall monitor the nest for a minimum of 1 hour (4 hours for raptors), uninterrupted, during favorable field conditions. If no activity is observed during that time, the qualified biologist or biological monitor may approach the nest to assess the status. A weekly tailgate meeting shall be conducted by the biological monitor to provide appropriate information to construction crews,	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

including any updates to the no-work buffers.				

CUL-1. Archaeological monitoring is recommended during all project-related ground disturbances. The consulting archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot checks or suspension of the monitoring program should the potential for cultural resources appear to be less than anticipated. If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County.	Prior to Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

Cultural Resources				
CUL-2 A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

CUL-3 Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

CUL-4 Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

Tribal Cultural Resources

TCR-1: If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN				

TCR-2 If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	San Bernardino County	

EXHIBIT C

EXHIBIT C

FINDINGS: POLICY PLAN AMENDMENT AND ZONING AMENDMENT

An application for a Policy Plan Amendment to amend the Land Use Category Designation from Limited Industrial (LI) to Very Low Density Residential (VLDR) and a Zoning Amendment to amend the Land Use Zoning District from Community Industrial (IC) to Single-Residential 1-Acre Minimum (RS-1) on an approximately 10-acre site to construct a single-family residence and workshop with associated hillside grading.

The following findings are made pursuant to Development Code Section 86.12.060(a) and supporting facts for the Project:

1. **THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE POLICY PLAN OR AN APPLICABLE SPECIFIC PLAN.**

   The Proposed Amendment is internally consistent with the overarching goals of the San Bernardino County (County) Policy Plan. Specifically, the Project advances Goal LU-1.1 by introducing a regional housing option for rural lifestyles. The proposed Single-Residential 1-Acre Minimum (RS-1) land use zoning district is the appropriate and intended implementing zoning for the Very Low Density Residential (VLDR) land use category, ensuring that the physical development of the site remains consistent with the high-level policy goals of the County Policy Plan. By extending the immediately adjacent land use category and land use zoning district to the subject site, the amendment reinforces an established land use trend along the Summit Valley Road rather than creating "leap-frog" industrial development.

   The Project directly implements Policy LU-2.1, which promotes compatibility with existing uses. The proposed development includes a single residence, with a workshop, which is consistent with the established residential uses to the south. The proposed grading associated with the Project also supports Policy LU-2.5, which requires that new development in sloping hillside areas preserve the natural character of the surrounding environment and does not further exacerbate natural hazards or erosion. The grading occurs only within the limits of the development for the driveway, the residence, and the workshop, the remaining hills, and knolls will remain untouched. The Project site is not located in a landslide, liquefaction or Alquist Priolo Fault Zone. The single-family residence is required to comply with all applicable fire safety overlay standards. Further, the limited development and Very Low Density Residential, supports Policy LU-2.8 rural lifestyle in the Desert regions, which encourages development in the Desert regions to offer a lower intensity lifestyle that complements the suburban and urban densities in incorporated cities and towns to provide a range of lifestyle options.

2. **THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY.**

   Approval of the Proposed Amendment will not result in any detriment to public health, safety, or general welfare. This finding is supported by the Project's Initial Study/Mitigated Negative Declaration (IS/MND), which thoroughly analyzed potential impacts including noise, traffic, and cultural resources. All identified impacts have been mitigated to a less-than-significant level. From a safety perspective, the development associated with the Project demonstrates that the required deceleration distance from the north and south bound lanes of Summit Valley Road exist to support the point of ingress for the driveway and to the Project Site.

3. **THE PROPOSED AMENDMENT IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED.**

   The Proposed Amendment serves the public interest by eliminating an industrial-designated site and transforming 10 acres of vacant land into a development that extends the existing development pattern. The community benefit is multi-faceted and includes preservation of hillsides which supports the scenic resources that highlight the natural environment and reinforce the identity of the Hesperia community. The grading associated with the single family residence is consistent with the Hillside Development Standards in San Bernardino County Development Code Section 83.08, which provides standards for grading that preserves the natural topography, including knolls and ridgelines, a safe means of ingress, egress for traffic flow for all forms of permissible traffic, and encourages the development of sites that provide maximum safety with respect to fire hazards, exposure to geological hazards, drainage and erosion. The amendment greatly serves the public interest by demonstrating safe ingress and egress, and "sense of place", with the limited development.

4. **THE PROPOSED AMENDMENT WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREAS.**

   The Proposed Amendment represents a logical extension of the established development pattern in the Hesperia community. The site is bounded to the west and east by a Very Low-Density Residential land use category and Single-Residential 1-Acre Minimum zoning district. Amending the land use designation of this 10-acre site eliminates the currently split zoned condition of the property. This extension is reasonable given the adjacent development pattern is predominantly low density residential.

