



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 18, 2025

AGENDA ITEM 5

Project Description

APN: 0491-151-11
Applicant: Steeno Design Group
Community: Kramer Junction
Location: East side of Highway 395, approximately 650 feet north of Highway 58
Project No: PROJ-2022-00111
Staff: Oliver Mujica
Rep: Tom Steeno
Proposal: Policy Plan Amendment from Rural Living to Commercial and Zoning Amendment from Rural Living, 5-Acre Minimum, to Rural Commercial on 4.69 acres of a 35.97-acre parcel, Tentative Parcel Map No. 35944 to subdivide the 35.97-acre parcel into four parcels totaling 4.69 net acres (Parcel 1: 1.9 acres; Parcel 2: 0.64 acres; Parcel 3: 0.65 acres; and Parcel 4: 1.5 acres) and a remainder parcel totaling 18.53 net acres, Conditional Use Permit to construct and operate a travel stop in two phases comprised of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks coffee shop with drive-thru on Parcel 3 and truck fueling and truck parking on Parcel 4, and Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign.

Vicinity Map



16 Public Hearing Notices Sent on: December 2, 2025

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:

Parcel Size: 35.97 acres
Vegetation: Scattered desert landscaping

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Vacant	Rural Living (RL)	Rural Living, 5-Acre Minimum (RL-5)
North	Vacant	Rural Living (RL)	Rural Living, 5-Acre Minimum (RL-5)
South	Vacant	Rural Living (RL)	Rural Living, 5-Acre Minimum (RL-5)
East	Vacant	Rural Living (RL)	Rural Living, 5-Acre Minimum (RL-5)
West	Vacant	Rural Living (RL) and Commercial (C)	Rural Living, 5-Acre Minimum (RL-5) and Rural Commercial (CR)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Environmental Health Services	Private
Sewer Service:	Environmental Health Services	Private

STAFF RECOMMENDATION: That the Planning Commission recommend¹ the Board of Supervisors: **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings in support of the Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance; **ADOPT** a resolution amending the Land Use Category designation from Rural Living to Commercial on 4.69 acres of a 35.97-acre parcel; **ADOPT** an ordinance amending the Land Use Zoning District designation from Rural Living, 5-Acre Minimum, to Rural Commercial on 4.69 acres of a 35.97-acre parcel; **APPROVE** the Tentative Parcel Map No. 35944 to subdivide the 35.97-acre parcel into four parcels totaling 4.69 net acres (Parcel 1: 1.9 acres; Parcel 2: 0.64 acres; Parcel 3: 0.65 acres; and Parcel 4: 1.5 acres) and a remainder parcel totaling 18.53 net acres, subject to the Conditions of Approval; **APPROVE** the Conditional Use Permit to construct and operate a travel stop in two phases comprised of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks coffee shop with drive-thru on Parcel 3, and truck fueling and truck parking on Parcel 4, subject to the Conditions of Approval; **APPROVE** the Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign; and **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with CEQA.

¹ This is a recommendation item. A disapproval recommendation by the Planning Commission shall terminate the application unless appealed in compliance with Chapter 86.08.

FIGURE 1 – REGIONAL MAP



FIGURE 2 – VICINITY MAP



FIGURE 3 – LAND USE CATEGORY MAP

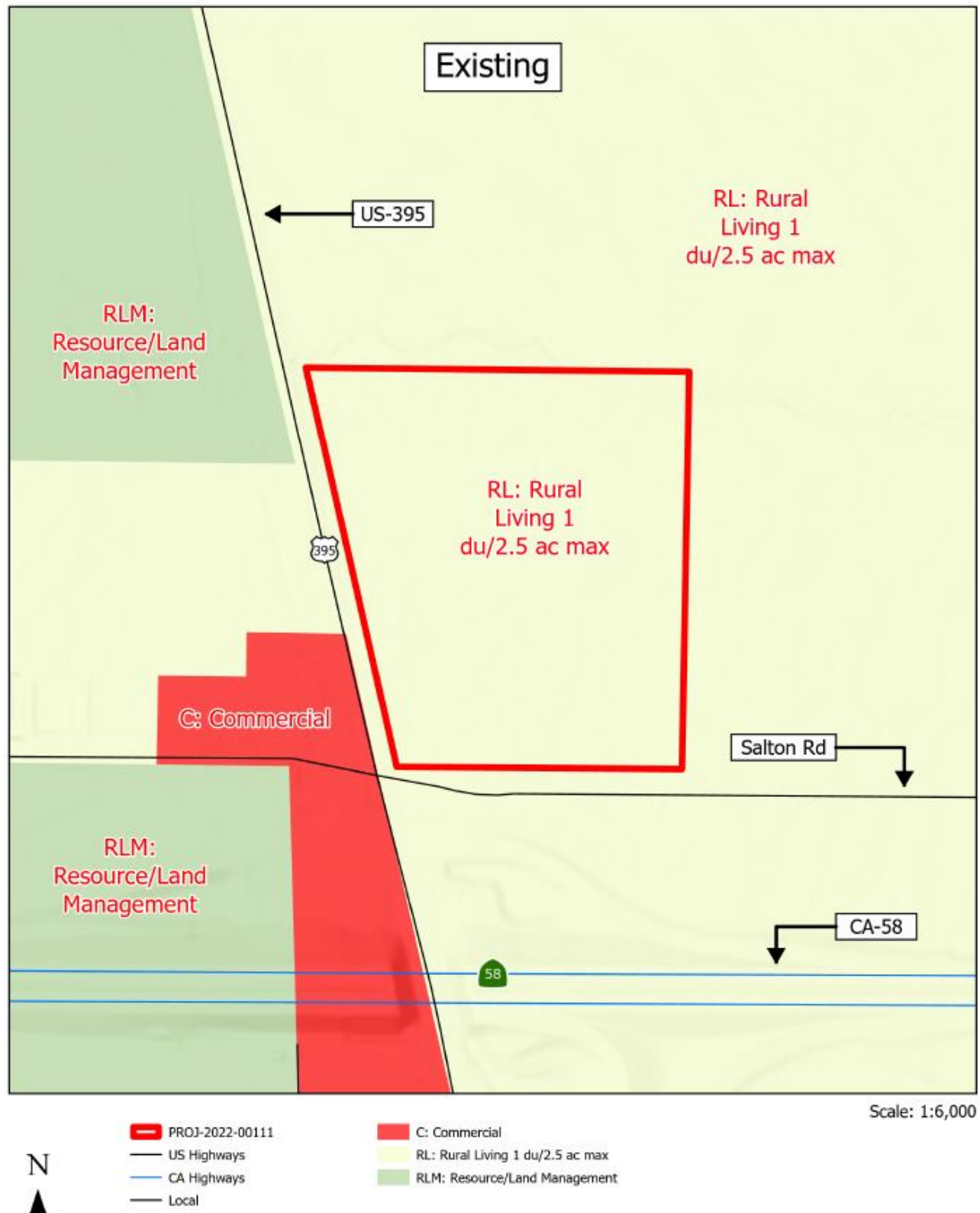


FIGURE 4 – LAND USE CATEGORY MAP

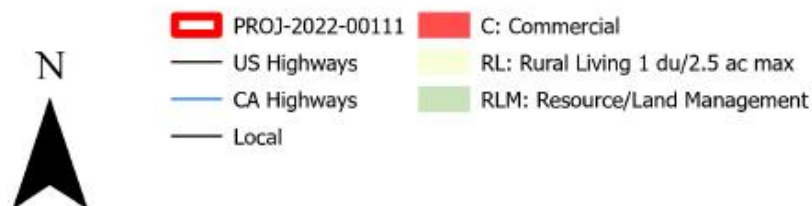
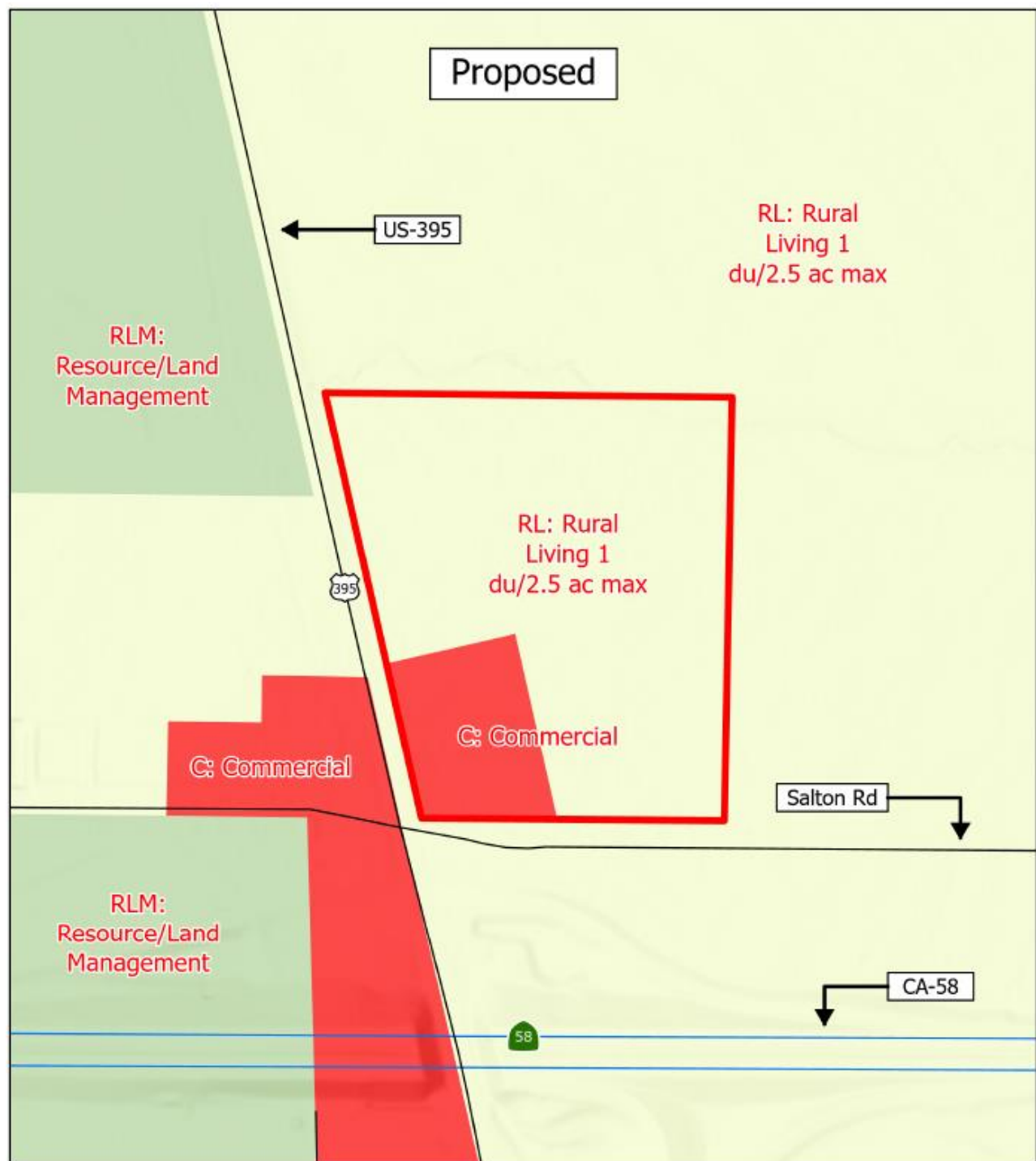


FIGURE 5 – ZONING MAP

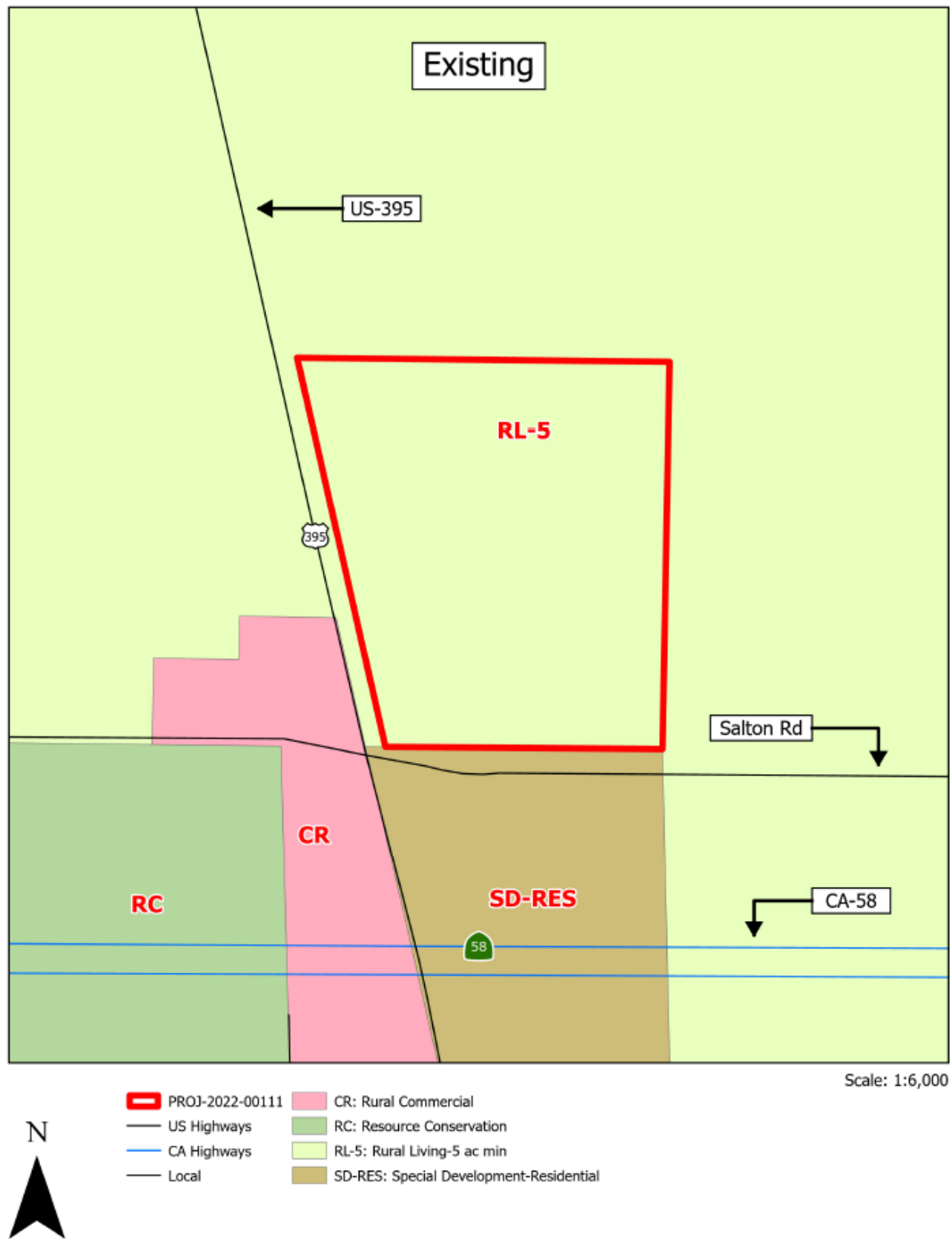


FIGURE 6 – ZONING MAP

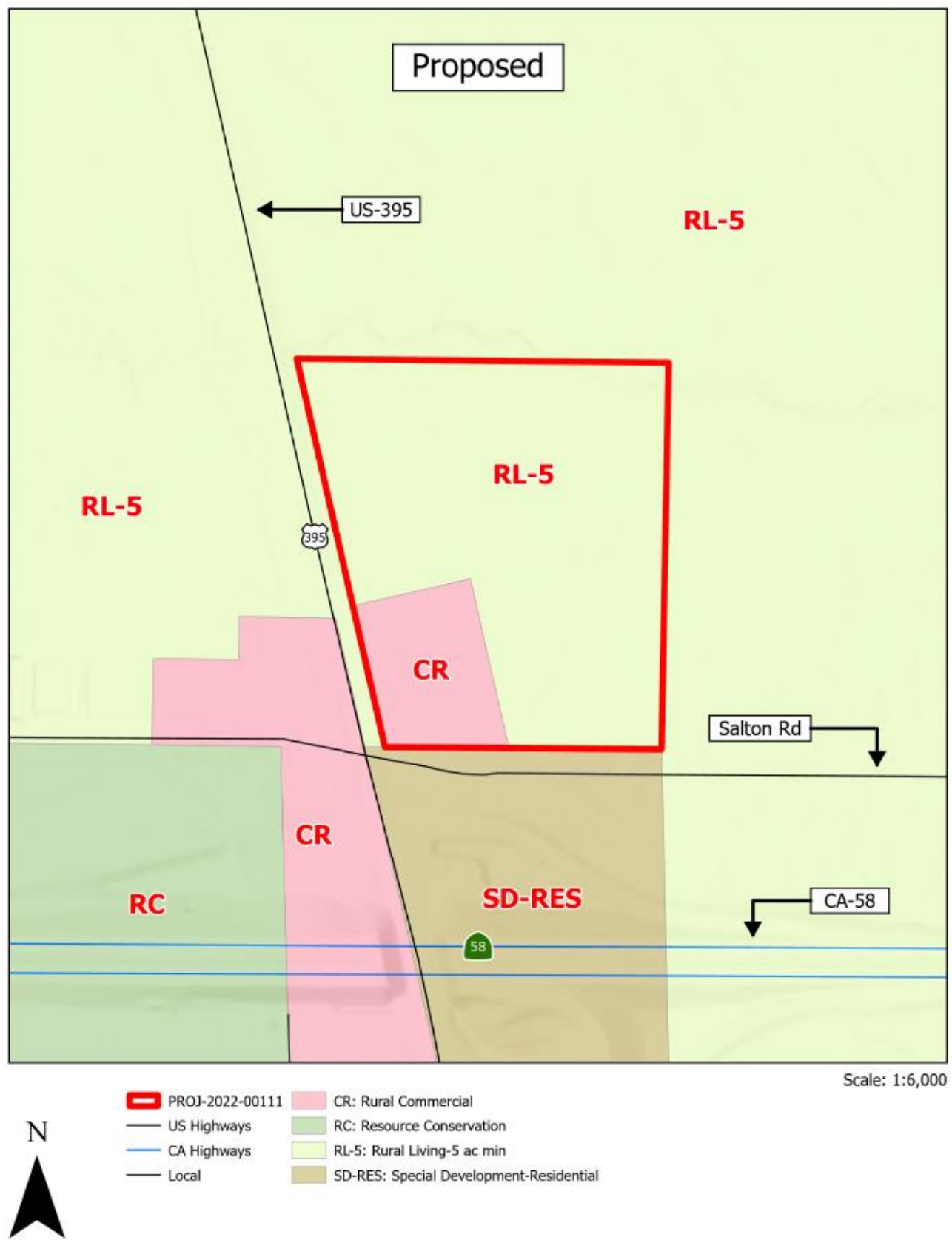


FIGURE 7 - PROJECT SITE
View of project site looking east from US-395



FIGURE 8 - PROJECT SITE
View from project site looking south towards adjacent property



FIGURE 9 - PROJECT SITE
View from project site looking south towards Highway 58



FIGURE 10 - PROJECT SITE
View from project site looking west across US-395



[illegible]