5. THE PROPOSED AMENDMENT DOES NOT CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE.

The Proposed Amendment is entirely consistent with the Development Code requirements for the Desert Region. The 10-acre project area meets the 1-acre minimum designation for the Single Residential zone. The proposed single-family residence is required to comply with the development standards for Single Residential land use zoning district in accordance with Table 82-9C. The proposed grading supports Development Code Section 83.08.040, hillside grading standards, by limiting grading to only the Project area, and preserving the remaining portions of the lot.

6. THE PROPOSED AMENDMENT WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY.

The Project includes a single-family residence, workshop with associated grading for the structures and driveway. The surrounding properties are predominantly vacant or contain single family residential homes with large areas of open space. The proposed amendment will continue that development pattern.

7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G. FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED OR ANTICIPATED USES AND/OR DEVELOPMENT WOULD NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.

The subject property is physically suitable for the proposed single-family residence and workshop. The location of the driveway and the residence will allow development to occur in the least impactful manner. The design of the driveway is consistent with slope requirements in that it does not exceed a 14% slope. The design also is compliant with landform grading in the manner the driveway follows the natural topography rather than cutting across the existing contours. The Project is required to comply with Fire Safety overlay standards. The Project will have water served by the Mojave Water Agency, and wastewater will be through a septic system. With the design and mitigation monitoring reporting program the Project will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity.

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The environmental findings, in accordance with Section 85.03.040 of the Development Code, are as follows:

8. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, an Initial Study/Mitigated Negative Declaration (MND) was prepared for the Project. The County finds that there is no substantial evidence in light of the whole record that the Project may have a significant effect on the environment with implementation of feasible mitigation measures identified in the MND. The MND represents the independent judgment and analysis of the County acting as the lead agency for the Project.

EXHIBIT D

4881 SUMMIT VALLEY ROAD

APN 0357-102-12
SAN BERNARDINO COUNTY
TITLE SHEET

GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO THE LATEST CALIFORNIA BUILDING CODE (CBC) CHAPTERS 17, 18, APPENDIX-J AND ALL APPLICABLE SECTIONS.

2. A GRADING PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.

3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER REGULATORY AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED IN THIS PLAN.

4. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. A SEPARATE CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS MAY BE REQUIRED FOR ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.

5. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE EFFECTIVE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.

6. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ONSITE OR OFFSITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFFSITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ONSITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE APPROVED BUILDING PERMIT PLANS. OFFSITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.

7. MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL) AND MAXIMUM VERTICAL HEIGHT = 30 FEET, UNLESS AN APPROVED GEOTECHNICAL REPORT CAN JUSTIFY A STEEPER AND TALLER SLOPE.

8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

9. FILL SLOPES SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION, OR AS RECOMMENDED ON THE APPROVED GEOTECHNICAL REPORT.

10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.

11. UNLESS OTHERWISE RECOMMENDED IN AN APPROVED GEOTECHNICAL REPORT, OVER-EXCAVATION SHALL BE AT LEAST 24 INCHES MINIMUM BELOW THE BOTTOM OF FOOTINGS OR TO COMPETENT NATIVE SOIL OR BEDROCK MATERIALS, WHICHEVER IS DEEPER, AS APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER OR GEOLOGIST.

12. EARTHWORK VOLUMES:
CUT (CY), FILL (CY), TOTAL DISTURBED AREA 30,000 (SF)

13. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND SAN BERNARDINO COUNTY IS NOT RESPONSIBLE FOR THEIR ACCURACY.

14. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

15. ANY ONSITE RETAINING WALLS SHOWN ON THE GRADING PLANS THAT ARE OVER 4' IN HEIGHT, MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING, ARE FOR REFERENCE ONLY. RETAINING WALLS OVER 4' IN HEIGHT ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL RETAINING WALLS OVER 4' IN HEIGHT.

16. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR
DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).

17. FOR SITES WITH PROTECTED SPECIES OR TREES, THE PROPOSED GRADING MAY BE SUBJECT TO A SEPARATE PERMIT.

18. ADEQUATE FIRE ACCESS AROUND BUILDINGS (INCLUDING GARAGES) SHOULD BE PROVIDED AS APPROVED BY COUNTY FIRE.

19. EXISTING DRAINAGE COURSES SHALL NOT BE OBSTRUCTED, ALTERED, OR DIVERTED WITHOUT PRIOR APPROVAL FROM THE COUNTY OF SAN BERNARDINO, LAND DEVELOPMENT DIVISION. A STREAMBED ALTERATION AGREEMENT MAY ALSO
BE REQUIRED FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE.

20. DRAINAGE EASEMENTS SHALL NOT BE OBSTRUCTED, ALTERED OR DIVERTED WITHOUT PRIOR APPROVAL OF THE COUNTY OF SAN BERNARDINO, LAND DEVELOPMENT DIVISION.

21. SETBACKS AND BUILDING LOCATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MUST BE REVIEWED AND APPROVED UNDER A SEPARATE BUILDING PERMIT.

22. UTILITY AND SEPTIC IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MUST BE REVIEWED AND APPROVED UNDER A SEPARATE BUILDING PERMIT.

23. ON PROJECTS DISTURBING ONE ACRES OR MORE, THE FOLLOWING NOTE MUST BE ADDED: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE PERMITTEE SHALL KEEP A COPY OF
THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BYCOUNTY.

24. IN CONJUNCTION WITH THE CALIFORNIA GENERAL PERMIT FOR PROPOSED DISTURBANCE OVER ONE ACRE, AN ACTIVE WASTEWATER DISCHARGE ID # (WDID) MUST BE INCLUDED ON THE FINAL GRADING PLAN.

25. FOR ENGINEERED GRADING, A FINAL GRADING CERTIFICATION WILL BE COLLECTED BY THE BUILDING INSPECTOR AT THE FINAL BUILDING INSPECTION OR PRIOR A GRADING FINAL STATUS ON THE PERMIT. THE FINAL GRADING CERTIFICATION IS TO BE COMPLETED BY THE ENGINEER OF RECORD ON THE APPROVED GRADING PLANS.

26. ALL FLOOD ZONE REQUIREMENTS MUST BE REFLECTED OR ACCOUNTED FOR ON THE GRADING PLANS. ELEVATIONS OR CONSTRUCTION NOTES MUST BE INCLUDED IN THE PLANS TO ENSURE COMPLIANCE WITH ALL APPLICABLE FIRST FLOOR ELEVATION REQUIREMENTS PER FEMA AND SAN BERNARDINO COUNTY DEVELOPMENT CODE GUIDELINES.

LEGAL DESCRIPTION

W 1/2 W1/2 NW1/4 SEC 22 TP 3N R 5W 25 PER CENT
MNL RTS 10 AC

BASIS OF BEARINGS

THE WEST LINE OF THE NW 1/4 OF SECTION 22, T3N, R5W, S.B.M., PER RS 88/77 BEING N00 °54'21"W.

BENCHMARK

FOUND 2" IP W/BRASS LS2981 UP 0.30' PER CSFB $\frac{4118}{306}$
NGVD-29 ELEV. = 3740.13'

NOTE:

EROSION CONTROL MEASURES TO BE INSTALLED PER EROSION CONTROL PLAN PRIOR TO LAND DISTURBING ACTIVITIES

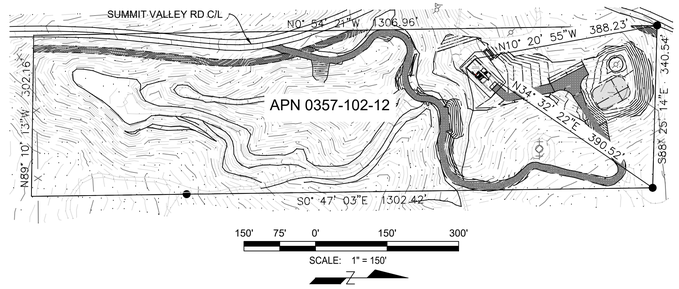
EARTHWORK QUANTITIES

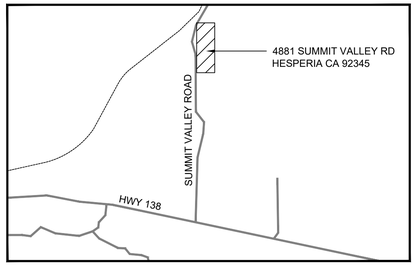
EXCAVATION:	10,600 CU YDS
FILL:	1,335 CU YDS
OVER-EXCAVATION:	322 CU YDS

NO SHRINKAGE APPLIED, EXCESS FILL IS TO BE EVENLY DISTRIBUTED ON SITE

SHEET INDEX

C-100	TITLE SHEET
C-101	GRADING PLAN
C-102	SECTIONS & DETAILS
EC-101	EROSION CONTROL PLAN
EC-102	EROSION CONTROL DETAILS 1
EC-103	EROSION CONTROL DETAILS 2





VICINITY MAP
NTS

DEVELOPER

CORNERSTONE CONSTRUCTION COMPANY
17615 ALDER ST. STE. A
HESPERIA CA 92345
builder@cornerstonecchd.com

CIVIL ENGINEER

ANDREW BELL
CAPSTONE ENGINEERING
9530 HAGEMAN RD. SUITE B223
BAKERSFIELD, CA 93312

SURVEYOR

DAVID STONE LAND SURVEYING
329 E 1910 S
OREM, UT 84058

OWNER

MICHAEL RADEMACHER
360-690-8000

LEGEND

EC	=	EDGE OF CONCRETE
EG	=	EXISTING GROUND
FG	=	FINISHED GRADE
FF	=	FINISHED FLOOR
FL	=	FLOW LINE
GB	=	GRADE BREAK
HP	=	HIGH POINT
ROW	=	RIGHT OF WAY
TOC	=	TOP OF CONCRETE