FIGURE 12 – SITE PLAN

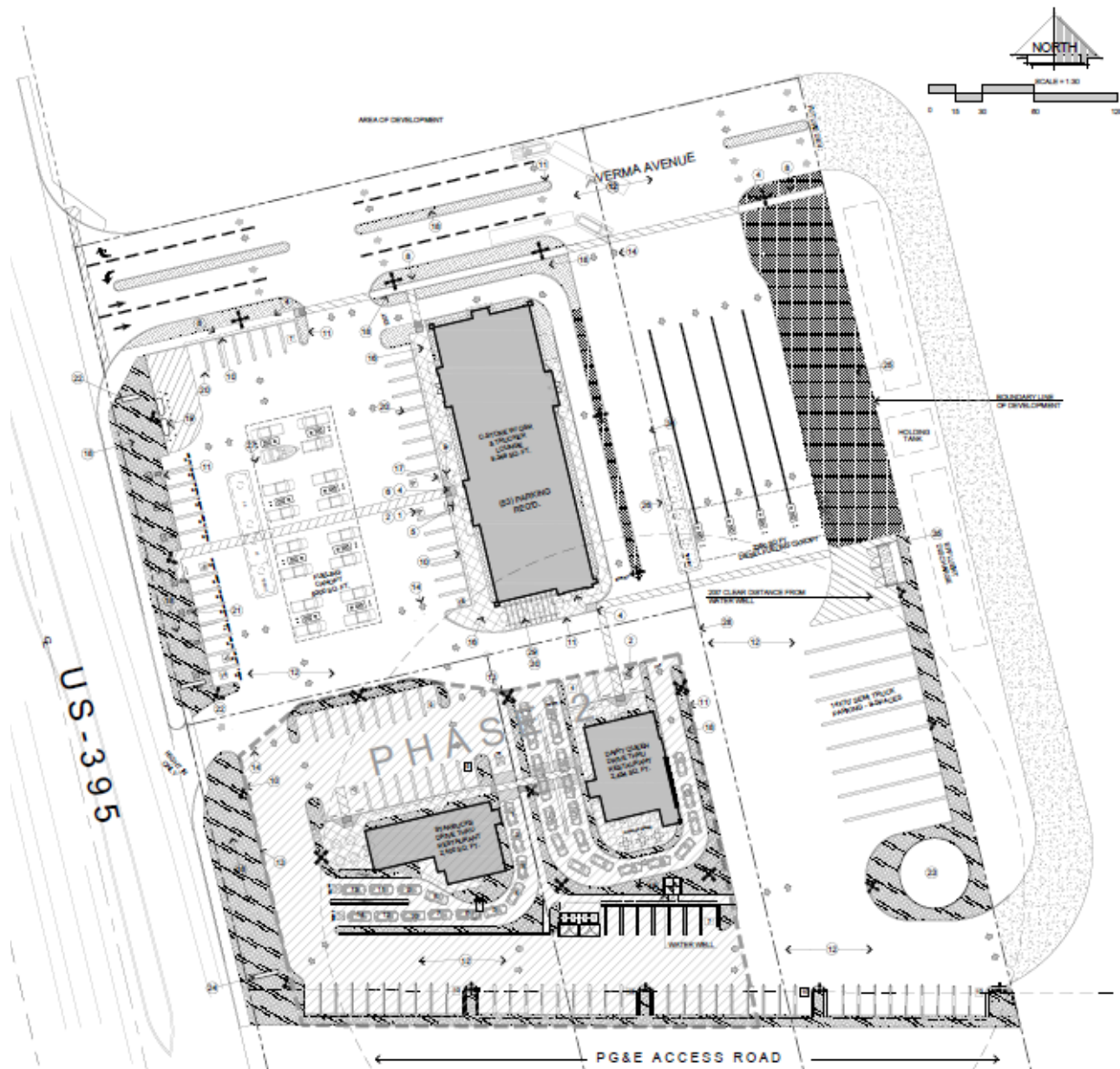


FIGURE 13 – CONVENIENCE STORE



PROJECT DESCRIPTION

The Applicant is requesting the approval of Tentative Parcel Map No. 35944 (Figure 11) to subdivide a 35.97- acre property into four (4) parcels with a remainder parcel. After the removal of the required dedications the acreage of the site would consist of the following: Parcel 1: 1.9 acres, Parcel 2: 0.64 acres, Parcel 3: 0.65 acres, Parcel 4: 1.5 acres, and the remainder parcel: 18.53 acres. The Applicant is also requesting approval of a Policy Plan Amendment from Rural Living (RL) to Commercial (C) and Zoning Amendment from Rural Living, 5-Acre Minimum, (RL-5) to Rural Commercial for Parcels 1, 2, 3, and 4 for a total of 4.69 acres of the 35.97-acre site, a Conditional Use Permit to construct and operate the Kramer Junction Travel Stop in two phases on Parcels 1, 2, 3, and 4 consisting of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks with drive-thru on Parcel 3, and truck fueling and truck parking on Parcel 4, and a Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign (collectively the Project).

Pursuant to Development Code Section 82.01.020(c)(3)(A), “[t]he CR (Rural Commercial) land use zoning district provides sites for retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses.” Correspondingly, pursuant to Section 82.04.040(b) of the Development Code, “Convenience Stores, Restaurants, Service Stations, and Truck Stops” are permitted within the Rural Commercial (CR) zoning district subject to the approval of a Conditional Use Permit.

PROJECT ANALYSIS.

Land Use: The Applicant’s proposed Kramer Junction Travel Stop Project (Figure 12) is comprised of the following to be developed in two (2) phases in which Parcel 1 and Parcel 4 will be developed in Phase 1 and Parcel 2 and Parcel 3 will be developed in Phase 2:

Parcel 1 (1.9 acres)

- Convenience Store with quick serve restaurant and trucker lounge (9,349 square feet) and auto fueling (8 pumps and 16 stations).
- 53 parking spaces required / 53 parking spaces provided.

Parcel 2 (0.64 acres)

- Dairy Queen restaurant with drive-thru (2,454 square feet).
- 25 parking spaces required / 25 parking spaces provided.

Parcel 3 (0.65 acres)

- Starbucks with drive-thru (2,432 square feet).
- 25 parking spaces required / 25 parking spaces provided.

Parcel 4 (1.5 acres)

- Truck fueling (4 pumps).
- 9 truck parking spaces.

Tentative Parcel Map:

The Project's Tentative Parcel Map has been designed in compliance with the Development Code and the Subdivision Map Act, has also been reviewed and accepted by the County's Land Use Services and Public Works Departments, as well as the San Bernardino County Fire Protection District (Fire District). The minimum lot area for parcels in the CR land use zone is required to be 2.5 acres; however, when filed concurrently with a land use application, a Conditional Use permit in this case, the minimum lot area may be less than specified by the Development Code.

Phasing:

The Project will be constructed in two (2) phases. Phase 1 includes the service station, convenience store, truck stop, and the associated parking spaces, drive aisles, and landscaping. The development of the Dairy Queen and Starbucks drive-thru restaurants will be constructed in Phase 2, along with the remaining parking lot and landscape areas. Both access driveways will be constructed in Phase 1.

Site Design:

In addition to the proposed buildings, the Project site will be developed with the required landscaping, parking, and internal circulation improvements, as well as the required off-site street and sidewalk improvements. The site is configured to locate the passenger vehicle-oriented businesses at the front portion of the development, and the truck-related businesses to the rear. The Dairy Queen and Starbucks restaurants include dual lanes for the drive-thru stacking segment to minimize any traffic back-up into the drive aisles. The convenience store also includes a drive-thru lane for a future quick-serv restaurant to be located within the store. The site has been designed to direct stormwater runoff to the rear and into a drainage basin sized to retain the increased runoff due to the new development, serving to protect downstream properties. The Project's site plan has also been reviewed and accepted by the County's Land Use Services and Public Works Departments, as well as the Fire District.

Access/Circulation:

A new primary entrance (commercial driveway) from U.S. 395 for the proposed Project will be construct near the northwestern corner of the Project site. This entrance provides full movement

access with two (2) ingress lanes and two (2) egress lanes from and onto U.S 395, along with the appropriate directional signage and landscaped median. This entrance will serve the three (3) commercial developments, and provide separate access specifically intended for the truck fueling stations and truck parking spaces. Additionally, one (1) standard “ingress” only commercial driveway on U.S. 395 will be constructed approximately 200 feet north of the southwest corner of the Project site. This entrance will provide right-turn only access from U.S. 295. Truck traffic is routed from the main entrance to the truck fueling station at the rear of the site, then continues off premises, around the rear of the truck stop, back to the main entrance driveway. An easement providing the use of the adjoining parcel will be recorded, as well as reciprocal access across all four proposed parcels.

The proposed driveways and locations have been reviewed and approved by the Department of Public Works and the California Department of Transportation (Caltrans). These improvements along with the on-site circulation drive aisles meet the Development Code and County’s Land Use Services and Public Works Department’s standards, as well as the Fire District standards.

Landscaping: Development Code Section 83.10.060(a)(4) requires that the minimum landscaping area to provide shall be twenty (20) percent which translates into 40,859 square feet for the proposed Project. Additionally, pursuant to Section 83.10.080(c) (Desert Region) of the Development Code, “[p]lant materials shall be a cohesive mix of evergreen and deciduous trees, shrubs, groundcovers, succulents, and native plant material that are drought and infestation tolerant; turf shall be minimized,” and “[t]he front yard and street side yard setback areas of a parcel shall be landscaped using xeriscape landscaping techniques, which combines drought tolerant plant and hardscape materials in a variety of aesthetically pleasing designs.”

The proposed Project provides a total landscaping area of approximately 41,308 (20.2%). This includes the twenty-five (25) foot wide landscaped planter along U.S. 395 as required by the Development Code for front yard setbacks. 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: Section 83.11.040 (Number of Parking Spaces Required) of the Development Code requires a minimum of 102 parking spaces, and the proposed Project exceeds that standard with 108 parking spaces including 14 standard electric vehicle spaces. The number of required parking spaces is based on the cumulative total of each of the separate land uses: convenience store, restaurant, service station, and truck stop.

Code Compliance Summary: With the exception of the requested variance for the freestanding pylon sign, the proposed Project satisfies all applicable standards of the Development Code for development within the Rural Commercial (CR) zoning district, as illustrated on the site plan and in Table 2 below:

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	San Bernardino Development Code		Project Plans
Convenience Store, Restaurants, Service Station, and Truck Stop	CUP		CUP
Parking	102 spaces		108 spaces
Minimum Setbacks	Front Yard	25 Feet	Exceeds
	Street Side Yard	25 Feet	Exceeds
	Interior Side Yard	10 Feet	Exceeds
	Rear Yard	10 Feet	Exceeds
Landscaping	Minimum Landscaping	20% (40,859 Square Feet)	20.2% (41,308 Square Feet)

Maximum Building Height	35 Feet	35 feet
Maximum Lot Coverage	80%	11%
Drive Aisles	26 Feet	26 Feet

Freestanding Pylon Sign:

Development Code Section 83.13.050(c)(6) allows a maximum height of twenty-five (25) feet and a maximum sign area of 100 square feet for a freestanding pylon sign. The Applicant is requesting approval of a Major Variance to increase the maximum height from twenty-five (25) feet to 100 feet and the maximum sign area from 100 square feet to 900 square feet. The proposed freestanding pylon sign will be located at the southeastern corner of newly created Parcel 4.

The Project site is located on the east side of U.S. 395, approximately one-quarter (0.25) mile north of Highway 58. According to the Sign Survey prepared by Sunset Signs (Exhibit F):

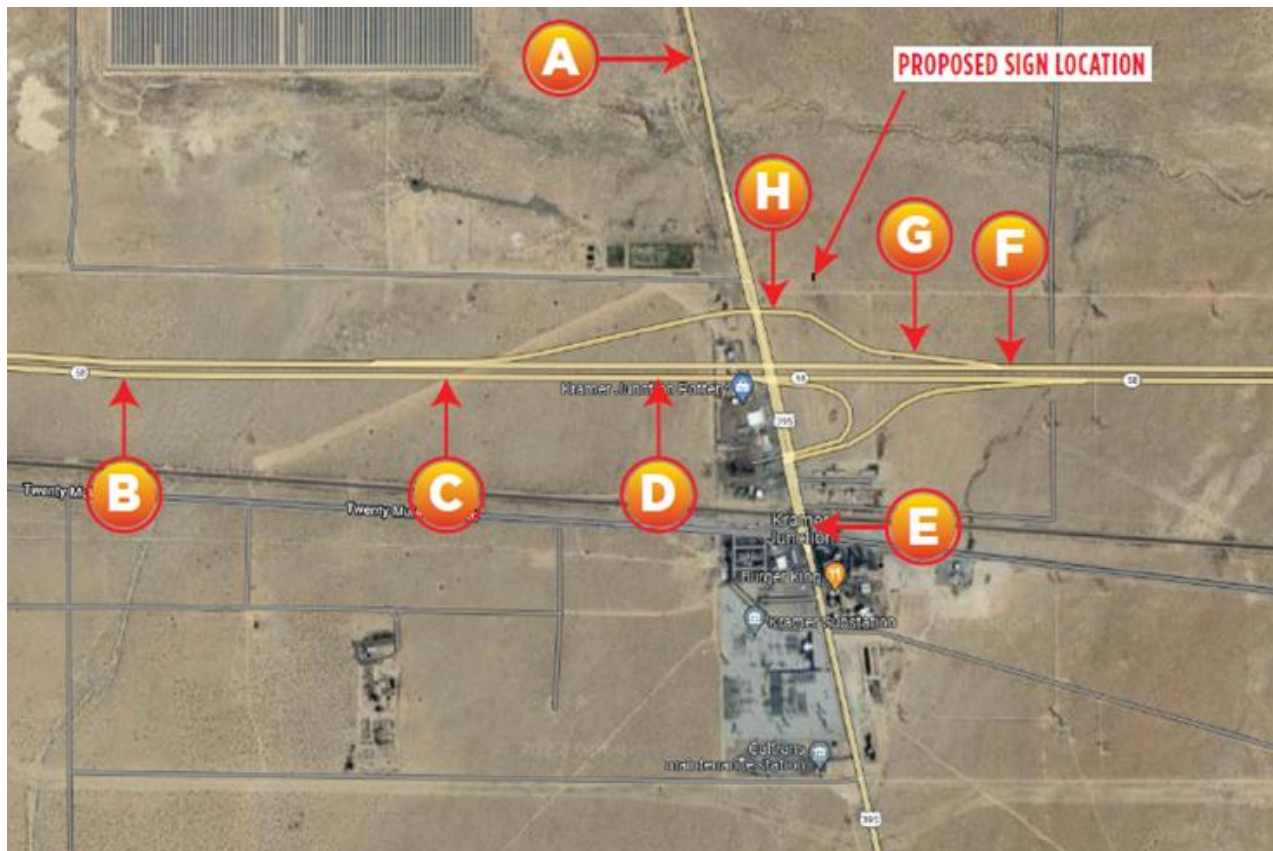
- The proposed freestanding pylon sign has very few obstructions when traveling west bound on Highway 58.
- West bound traffic will have a full read on the freestanding pylon sign from approximately one-quarter (0.25) mile from the exit onto U.S. 395 towards the subject property.
- The proposed freestanding pylon sign has several obstructions due to existing utility towers when traveling east bound on Highway 58.
- East bound traffic will have a full read on the freestanding pylon sign from one-quarter (0.25) mile from the exit onto U.S. 395 towards the subject property.
- The proposed freestanding pylon sign has no obstructions when traveling south bound on U.S. 395.
- South bound traffic will have a full read on the freestanding pylon sign from approximately one-quarter (0.25) mile from the subject property on U.S. 395.
- The proposed freestanding pylon sign has several obstructions when traveling north bound on U.S. 395 from the south side of Highway 58 due to other existing commercial development, as well as the over-crossing of Highway 58.
- North bound traffic will have a full read on the freestanding pylon sign from one-quarter (0.25) mile from the subject property on U.S. 395.