100 PROPOSED CONTOUR
(100) EXISTING CONTOUR
CENTERLINE
RIGHT OF WAY/PL
MATCH EXISTING
SWALE
GRADE BREAK
℄ CENTER LINE
x x EX. FENCE
PRIVATE DIRT ROADS
GRAVEL DRIVEWAY
CONCRETE

GRADING CONSTRUCTION NOTES

1. INSTALL GRAVEL DRIVEWAY
2. 70 CF RETENTION BASIN (SECTION C, SHEET 4)
3. EX. POWER POLE, GRADE UP TO, PROTECT IN PLACE
4. 50'x75' PAD FOR FUTURE SHOP
5. COMPACTED EARTHEN SWALE PER EC-109 (SHEET 4)
6. PROPOSED 1308 SF SINGLE FAMILY RESIDENCE WITH A 477 SF GARAGE
7. SUMMIT VALLEY ROAD PRIVATE ACCESS

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REGISTERED PROFESSIONAL ENGINEER
ANDREW RYAN BELL
C 88480
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
-	Initial Submittal	5/26/2026

Project Name and Address

4881 Summit Valley Rd
HESPERIA CA 92345
San Bernadino County
APN 0357-102-12

Sheet Title.

TITLE SHEET

BUILDING PERMIT #
PCMP PERMIT #
GRADING PERMIT #

Project No.

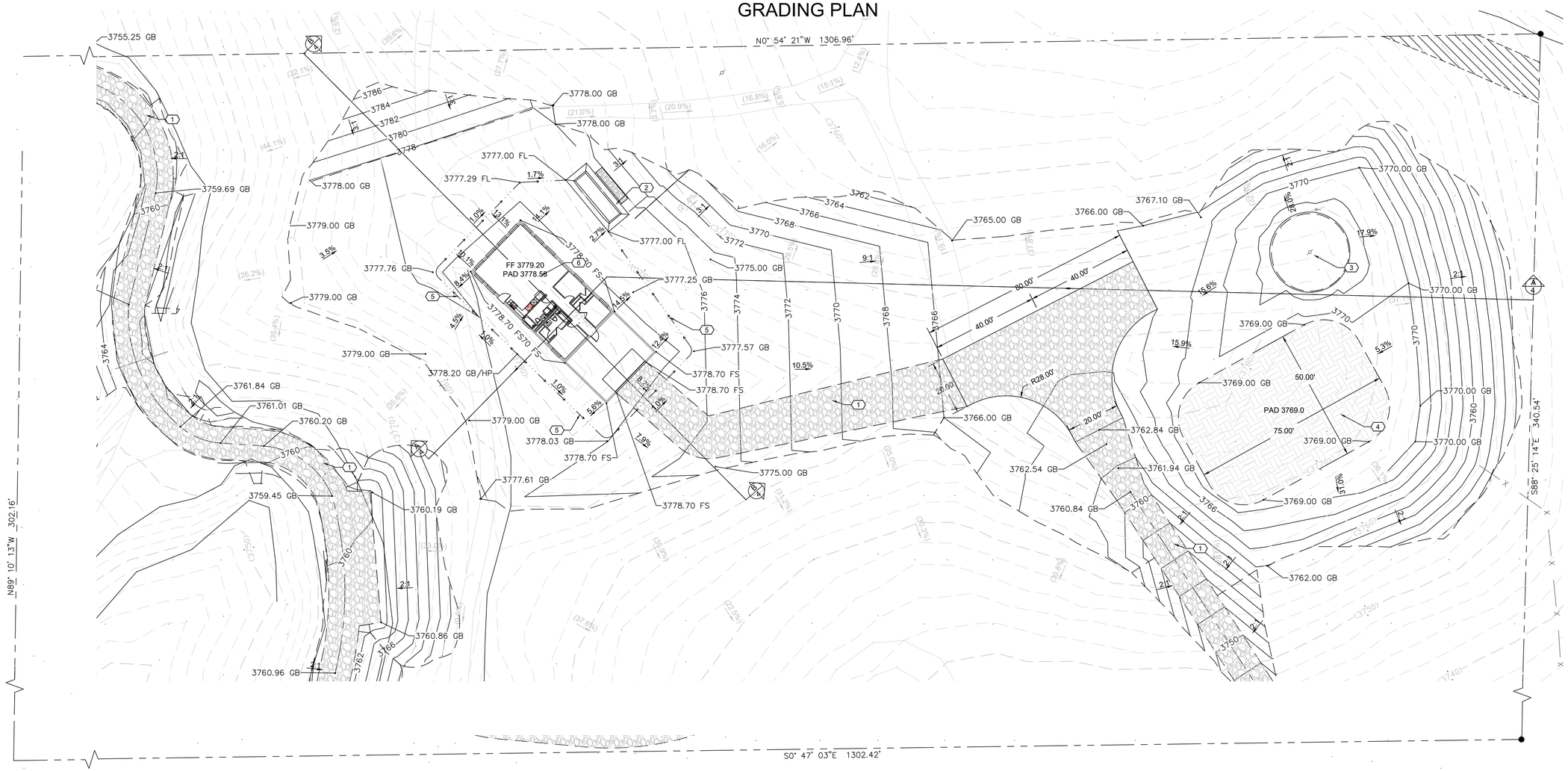
23-012

Sheet No.