In reviewing the unusual conditions and circumstances associated with the Project site, the following have been identified:

- The subject freestanding pylon sign is located approximately one-quarter mile from Highway 58, and is obstructed by the existing power towers and power lines along the north side of Highway 58 which affects the visibility of the subject freestanding pylon sign.
- The proposed Project as a travel stop is intended for motorists that may not be familiar with the surrounding area or available businesses along Highway 58, thus preventing motorists from identifying the Project site.

Therefore, the proposed 100-foot height and 900 square footage will provide better visibility for motorists on U.S. 395 and Highway 58, thus allowing safer exiting from the freeways and towards the Project site, as illustrated on Figure 14 below. Proposed findings in support of the proposed Major Variance are included within the Staff Report (Exhibit C).

FIGURE 14 – SIGNAGE VISABILITY SURVEY



COUNTYWIDE POLICY PLAN

As previously mentioned, the Applicant is requesting approval of a Policy Plan Amendment from Rural Living (RL) to Commercial (C) for proposed Parcel 1 through Parcel 4 containing a total of 4.69 acres. In order to do so, the Countywide Policy Plan states the following:

Goal LU-6 Amendments to the Policy Plan. Growth and development in the unincorporated county in a manner that requires few and infrequent amendments to the Policy Plan.

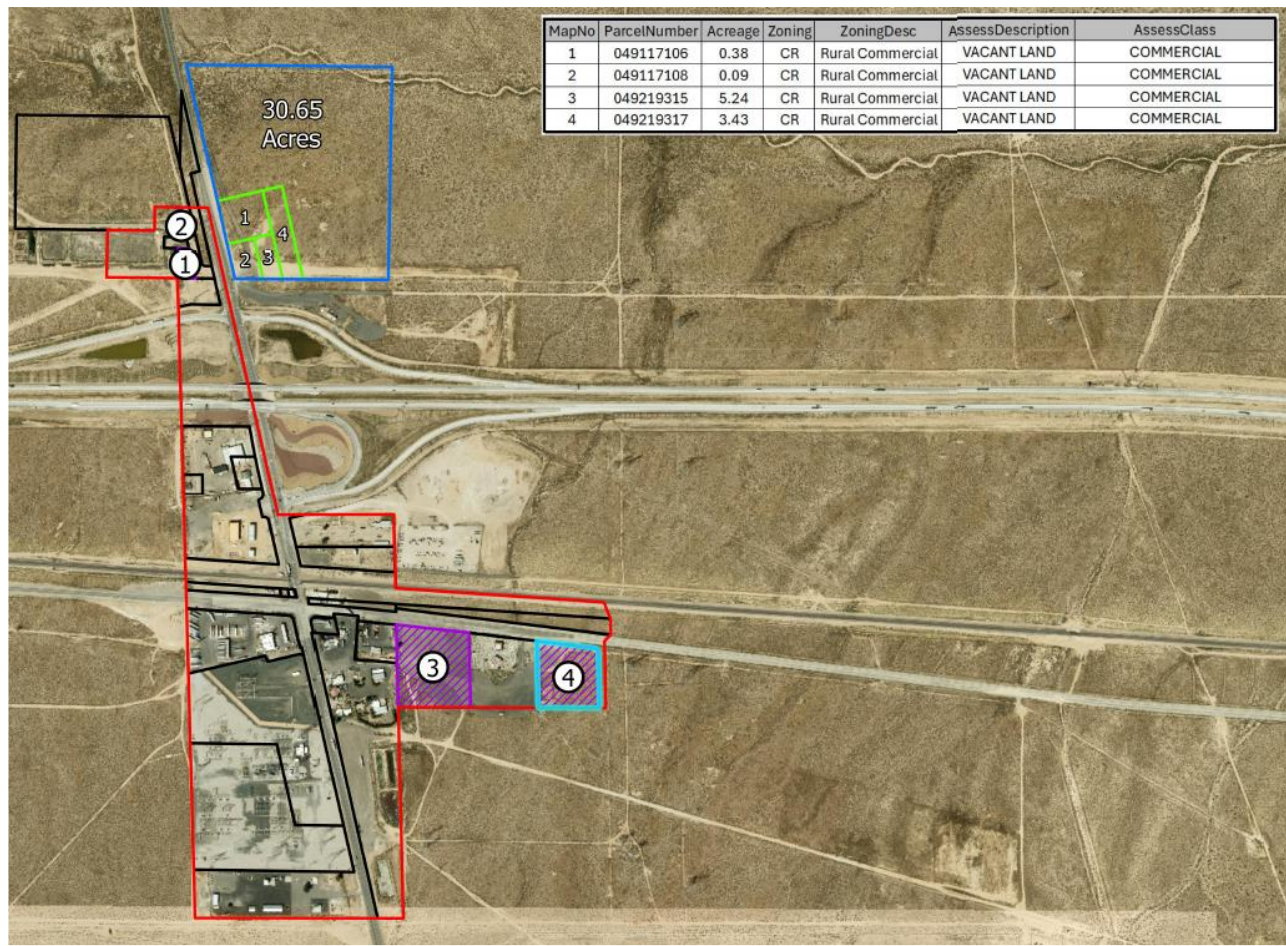
Policy LU-6.3 Commercial Amendments. We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially designated land in the area.

The intent of Policy LU-6.3 is to limit the expansion of commercially designated properties until a thorough analysis of the area has been completed addressing the commercial land use needs for the area as part of any amendment, or until such time as at least 85% of the available land in the vicinity has been developed, subject to the Board of Supervisors' consideration.

As illustrated in Figure 14 below, the proposed amended area (shown in green below) adjoins an existing and designated area within the Commercial (C) Land Use Category. The existing Commercial area contains approximately 120 acres (shown in red below). After excluding the Caltrans right-of-way for U.S. 395 and Highway 58, the total existing commercially designated land

area is approximately 85.21 acres. Of this 85.21 acres, a total of 9.14 acres are currently vacant and developable, which translates into approximately 10.7% within the existing commercial area. This is below the 15% threshold as required by Policy LU-6.3. As a result, based on meeting the 15% threshold and the Project site's adjacency to existing CR-designated property, the Board may consider the proposed Policy Plan Amendment is consistent with the Countywide Policy Plan without undertaking a comprehensive Land Use amendment.

FIGURE 14 – AVAILABLE COMMERCIALLY DESIGNATED PROPERTIES



CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS/MND concludes that the Project will not have a significant effect on the environment with implementation of mitigation measures related to the Project's impacts on Biological Resources, Cultural Resources, Geology and Soils, Hydrology, Noise, and Tribal Cultural Resources. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for the CEQA mandated 30-day public review and comment period from September 8, 2025 through October 7, 2025. There were no comments received during the 30-day period.

The project description of the IS/MD included the evaluation of a proposed 50 foot high freestanding pylon sign with 900 square feet of signage. Although the proposed freestanding pylon sign has been increased to a 100 foot height, there will not be a significant environmental impact since it still allows safer exiting from U.S. 395 and Highway 58 towards the Project site, as supported by the findings for the proposed Major Variance.

Recommended mitigation measures intended to reduce the Project's impact on the environment to less than significant are contained in the IS/MND and incorporated into the Project's Mitigation and Monitoring and Reporting Program (Exhibit B). The mitigation measures include the following topics: Biological Resources, Cultural Resources, Geology and Soils, Hydrology, Noise, and Tribal Cultural Resources.

PUBLIC COMMENTS

On August 3, 2023, Project Notices were mailed to the sixteen (16) surrounding property owners within 300 feet of the project site, as required by Section 85.03.080 of the Development Code. No public comments were received.

NOTICE OF HEARING

On December 2, 2025, pursuant to the Development Code, a notice of the Planning Commission public hearing on this item was mailed to the surrounding sixteen (16) property owners within a 300-foot radius of the Project site. As of the preparation of this staff report, no public comments have been received.

RECOMMENDATION

That the Planning Commission recommends that the Board of Supervisors take the following actions:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibits A and B);
- 2) **ADOPT** the Findings in support of the Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit and Major Variance (Exhibit C);
- 3) **ADOPT** a resolution amending the Land Use Category designation from Rural Living to Commercial on approximately 4.69 acres of a 35.97-acre parcel;
- 4) **ADOPT** an ordinance amending the Land Use Zoning District designation from Rural Living, 5-Acre Minimum, to Rural Commercial on approximately 4.69 acres of a 35.97-acre parcel;
- 5) **APPROVE** Tentative Parcel Map No. 35944 to subdivide the 35.97-acre parcel into four parcels totaling approximately 4.69 net acres (Parcel 1: 1.9 acres; Parcel 2: 0.64 acres; Parcel 3: 0.65 acres; and Parcel 4: 1.5 acres) and a remainder parcel totaling approximately 18.53 net acres, subject to the Conditions of Approval (Exhibit D);
- 6) **APPROVE** the Conditional Use Permit to construct and operate a travel stop in two phases comprised of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks with drive-thru on Parcel 3, and truck fueling and truck parking on Parcel 4 as shown on the approved site plan, subject to the Conditions of Approval (Exhibit D);
- 7) **APPROVE** the Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign; and
- 8) **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Mitigated Negative Declaration, link:
<https://lus.sbcounty.gov/wp-content/uploads/sites/48/Draft-ISMND-3.pdf>
- EXHIBIT B: Mitigation Monitoring and Reporting Program
- EXHIBIT C: Findings for Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance
- EXHIBIT D: Conditions of Approval
- EXHIBIT E: Project Plans
- EXHIBIT F: Sign Survey

EXHIBIT A

Mitigated Negative Declaration, link:

<https://lus.sbcounty.gov/wp-content/uploads/sites/48/Draft-ISMND-3.pdf>

EXHIBIT B

Mitigation Monitoring and Reporting Program

KRAMER JUNCTION (PROJ-2022-00111)

Draft Mitigation Measures

BIO-1: Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

BIO-2: A focused plant survey is recommended for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the “take” of any sensitive species and can approve the implementation of any applicable mitigation measures.