C-100

4881 SUMMIT VALLEY ROAD

APN 0357-102-12
SAN BERNARDINO COUNTY
GRADING PLAN



LEGEND

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- 100 — PROPOSED CONTOUR
- (100) — EXISTING CONTOUR
- CENTERLINE
- RIGHT OF WAY/PL
- MATCH EXISTING
- SWALE
- GRADE BREAK
- CENTER LINE
- x x EX. FENCE
- PRIVATE DIRT ROADS
- GRAVEL DRIVEWAY
- CONCRETE

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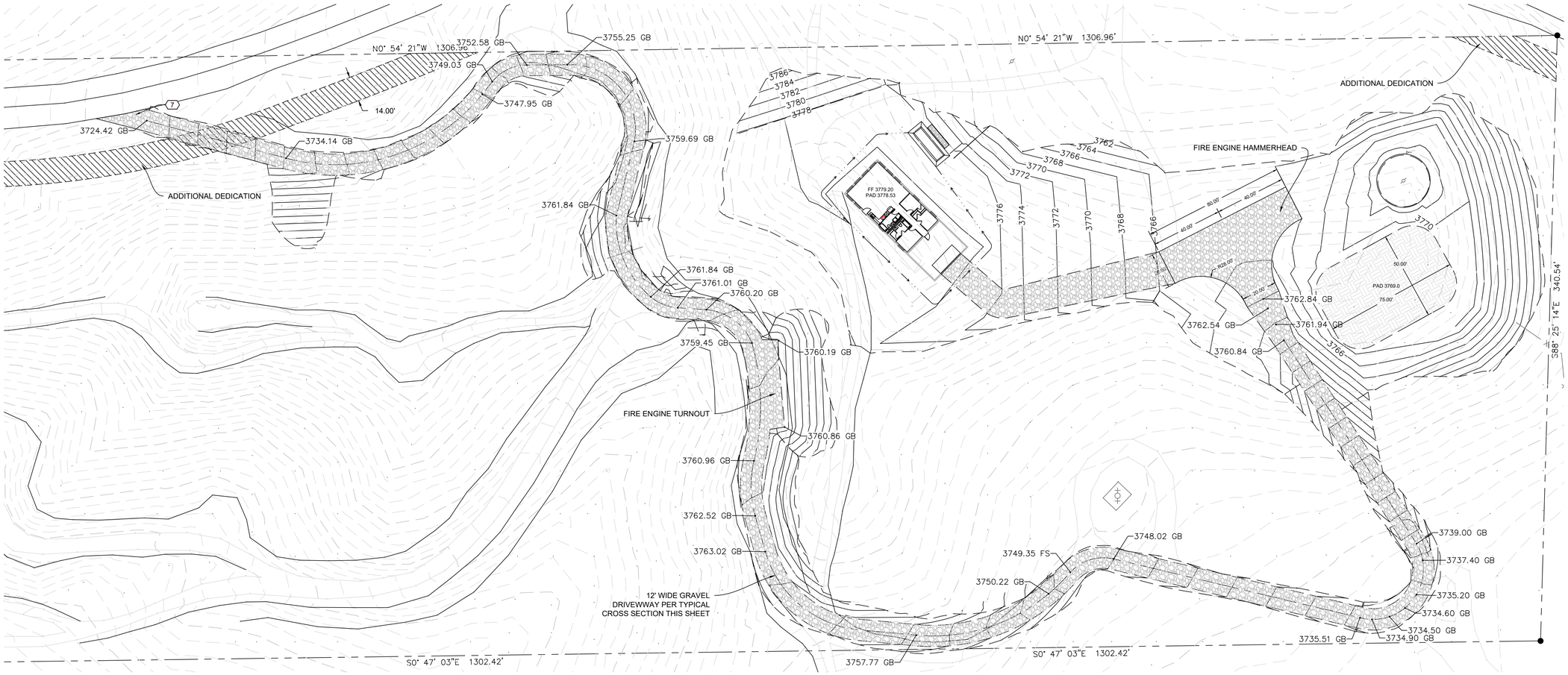
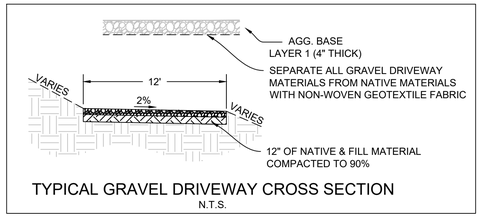
C-101

4881 SUMMIT VALLEY ROAD

APN 0357-102-12
SAN BERNARDINO COUNTY
GRADING PLAN



30' 15' 0' 30' 60'
SCALE: 1" = 30'



TYPICAL GRAVEL DRIVEWAY CROSS SECTION
N.T.S.