BIO-3: A potential jurisdictional channel was observed on the northern boundary of the site that extends west to east along the northern boundary intersecting the site at numerous points. Prior to site grading, a comprehensive jurisdictional delineation will be completed if required.

CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and an archaeologist meeting the Secretary of Interior’s professional qualification standards in archaeology shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3: If human remains or funerary objects 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.

GEO-1: An allowable bearing value of 3,000 pounds per square foot (psf) is recommended for design of 24-inch square pad footings and 12-inch-wide continuous footings founded at a minimum depth of 12 inches below the lowest adjacent final grade. This value may be increased by 20 percent for each additional 1-foot of width and/or depth to a maximum value of 3,500 psf. Recommended allowable bearing values include both dead and frequently applied live loads and may be increased by one third when designing for short duration wind or seismic forces.²⁵

GEO-2: Based on the settlement characteristics of the earth materials that underlie the building sites and the anticipated loading, we estimate that the maximum total settlement of the footings will be less than approximately $\frac{3}{4}$ inch. Differential settlement is expected to be about $\frac{1}{2}$ inch over a horizontal distance of approximately 20 feet, for an angular distortion ratio of 1:480. It is anticipated that the majority of the settlement will occur during construction or shortly after the initial application of loading.²⁶

GEO-3: The foundation engineer shall design the foundation system using the Preliminary Post Tensioned Foundation Slab Design table. These parameters have been provided in general accordance with Post Tensioned Design. Alternate designs addressing the effects of expansive earth materials are allowed per 2019 CBC Section 1808.6.2. When utilizing these parameters, the foundation engineer should design the foundation system in accordance with the allowable deflection criteria of applicable codes and per the requirements of the structural engineer/architect.

GEO-4: Soil moisture change below slabs is the major factor in foundation damages relating to expansive soil. However, the design methodology has no consideration for presaturation, owner irrigation, or other non-climate related influences on the moisture content of subgrade earth materials. In recognition of these factors, we modified the geotechnical parameters determined from this methodology to account for reasonable irrigation practices and proper homeowner maintenance. Additionally, we recommend that prior to excavating footings, slab subgrades be presoaked to a depth of 12 inches and maintained at above optimum moisture until placing concrete. Furthermore, we recommend that the moisture content of the earth materials around the immediate perimeter and below the slab be presaturated to at least 1% above optimum moisture content just prior to placing concrete. The pre-watering should be verified and tested by Patel & Associates during construction.

GEO-5: The following geotechnical parameters assume that areas adjacent to the foundations, which are planted and irrigated, will be designed with proper drainage to prevent water from ponding. Water ponding near the foundation causes significant moisture changes below the foundation. Our recommendations do not account for excessive irrigation and/or incorrect landscape design. Planters placed adjacent to the foundation should be designed with an effective drainage system or liners, to prevent moisture infiltration below the foundation. Some lifting of the perimeter foundation beam should be expected even with properly constructed planters. Based on our experience monitoring sites with similar earth materials, elevated moisture contents below the foundation perimeter due to incorrect landscaping irrigation or maintenance, can result in uplift at the perimeter foundation relative to the central portion of the slab.²⁸

GEO-6: Future owners should be informed and educated of the importance of maintaining a consistent level of moisture within the earth materials around the structures. Future owners should also be informed of the potential negative consequences of either excessive watering or allowing expansive earth materials to become too dry. Earth materials will shrink as they dry, followed by swelling during the rainy winter season, or when irrigation is resumed. This will cause distress to site improvements and structures.

HYD-1: The proposed WQMP areas should be located away from and at a lower elevation than the proposed structures in competent native earth materials. The proposed structures will be supported by compacted fill and competent earth materials, with no shallow groundwater.

NOI-1: The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project. Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.

EXHIBIT C

Findings for Policy Plan Amendment, Zoning Amendment, Tentative Parcel Map, Conditional Use Permit, and Major Variance

PROJECT DESCRIPTION. For the proposed Kramer Junction Travel Stop, the Applicant is requesting approval of a Policy Plan Amendment from Rural Living to Commercial and Zoning Amendment from the Rural Living, 5-Acre Minimum, to Rural Commercial on four future parcels totaling 4.69 acres of a 35.97 acre property, Tentative Parcel Map to subdivide the 35.97-acre parcel into four parcels totaling approximately 4.69 net acres (Parcel 1: 1.9 acres; Parcel 2: 0.64 acres; Parcel 3: 0.65 acres; and Parcel 4: 1.5 acres) and a remainder parcel totaling approximately 18.53 net acres, Conditional Use Permit to construct and operate a travel stop in two phases comprised of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks coffee shop with drive-thru on Parcel 3 and truck fueling and truck parking on Parcel 4 as shown on the approved site plan, and Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign.

FINDINGS: POLICY PLAN AND ZONING AMENDMENT. The applicant requests a Policy Plan Amendment from the Rural Living (RL) to Commercial (C) and a Zoning Amendment from the Rural Living, 5-Acre Minimum, (RL-5) to Rural Commercial (CR) for approximately 4.69 acres of the 35.97-acre parcel for the Kramer Junction Travel Stop (Project). The Policy Plan Amendment and Zoning Amendment are collectively referred to herein as the proposed amendment. The following are the required findings per Development Code Section 86.12.060 and supporting facts for approval of the Policy Plan and Zoning Amendment:

1. The proposed amendment is internally consistent with all other provisions of the respective plan, the Policy Plan or an applicable specific plan.

Based on the evidence contained in the Project's supporting documents, the proposed amendment is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) as further described below.

Goal LU-6: Amendments to the Policy Plan. Growth and development in the unincorporated county in a manner that requires few and infrequent amendments to the Policy Plan.

Policy LU-6.3: Commercial Amendments. We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially designated land in the area.

The intent of Policy LU-6.3 is to limit the expansion of commercially designated properties until a thorough analysis of the area has been completed addressing the commercial land use needs for the area as part of any amendment, or until such time as at least 85% of the available land in the vicinity has been developed, subject to the Board of Supervisors' consideration.

The proposed amended area adjoins an existing and designated area within the Commercial (C) Land Use Category. The existing Commercial area contains approximately 120 acres. After excluding the Caltrans right-of-way for U.S. 395 and Highway 58, the total existing commercially designated land area is approximately 85.21 acres. Of this 85.21 acres, a total of 9.14 acres are currently vacant and developable, which translates into approximately 10.7% within the existing commercial area. This is below the 15% threshold as required by Policy LU-6.3. As a result, based on meeting the 15% threshold and the Project site's adjacency to existing CR-designated property, the Board may consider the proposed Policy Plan Amendment is consistent with the Countywide Policy Plan without undertaking a comprehensive Land Use amendment.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The proposed amendment was analyzed through the preparation of an Initial Study/Mitigated Negative Declaration and found not to have a significant impact on the environment with the implementation of recommended mitigation measures. The Project will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements within the vicinity. The environmental analysis also found the Project would not jeopardize or constitute a hazard to people, property or improvements within the vicinity, given that future development will utilize and improve upon existing roadways and services offered to the surrounding area. Therefore, the Project would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

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 Countywide Policy Plan currently designates the Kramer Junction interchange of U.S. 395 and Highway 58 corridor as a Commercial (C) land use category and Rural Commercial (CR) zoning district. The proposed amendment will expand the commercial development opportunities within the Kramer Junction interchange area benefiting the community in a manner that is consistent with the Policy Plan. Therefore, the Project has been determined to be in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised.

4. The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

The recent adoption of the Policy Plan established a land use pattern for the Kramer Junction interchange area. The proposed amendment will be consistent with the pattern established by the Policy Plan and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

5. The proposed amendment does not conflict with provisions of this Development Code.

The Project will not conflict with provisions of the Development Code. The Project was reviewed and determined to be compliant with the proposed Rural Commercial (CR) zoning district, and Conditions of Approval are included to safeguard continued compliance.

6. The proposed amendment will not have a substantial adverse effect on surrounding property.

An Initial Study/Mitigated Negative Declaration was prepared pursuant to the requirements of the California Environmental Quality Act for the Project and was found to impose no substantial impact on the implementation of recommended mitigation measures which are included as Conditions of Approval for the project. Therefore, appropriate mitigation measures and Conditions of Approval will ensure countywide performance standards are met and that the Project will not have an adverse effect on the surrounding property.

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 Project will not jeopardize or constitute a hazard to property or improvements in the vicinity, given that future development will improve upon the existing roadway system and existing public services. The Project will not have a substantial adverse effect on surrounding property, based upon completion of an Initial Study/Mitigated Negative Declaration and will be compatible with the existing and planned land use character of the Kramer Junction interchange area through compliance with Development Code requirements. The application of existing Development Code

requirements to the Project development will ensure it will not have a significant impact on public and emergency vehicle access, public services, or utilities or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the area.

FINDINGS: TENTATIVE PARCEL MAP. For the proposed Kramer Junction Travel Stop, the Applicant is requesting the approval of Tentative Parcel Map No. 35944 to subdivide the 35.97-acre site into four parcels with a remainder (Project). The following are the required findings per Development Code Section 87.02.060 and supporting facts for approval of Tentative Parcel Map No. 35944:

8. The proposed map, subdivision design and improvements are consistent with the Policy Plan, any applicable community plan, and any applicable specific plan.

The Project includes an amendment that would designate four newly created parcels totaling 4.69 net acres from Rural Living (RL) to Commercial (C) and Rural Living, 5-Acre Minimum, (RL-5) to Rural Commercial (CR) on the Policy Plan Land Use and Zoning Map, respectfully, with a remainder parcel totaling 18.53 acres under existing land use and zoning designation. Based on the evidence contained in the Project's supporting documents, the Tentative Parcel Map is consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) as further described below.

Goal LU-6: Amendments to the Policy Plan Growth and development in the unincorporated county in a manner that requires few and infrequent amendments to the Policy Plan.

Policy LU-6.3: Commercial Amendments. We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially designated land in the area.

The intent of Policy LU-6.3 is to limit the expansion of commercially designated properties until a thorough analysis of the area has been completed addressing the commercial land use needs for the area as part of any amendment, or until such time as at least 85% of the available land in the vicinity has been developed, subject to the Board of Supervisors' consideration.

The proposed amended area adjoins an existing and designated area within the Commercial (C) Land Use Category. The existing Commercial area contains approximately 120 acres. After excluding the Caltrans right-of-way for U.S. 395 and Highway 58, the total existing commercially designated land area is approximately 85.21 acres. Of this 85.21 acres, a total of 9.14 acres are currently vacant and developable, which translates into approximately 10.7% within the existing commercial area. This is below the 15% threshold as required by Policy LU-6.3. As a result, based on meeting the 15% threshold and the Project site's adjacency to existing CR-designated property, the Board may consider the proposed Policy Plan Amendment is consistent with the Countywide Policy Plan without undertaking a comprehensive Land Use amendment.

9. The site is physically suitable for the type and proposed density of development.

The proposed Tentative Parcel Map is adequately sized for the proposed subdivision for the development of the Kramer Junction Travel Stop Project. The project site is consistent with the density requirements of the proposed Commercial (C) land use category and Rural Commercial (CR) zoning district. The proposed Project also complies with the requirements and standards of the Development Code as summarized in the Project Staff Report and Initial Study/Mitigated Negative Declaration, which are incorporated herein by reference. The minimum lot area for parcels in the CR land use zone is required to be 2.5 acres; however, when filed concurrently with a land use application, a Conditional Use permit in this case, the minimum lot area may be less than specified by the Development Code. Therefore, the Project site is suitable for the proposed Project.

10. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in compliance with the California Environmental Quality Act (CEQA). The IS/MND concludes that the Project will not have a significant effect on the environment with implementation of the recommended mitigation measures. The Project has also been conditioned to comply with all applicable countywide development standards. Therefore, with the implementation of the mitigation measures and conditions of approval the subdivision and the proposed improvements for the Project are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

11. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

In addition to the implementation of the CEQA mandated mitigation measures, compliance with the conditions of approval will ensure the prevention of serious public health or safety problems.

12. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The proposed Tentative Parcel Map has been designed with the required dedications pursuant to the Development Code, as well as the Subdivision Map Act, and has been reviewed and accepted by the County's Land Use Services and Public Works Departments. The Project's access has also been reviewed and accepted by the California Department of Transportation. Therefore, no improvements are required that would conflict with any easements of record.

13. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

The Project includes a septic system for the disposal of wastewater. The septic system would be located on the eastern portion of the Project site, between the access road and development boundary. The Project site is considered suitable for infiltration. Septic waste would be disposed of at facilities within the Barstow Landfill pursuant to the requirements of San Bernardino County Department of Public Health - Environmental Health Services. Therefore, the Project will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

14. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

The design of the subdivision allows for future development to be designed in any alignment to take advantage of passive or natural heating and cooling opportunities that exist on the project site.

15. The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

The Project's Tentative Parcel Map has been designed in compliance with Development Code with regard to site design, access/circulation, landscaping, and parking, and the Subdivision Map Act. The Tentative Parcel Map has also been reviewed and accepted by the County's Land Use Services and Public Works Departments, as well as the San Bernardino County Fire Protection District. Therefore, the Project conforms to the regulations of the Development Code and the Subdivision Map Act.

FINDINGS: CONDITIONAL USE PERMIT. Conditional Use Permit to construct and operate the Kramer Junction Travel Stop in two phases comprised of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1 (1.9 acres), Dairy Queen restaurant with drive-thru on Parcel 2 (0.64 acres), Starbucks coffee shop with drive-thru on Parcel 3 (0.65 acres) and truck fueling and truck parking on Parcel 4 (1.5 acres) (Project). The following are the required findings per Development Code Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

16. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.

The Project site is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. The Project site size is also able to accommodate adequate on-site circulation. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks as shown in Table 2 of the Staff Report pursuant to the requirement of the Development Code.

17. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.

A new primary entrance (commercial driveway) from U.S. 395 for the proposed Project will be construct near the northwestern corner of newly created Parcel 1. This entrance will have two (2) ingress lanes and two (2) egress lanes from and onto U.S 395, along with the appropriate directional signage and landscaped median. This entrance will serve the three (3) commercial developments, and provide separate access specifically intended for the truck fueling stations and truck parking spaces. Additionally, one (1) standard "ingress" only commercial driveway on U.S. 395 will be constructed

approximately 200 feet north of the southwest corner of the Project site. The proposed driveways and locations have been reviewed and approved by the Department of Public Works and the California Department of Transportation. These improvements along with the on-site circulation drive aisles meet the Development Code and County's Land Use Services and Public Works Department's standards, as well as the San Bernardino County Fire Protection District (Fire District) standards.

- 18. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The Project has been designed to comply with all applicable requirements of the Development Code. The Conditions of Approval for the Project will ensure that the use will not become a nuisance or have a substantial adverse effect on abutting properties.

- 19. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan.**

The Project includes the construction and operation of the Kramer Junction travel Stop on 4.69 acres. Based on the evidence contained in the Project's supporting documents, the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan), subject to the approval of the Policy Plan and Zoning Amendment from the Rural Living to Commercial land use category and a Zoning Amendment from the Rural Living, 5-Acre Minimum, (RL-5) to Rural Commercial (CR) zoning district on for approximately 4.69 acres, as further described below:

Goal LU-6: Amendments to the Policy Plan Growth and development in the unincorporated county in a manner that requires few and infrequent amendments to the Policy Plan.

Policy LU-6.3: Commercial Amendments. We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially designated land in the area.

The intent of Policy LU-6.3 is to limit the expansion of commercially designated properties until a thorough analysis of the area has been completed addressing the commercial land use needs for the area as part of any amendment, or until such time as at least 85% of the available land in the vicinity has been developed, subject to the Board of Supervisors' consideration.

The proposed amended area adjoins an existing and designated area within the Commercial (C) Land Use Category. The existing Commercial area contains approximately 120 acres. After excluding the Caltrans right-of-way for U.S. 395 and Highway 58, the total existing commercially designated land area is approximately 85.21 acres. Of this 85.21 acres, a total of 9.14 acres are currently vacant and developable, which translates into approximately 10.7% within the existing commercial area. This is below the 15% threshold as required by Policy LU-6.3. As a result, based on meeting the 15% threshold and the Project site's adjacency to existing CR-designated property, the Board may consider the proposed Policy Plan Amendment is consistent with the Countywide Policy Plan without undertaking a comprehensive Land Use amendment..

20. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.

The applicant will be required to construct appropriate road improvements, both on-site and off-site, continue to provide adequate water and sewer services, and provide adequate utilities to the properties in accordance with the Conditions of Approval.

21. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare.

The Conditions of Approval ensure the appropriate intended use of the Project, and will ensure that the overall public health, safety, and general welfare are not impacted by the Project.

22. The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.

The orientation and design of the Project includes adequate building setbacks and the future ability to construct rooftop solar facilities.

FINDINGS: MAJOR VARIANCE. Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign for the Kramer Junction Travel Stop (Project). The following are the required findings per Development Code Section 85.17.060 and supporting facts for approval of the Major Variance:

23. The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.

The proposed increase in height and area of the proposed freestanding pylon sign will not cause unusually long or prohibitive shadows. Based on the results of the Sign Survey prepared by Sunset Signs, the location/placement of the proposed freestanding pylon sign and signage will not cast a shadow beyond the property boundaries. Therefore, the proposed Project will not deprive the neighborhood properties from the use of solar energy nor will the proposed increases significantly impact the surrounding properties in the area or conflict with future development in a detrimental manner.

24. There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.

The subject property is located on the east side of U.S. 395, approximately one-quarter (0.25) mile north of Highway 58. According to the Sign Survey prepared by Sunset Signs:

- The proposed freestanding pylon sign has very few obstructions when traveling west bound on Highway 58.
- West bound traffic will have a full read on the freestanding pylon sign from approximately one-quarter (0.25) mile from the exit onto U.S. 395 towards the subject property.
- The proposed freestanding pylon sign has several obstructions due to existing utility towers when traveling east bound on Highway 58.
- East bound traffic will have a full read on the freestanding pylon sign from one-quarter (0.25) mile from the exit onto U.S. 395 towards the subject property.
- The proposed freestanding pylon sign has no obstructions when traveling south bound on U.S. 395.
- South bound traffic will have a full read on the freestanding pylon sign from approximately one-quarter (0.25) mile from the subject property on U.S. 395.

- The proposed freestanding pylon sign has several obstructions when traveling north bound on U.S. 395 from the south side of Highway 58 due to other existing commercial development, as well as the over-crossing of Highway 58.
- North bound traffic will have a full read on the freestanding pylon sign from one-quarter (0.25) mile from the subject property on U.S. 395.

In reviewing the unusual conditions and circumstances associated with the Project site, the following have been identified:

- The subject freestanding pylon sign is located approximately one-quarter mile from Highway 58, and is obstructed by the existing power towers and power lines along the north side of Highway 58 which affects the visibility of the subject freestanding pylon sign.
- The proposed Project as a travel stop is intended for motorists that may not be familiar with the surrounding area or available businesses along Highway 58, thus preventing motorists from identifying the Project site.

Therefore, the proposed 100-foot height and 900 square footage will provide better visibility for motorists on U.S. 395 and Highway 58, thus allowing safer exiting from the freeways and towards the Project site..

25. The strict application of the land use district standards deprives such property of privileges enjoyed by other properties in the vicinity or in the same land use district.

As summarized in the Sign Survey prepared by Sunset Signs, the subject property is located on the east side of U.S. 395, approximately one-quarter (0.25) mile north of Highway 58. The proposed freestanding pylon sign is obstructed by the existing power towers and power lines along the north side of Highway 58 which affects the visibility of the subject freestanding pylon sign and the proposed travel stop is intended for motorists that may not be familiar with the surrounding area or available businesses along Highway 58, thus preventing motorists from identifying the Project site. The approval of the proposed 100-foot height and 900 square footage will provide better visibility for motorists on U.S. 395 and Highway 58, thus allowing safer exiting from the freeways and towards the Project site. Therefore, this variance is necessary to ensure vehicular safety for motorists along U.S. 395 and Highway 58.

26. The granting of the variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the Policy Plan.

The variance allows reasonable use of a commercial lots for commercial purposes. Additionally, it does not preclude the continued safe use or enjoyment of other

properties that adjoin or are in close proximity to the site. The project specifically implements the following San Bernardino County Policy Plan Goals and Policies:

Policy LU-4.10 Entry Monumentation, Signage, and Public Art

We encourage the installation of durable signage, entry monumentation, and/or works of public art in commercial areas of unincorporated Community Planning Areas as a means of reinforcing a community's character, culture, heritage, or other unique features.

Consistency: The proposed Kramer Junction Travel Stop is located in close proximity to the U.S. 395 and Highway 58 interchange. Based on the Sign Survey prepared by Sunset Signs:

- West bound traffic on Highway 58 will have a full read on the freestanding pylon sign from approximately one-quarter (0.25) mile from the exit onto U.S. 395 towards the subject property.
- The proposed freestanding pylon sign has several obstructions due to existing utility towers when traveling east bound on Highway 58.
- East bound traffic on Highway 58 will have a full read on the freestanding pylon sign from one-quarter (0.25) mile from the exit onto U.S. 395 towards the subject property.
- South bound traffic will have a full read on the freestanding pylon sign from approximately one-quarter (0.25) mile from the subject property on U.S. 395.
- The proposed freestanding pylon sign has several obstructions when traveling north bound on U.S. 395 from the south side of Highway 58 due to other existing commercial development, as well as the over-crossing of Highway 58.
- North bound traffic will have a full read on the freestanding pylon sign from one-quarter (0.25) mile from the subject property on U.S. 395.