GRADING CONSTRUCTION NOTES

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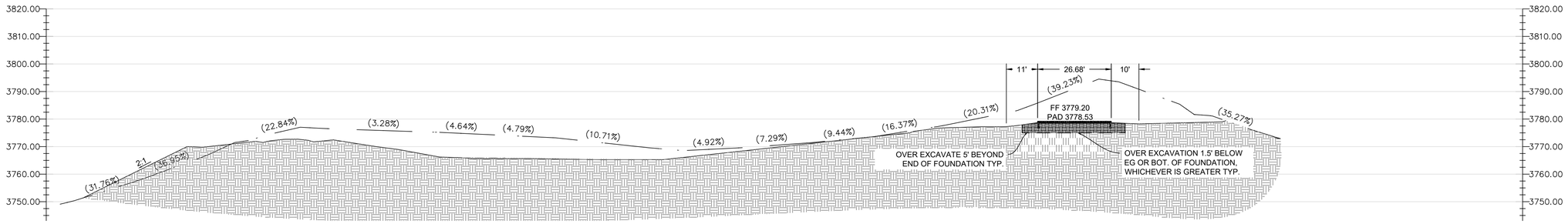
23-012

Sheet No.

C-102

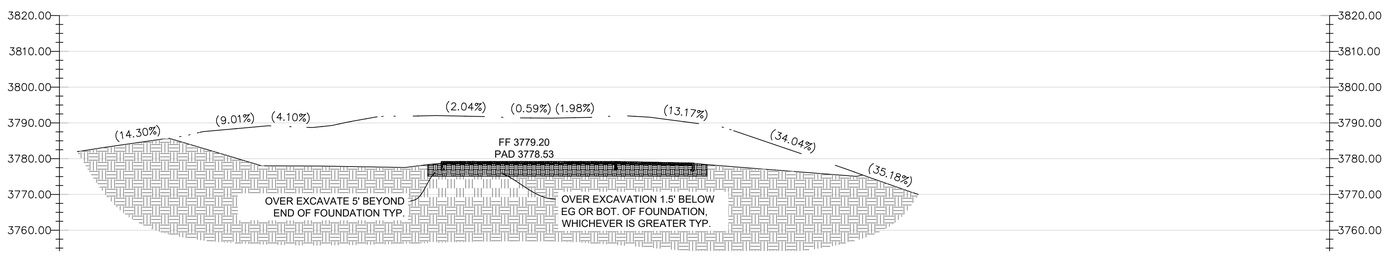
4881 SUMMIT VALLEY ROAD

APN 0357-102-12
SAN BERNARDINO COUNTY
CROSS SECTIONS



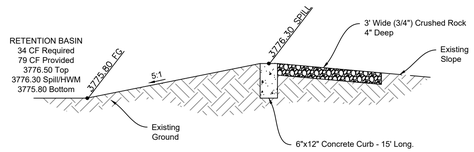
SECTION A-2

HORIZONTAL SCALE: 1" = 20'
VERTICAL EXAGGERATION: 1:10



SECTION B-2

HORIZONTAL SCALE: 1" = 20'
VERTICAL EXAGGERATION: 1:10



RETENTION BASIN NOTES:

1. Spillway to be 15' Minimum length.
2. Ends of spillway to be raised 0.2 feet to an elevation of 3776.50
3. No point of the basin perimeter may drop below spillway height of 3776.30
4. Compact dirt at basin perimeter.

SECTION C-2

N.T.S.

CROSS SECTION LEGEND

- EXISTING GROUND
- APPROVED FILL
- OVER X
- APPROVED BASE
- CONCRETE
- EXISTING STRUCTURE
- NEW AC SURFACE

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SECTIONS AND DETAILS

BUILDING PERMIT #
PCMP PERMIT #
GRADING PERMIT #

Project No.

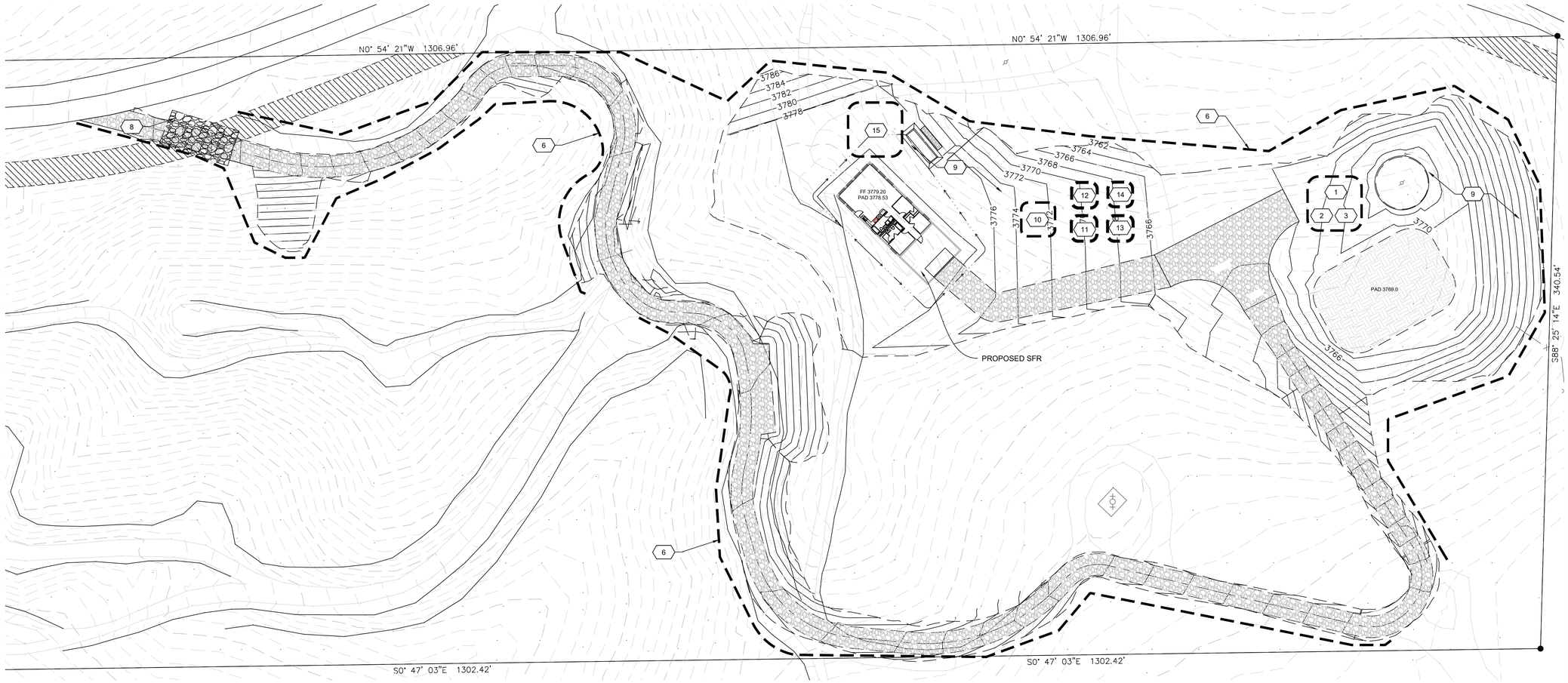
23-012

Sheet No.

C-102

4881 SUMMIT VALLEY ROAD

APN 0357-102-12
SAN BERNARDINO COUNTY
EROSION CONTROL PLAN



EROSION CONTROL GENERAL NOTES

1. IN CASE OF EMERGENCY, _____
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NOVEMBER 1ST THROUGH APRIL 15. NECESSARY MATERIAL SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVISED WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN POSSIBILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS AND TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE MUST BE STABILIZED SO AS TO INHIBIT SEMIDENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR HOSED DOWN.

BMP CONSTRUCTION NOTES ⟨#⟩

(PER CALIFORNIA STORMWATER HANDBOOK FOR BMP FACT SHEETS)

⟨1⟩ VEHICLE AND EQUIPMENT CLEANING (NS-8)
⟨2⟩ VEHICLE AND EQUIPMENT FUELDING (NS-9)
⟨3⟩ VEHICLE AND EQUIPMENT MAINTENANCE (NS-10)
⟨4⟩ CONCRETE CURING (NS-12)
⟨5⟩ CONCRETE FINISHING (NS-13)
⟨6⟩ FIBER ROLLS (SC-5)[EC-103] OR SILT FENCE (SC-1)[EC-102]
⟨7⟩ SANDBAG BARRIER OR STRAW BALES (SE-8)
⟨8⟩ STABILIZED CONSTRUCTION ENTRANCE / EXIT (TC-1)[EC-102] w/ 3/4" GRAVEL
⟨9⟩ WIND EROSION CONTROL FOR DUST (WE-1)
⟨10⟩ MATERIAL DELIVERY AND STORAGE (WM-1)
⟨11⟩ SPILL PREVENTION AND CONTROL (WM-4)
⟨12⟩ SOLID WASTE MANAGEMENT (WM-5)
⟨13⟩ CONTAMINATED OIL MANAGEMENT (WM-7)
⟨14⟩ CONCRETE WASTE MANAGEMENT (WM-8)[EC-103]
⟨15⟩ STOCKPILE MANAGEMENT (WM-3)
⟨16⟩ JOSHUA TREE, PROTECT IN PLACE, 12' DIA.