Considering features of the design, height, square footage and location, the proposed freestanding pylon sign provides identification of the Kramer Junction Travel Stop for U.S. 395 and Highway 58 motorists.

ENVIRONMENTAL FINDINGS:

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

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) will be filed in accordance with CEQA. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

END OF FINDINGS

EXHIBIT D

Conditions of Approval



Conditions of Approval

Record:	PROJ-2022-00111	System Date:	12/18/2025
Record Type:	Project Application	Primary APN:	0491151110000
Record Status:	In Review	Application Name:	Kramer Junction Travel Stop – GPA/ZA/TPM/CUP/VAR
Effective Date:		Expiration Date:	
Description:	POLICY PLAN AMENDMENT FROM RURAL LIVING TO COMMERCIAL AND ZONING AMENDMENT FROM RURAL LIVING, 5-ACRE MINIMUM, TO RURAL COMMERCIAL ON 4.69 ACRES OF A 35.97-ACRE PARCEL, TENTATIVE PARCEL MAP NO. 35944 TO SUBDIVIDE THE 35.97-ACRE PARCEL INTO FOUR PARCELS TOTALING 4.69 NET ACRES AND A REMAINDER PARCEL TOTALING 18.53 NET ACRES, , CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A TRAVEL STOP IN TWO (2) PHASES COMPRISED OF A CONVENIENCE STORE WITH QUICK SERVE RESTAURANT AND TRUCKER LOUNGE AND AUTO FUELING, DAIRY QUEEN RESTAURANT WITH DRIVE-THRU, STARBUCKS COFFEE SHOP WITH DRIVE-THRU, AND TRUCK FUELING AND TRUCK PARKING, AND MAJOR VARIANCE TO INCREASE THE MAXIMUM HEIGHT FROM 25 FEET TO 100 FEET AND MAXIMUM SIGN AREA FROM 100 SQUARE FEET TO 900 SQUARE FEET OF A FREESTANDING PYLON SIGN; LOCATED ON EAST SIDE OF HIGHWAY 395 NORTH OF HIGHWAY; IN THE COMMUNITY OF KRAMER JUNCTION; APN: 0491-151-11; 1st SUPERVISORIAL DISTRICT; PROJECT NO.: PROJ-2022-00111		

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 (TPM/CUP)** - Status: Outstanding

This Project is conditionally approved for the Kramer Junction Travel Stop under PROJ-2022-00111, 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. The Project is described as follows: Tentative Parcel Map No. 34944 to subdivide 35.97 gross acres into four (4) parcels totaling 4.69 net acres and a remainder parcel containing 18.53 net acres; Phase 1 includes a convenience store with quick serve restaurant and trucker lounge (9,349 square feet) and auto fueling (8 pumps and 16 stations) on Parcel 1 (1.9 acres), and truck fueling (4 pumps) and truck parking (9 spaces) on Parcel 4 (1.5 acres). Phase 2 includes a Dairy Queen restaurant with drive-thru on Parcel 2 (0.64 acres), and Starbucks coffee shop with drive-thru on Parcel 3 (0.65 acres); and Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign,

2 **Project Location** - Status: Outstanding

The Project site is located on the east side of Highway 395, approximately 650 feet north of Highway 58 (APN: 0491-151-11).

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.

Time Limits – Phased Projects: The Phase 1 of the development shall be exercised within 36 months of the effective date of the Conditional Use Permit. The Phase 2 of the development shall be exercised within 36 months from the date that Phase 1 was exercised, unless otherwise specified in the permit or authorized, or the permit or authorization shall expire and become void, except where an extension of time is approved.

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 PROJ-2022-00111. 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 **Clear Sight Triangle** - Status: Outstanding

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

14 **Lighting** - Status: Outstanding

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

15 **Underground Utilities** - Status: Outstanding

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

16 **Construction Hours** - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

17 **Construction Noise** - Status: Outstanding

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

18 **Cultural Resources** - Status: Outstanding

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

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

The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

Public Health– Environmental Health Services

20 **Noise Levels** - Status: Outstanding

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

21 **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.

22 **Refuse Storage and Disposal** - Status: Outstanding

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

INFORMATIONAL

Land Use Services - Planning

- 23 **Subdivisions - Additional Permits** - Status: Outstanding
The property owner, developer and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These may include: FEDERAL: STATE: COUNTY: LOCAL:
- 24 **Subdivisions - Development Impact Fees** - Status: Outstanding
Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
- 25 **Subdivisions - Expiration/TPM** - Status: Outstanding
This conditional approval of the Tentative Parcel Map shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within 36 months following the effective approval date, unless an extension of time is granted. PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The developer is responsible for initiation of any extension request.
- 26 **Subdivisions - Extension of Time/TPM** - Status: Outstanding
Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Land Use Services may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.
- 27 **Subdivisions - Indemnification** - Status: Outstanding
In compliance with SBCC §81.01.070, the "developer" shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the "developer" of any claim, action, or proceeding and that the County cooperates fully in the defense. The "developer" shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the "developer" of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

28 Subdivisions - Project Account (TT/TPM) - Status: Outstanding

The Project account number is PROJ-2023-00105. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to recordation.

29 Subdivisions - Project Approval Description (TT/TPM) - Status: Outstanding

Extension of Time for Tentative Parcel Map 35944 for an additional 36 months is approved to subdivide the parcel into three lots and may be recorded in compliance with the conditions of approval, the approved stamped tentative map, and the required Composite Development Plan. The Project is located east side of U.S. 395 approximately 650 feet north of Highway 58.

30 Subdivisions - Revisions/TPM - Status: Outstanding

Any proposed change to the approved Tentative Parcel Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

31 Subdivisions - State and Federal Endangered Species Act - Status: Outstanding

This approval does not relieve the property owner or project proponent of responsibility to comply with State and Federal Endangered Species Acts. If any sensitive species are identified during grading, building or land disturbing activity, all on-site activities must cease, the California Department of Fish and Wildlife (CDFW) and/or U.S. Fish and Wildlife Service (USFWS) (as applicable) must be contacted to discuss specific mitigation measures and to obtain the necessary incidental take permits. Proof of an incidental take permit from the appropriate agency, or letter stating a permit is not required, must be furnished to the Planning Division. All mitigation measures must be agreed upon and implemented prior to construction activity resuming.

32 Subdivisions- Condition Compliance - Status: Outstanding

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

County Fire - Community Safety

33 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.

34 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.

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

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

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

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

37 **F17 Access Road Grade** - Status: Outstanding

Fire access roadways shall not exceed a maximum of twelve (12%) percent grade at any point. Fire access roadways or driveways may be increased to fourteen (14%) percent grade for a distance not to exceed five hundred (500) feet. Fire access roadways providing access to no more than two (2) one or two-family dwellings may be increased to a maximum of sixteen (16%) percent grade not to exceed five hundred (500) feet. Grades across the width of a fire access roadways shall not exceed five (5%) percent. In order to accommodate proper angles of approach and departure, gradient shall not exceed five (5%) percent change along any ten (10) foot section.

38 **F20 Access – 150+ feet** - Status: Outstanding

Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

39 **F66 Compressed Gasses/Beverage Dispensing** - Status: Outstanding

A submittal of compressed gasses in storage or use including asphyxiant, irritant, and radioactive gasses complying with the California Fire Code, California Mechanical Code, and NFPA is required. The applicant shall hire a licensed contractor to submit plans for review and approval by the fire department. The required fees shall be paid at the time of plan submittal.

40 **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

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

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

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

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

43 **Joshua Trees** - Status: Outstanding

Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. <http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>

44 Natural Drainage - Status: Outstanding

The natural drainage courses traversing the site shall not be occupied or obstructed.

45 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.

Public Works - Solid Waste Management**46 Demolition Debris** - Status: Outstanding

San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov.

47 Franchise Hauler Service Area - Status: Outstanding

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

48 Mandatory Commercial Organics Recycling - Status: Outstanding

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

49 Mandatory Commercial Recycling - Status: Outstanding

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

50 Recycling and Organic Waste Collection Container Information - Status: Outstanding

California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

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

The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of California Assembly Bill (AB) 2176.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

52 **Air Quality** - Status: Outstanding

Although the Project does not exceed the Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Quality Management District is in non-attainment status for ozone and suspended particulates [PM10 and PM2.5 (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures: a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion. 3.

The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour. b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NOX and PM10 levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements: 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

53 **Diesel Regulations** - Status: Outstanding

The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. The Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

54 GHG - Construction Standards - Status: Outstanding

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

55 Mitigation Measures - Status: Outstanding

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

56 Joshua Tree Relocation Plan - Status: Outstanding

The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property

Land Use Services - Building and Safety**57 Geotechnical Report - Status: Outstanding**

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

58 Wall Plans - Status: Outstanding

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

Land Use Services - Land Development**59 FEMA Flood Zone - Status: Outstanding**

The project is located within Flood Zone D according to FEMA Panel Number 06071C3200H and 06071C3825H dated 8/28/2008 (Not Printed). Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit

- 60 **State Construction Stormwater General Permit** - Status: Outstanding
Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html
- 61 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 62 **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.

Public Health– Environmental Health Services

- 63 **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.

Public Works - Surveyor

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

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

- 66 **Architecture** - Status: Outstanding
Architectural elevations. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
- 67 **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.
- 68 **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

- 69 **F02 Fire Fee** - Status: Outstanding
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- 70 **F02 Fire Fee** - Status: Outstanding
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- 71 **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.
- 72 **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.
- 73 **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.
- 74 **F21 Turnaround** - Status: Outstanding
An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

75 **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.

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

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

77 **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.

78 **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.

79 **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.

County Fire - Hazardous Materials

80 **Underground Storage Tank Approval** - Status: Outstanding

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

Land Use Services - Building and Safety

81 **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.

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

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

Land Use Services - Land Development

83 **Caltrans Review** - Status: Outstanding

Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

84 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.

85 Road Dedication/Improvements - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California: Southerly Property Line (Sectional Line – 88 feet) • Road Dedication. A 44-foot grant of easement is required to provide a half-width right-of-way of 44 feet, a 50-foot radius return grant of easement is required at the intersection of the westerly and easterly property line with the southerly property line. • Street Improvements. Design curb and gutter with paving 32 feet from centerline with a minimum 32-foot paved section within a 44-foot right-of-way per County Standard 102. • Sidewalks. Design sidewalks per County Standard 109 Type "C". • Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. • Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Easterly Property Line (16th Sectional Line – 60 feet) • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 30 feet, and a 50-foot radius return grant of easement is required at the intersection of the easterly and northerly property line.