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EROSION CONTROL

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PCMP PERMIT #
GRADING PERMIT #

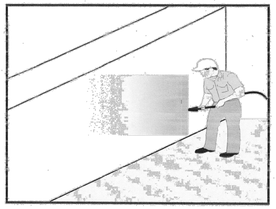
Project No.

23-012

Sheet No.

EC-101

Concrete Curing — NS-12



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

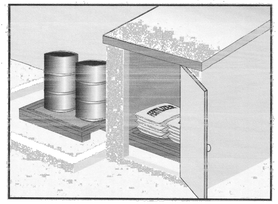
Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

Material Delivery and Storage — WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

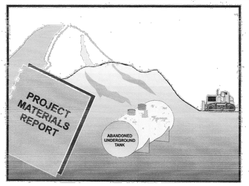
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Contaminated Soil Management — WM-7



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

Limitations

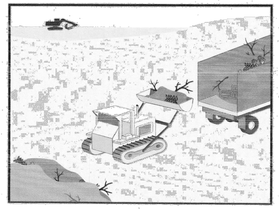
Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

Solid Waste Management — WM-5



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

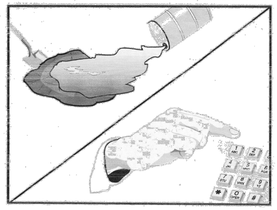
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

Spill Prevention and Control — WM-4



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

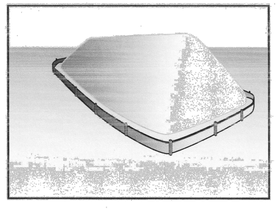
This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

Stockpile Management — WM-3



Treat Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

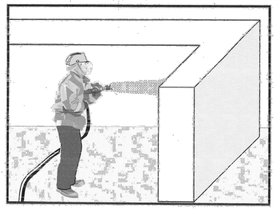
Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

Concrete Finishing — NS-13



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high-pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

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administrator@CapstonePE.com
REGISTERED PROFESSIONAL ENGINEER ANDREW RYAN BELL C 88480 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date
-	Initial Submittal	5/26/2026

Project Name and Address

4881 Summit Valley Rd
HESPERIA CA 92345
San Bernadino County
APN 0357-102-12

Sheet Title.

EROSION CONTROL

BUILDING PERMIT #
PCMP PERMIT #
GRADING PERMIT #

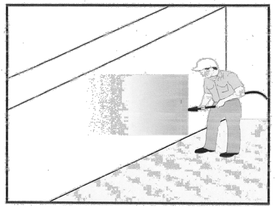
Project No.

23-012

Sheet No.

EC-102

Concrete Curing NS-12



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

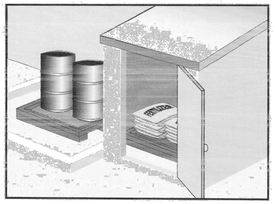
Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

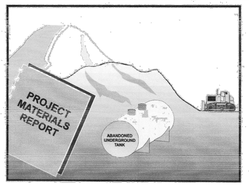
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Contaminated Soil Management WM-7



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

Limitations

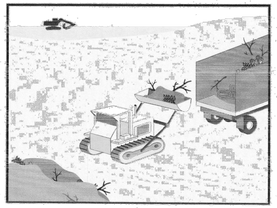
Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

Solid Waste Management WM-5



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

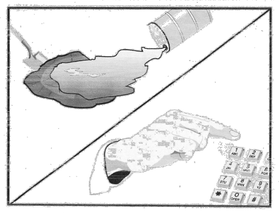
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

Spill Prevention and Control WM-4



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

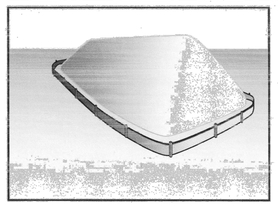
This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

Stockpile Management WM-3



Treat Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

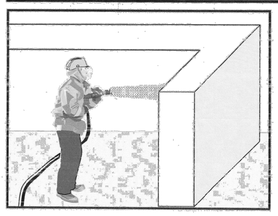
Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

Concrete Finishing NS-13



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high-pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

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REGISTERED PROFESSIONAL ENGINEER ANDREW RYAN BELL C 88480 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date
-	Initial Submittal	5/26/2026

Project Name and Address

4881 Summit Valley Rd
HESPERIA CA 92345
San Bernadino County
APN 0357-102-12

Sheet Title.

EROSION CONTROL

BUILDING PERMIT #
PCMP PERMIT #
GRADING PERMIT #

Project No.

23-012

Sheet No.

EC-103