Northerly Property Line (16th Sectional Line – 60 feet) • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 30 feet, and a 50-foot radius return grant of easement is required at the intersection of the northerly and westerly property line. Highway 395/Westerly Property Line (Caltrans) • Caltrans Approval. Obtain comments and approvals from Caltrans for access requirements and working within their right-of-way.

86 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 Desert 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.

87 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.

88 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.

89 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.

90 Transitional Improvements - Status: Outstanding

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

91 **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 Services92 **California Regional Water Quality Control Board Clearance** - Status: Outstanding

Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Lahontan Region, 15095 Amargosa Road Bldg 2 Suite 210 Victorville, CA 92392.

93 **Demolition Inspection Required** - Status: Outstanding

All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

94 **Existing OWTS** - Status: Outstanding

Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

95 **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.

96 **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.

97 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be sewer service provided by an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

98 **Water Purveyor** - Status: Outstanding Water purveyor shall be EHS approved.99 **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.

100 **Water System Permit** - Status: Outstanding

A water system permit will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report in accordance with California Health and Safety Code §116527(c) to EHS and the State Water Resources Control Board. Application must be approved prior to initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (EHS). For information, contact the Water Section at (800) 442-2283 and SWRCB-DDW at (916) 449-5577.

Public Works - Solid Waste Management

101 **CDWMP Part I** - Status: Outstanding

CDWMP Part I must be submitted prior to issuance of the permit. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop/permits/construction-waste-management-plan-part-1/>

Public Works - Surveyor

102 **Corner Records Required Before Building** - Status: Outstanding

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

103 **Monument Disturbed by Building** - Status: Outstanding

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

PRIOR TO OCCUPANCY

Land Use Services - Planning

104 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2022-00111.

105 **Installation of Improvements** - Status: Outstanding

All required on-site improvements shall be installed per approved plans.

106 **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.

107 **Mitigation Measures** - Status: Outstanding

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

108 **Screen Rooftop** - Status: Outstanding

All roof top mechanical equipment is to be screened from ground vistas.

109 **Shield Lights** - Status: Outstanding

Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).

110 **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.

111 **GHG - Installation/Implementation Standards** - Status: Outstanding

The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:

a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

County Fire - Community Safety

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

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

County Fire - Hazardous Materials

113 **Permit Required** - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. The business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan via the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.

Land Use Services - Building and Safety

114 **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

115 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

116 **Caltrans Approval** - Status: Outstanding

Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

117 **LDD Requirements** - Status: Outstanding

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

118 **Phased Projects** - Status: Outstanding

Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant and inspected/approved for construction of that phase prior to final inspection or occupancy for any buildings or other structures in that phase. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project." In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to assure protection from storm or drainage runoff, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

119 **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.

120 **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

121 **New Public Water System Permit** - Status: Outstanding

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

122 **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 RECORDATION

County Fire - Community Safety

123 **F16 Access** - Status: Outstanding

The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

124 **F59 CDP** - Status: Outstanding

"CDP. The project applicant shall submit for review and approval a "Composite Development Plan" (CDP). The following statements shall be placed verbatim on the CDP. a) Fire Jurisdiction. This project is protected by the San Bernardino County Fire Department. Prior to building permits being issued on any parcel, the applicant shall comply with the adopted California Fire Code requirements and all other applicable codes, ordinances, and standards of San Bernardino County and local Fire Department standards. b) Fire Requirements. Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any building permit issuance. Fire protection measures may include Fire Department approval of Individual fire protection water systems (e.g. fire flow) for each lot, Automatic fire sprinklers for all structures, Surfacing of access roads and driveways.

Land Use Services - Building and Safety125 **Composite Development Plan (CDP) Note Requirements** - Status: Outstanding

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

Land Use Services - Land Development126 **CDP-Drainage Easement** - Status: Outstanding

A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD, prior to recordation of the Parcel Map (Statements in quotations shall be verbatim): "Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311" "Drainage Easement. Natural drainage course(s) contained within the drainage easement(s) and delineated on the parcel map shall be kept free and clear of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed."

127 **Drainage Easements** - Status: Outstanding

Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. The hydrologic/hydraulic calculations supporting the size of the easement(s) shall be submitted for review/approval by the Land Development Division prior to recording the easement. Proof of recordation shall be provided to the Land Development Division.

128 **Drainage Improvements** - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

129 **On-site Drainage Easement** - Status: Outstanding

On-site flows shall be directed within a drainage easement.

130 **Caltrans Approval** - Status: Outstanding

Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

131 **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.

132 **Improvement Securities** - Status: Outstanding

Any required public road, drainage, WQMP, and/or utility improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.

133 **Maintenance Bond** - Status: Outstanding

Once all required public road, drainage, WQMP, and/or utility improvements have been completed and accepted, then a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.

134 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements designed by a Registered Civil Engineer (RCE) licensed in the State of California: Southerly Property Line (Sectional Line – 88 feet) Road Dedication. A 44-foot grant of easement is required to provide a half-width right-of-way of 44 feet, a 50-foot radius return grant of easement is required at the intersection of the westerly and easterly property line with the southerly property line. Street Improvements. Design curb and gutter with paving 32 feet from centerline with a minimum 32-foot paved section within a 44-foot right-of-way per County Standard 102. Sidewalks. Design sidewalks per County Standard 109 Type "C". Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Easterly Property Line (16th Sectional Line – 60 feet) Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 30 feet, and a 50-foot radius return grant of easement is required at the intersection of the easterly and northerly property line. Northerly Property Line (16th Sectional Line – 60 feet) Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 30 feet, and a 50-foot radius return grant of easement is required at the intersection of the northerly and westerly property line. Highway 395/Westerly Property Line (Caltrans) Caltrans Approval. Obtain comments and approvals from Caltrans for access requirements and working within their right-of-way.

135 **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 Mountain Desert 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.

136 **Slope Easements and Tests** - Status: Outstanding

Slope rights shall be dedicated where necessary. 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.

137 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.

138 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.

139 Transitional Improvements - Status: Outstanding

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

140 Utilities. - Status: Outstanding

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

Public Health– Environmental Health Services**141 New OWTS for Parcel Maps and Tracts - Status: Outstanding**

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

Public Works - Surveyor**142 Easements - Status: Outstanding**

Easements within the reminder portion of the map are to be dedicated by separate document.

143 Easements of Record - Status: Outstanding

Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

144 Final Map Review - Status: Outstanding

Review of the Parcel Map by our office is based on actual cost, and requires an initial \$3,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.

145 Final Map Signatures - Status: Outstanding

Final Parcel map notarized signatures by the Owner (and Beneficiaries if applicable), County Auditor, Land Surveyor or Engineer of Record.

146 Non-Interference Letter - Status: Outstanding

Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.

147 Parcel Map Required - Status: Outstanding

A Parcel Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.

148 **Title Report** - Status: Outstanding

A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

149 **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

150 **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.

151 **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.

152 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding

An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

153 **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.

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

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

155 **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.

156 F48 Material Identification Placards - Status: Outstanding

The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

157 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 (¾) inch stroke.

158 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 ®).

Public Works - Solid Waste Management

159 CDWMP Part II - Status: Outstanding

CDWMP Part II must be submitted prior to the Final Inspection. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop>

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	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
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	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	

APN: 0491151110000

Effective Date:

PROJ-2022-00111

Expiration Date:

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

EXHIBIT E

Project Plans

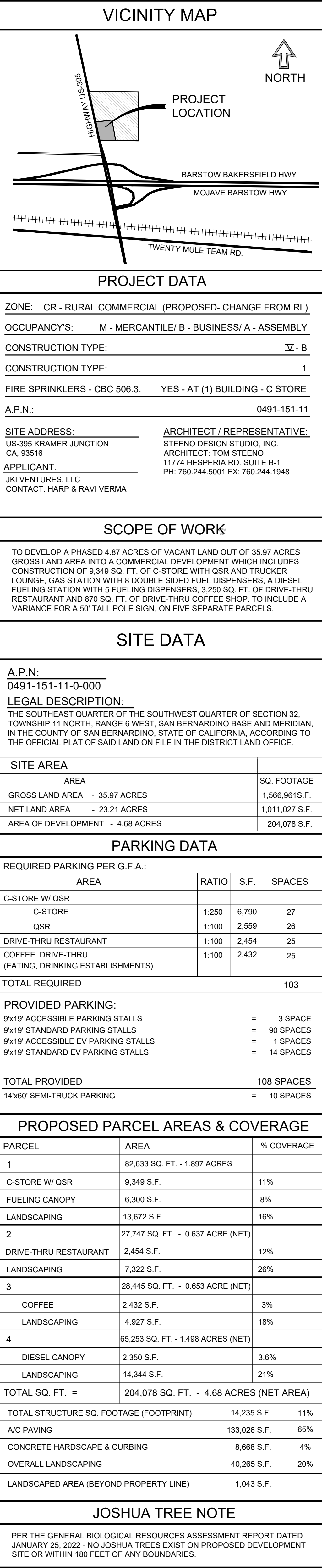


EXHIBIT F

Sign Survey



100' PYLON SIGN - 1/2 MILE NORTH

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
APPROX. 1/2 MILE NORTH ON HIGHWAY 395.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 U.C. #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: C ORRY BANUELOS ☎ 714.399.3391

REV. NOTES: -

FILE PATH: 2022/DHR Verma Inc/220969_Pylon Sign Test/

REVISION #: 0

REVISION DATE: 10.20.2022

CONCEPT DRAWING
DETAILS, INCLUDING SIZING, COLOR, MATERIALS AND OVERALL
DESIGN MAY CHANGE. MOCKUPS ARE ONLY FOR REFERENCE
AND MAY NOT REPRESENT ACTUAL SIZES. FINAL DESIGN IS
SUBJECT TO DEPOSIT, MATERIAL AVAILABILITY, CITY AND
LANDLORD APPROVAL(S), AND/OR OTHER FACTORS.

PAGE
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100' PYLON SIGN - 1 MILE WEST

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
APPROX. 1 MILE WEST ON HIGHWAY 58.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS
A SIGN OF EXCELLENCE SINCE 1992



LIC. #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORRY BANUELOS ☎ 714.399.3391

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100' PYLON SIGN - 1/2 MILE WEST

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
APPROX. 1/2 MILE WEST ON HIGHWAY 58.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 LIC. #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORY BANUELOS ☎ 714.399.3391

REV. NOTES: -

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REVISION DATE: 10.20.2022

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100' PYLON SIGN - 1/4 MILE WEST

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
APPROX. 1/4 MILE WEST ON HIGHWAY 58.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 IIC: #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORY BANUELOS ☎ 714.399.3391

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100' PYLON SIGN - 1/4 MILE SOUTH

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
APPROX. 1/4 MILE SOUTH ON HIGHWAY 395.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 U.C. #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORY BANUELOS ☎ 714.399.3391

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100' PYLON SIGN - 1/4 MILE EAST

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
APPROX. 1/4 MILE EAST ON HIGHWAY 58.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 U.C. #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORY BANUELOS ☎ 714.399.3391

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100' PYLON SIGN - OFFRAMP START

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
START OF OFFRAMP ON HIGHWAY 58.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 UIC. #908474 C45

CUSTOMER: DHR VERMA INC.
ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORY BANUELOS ☎ 714.399.3391

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REVISION DATE: 10.20.2022

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100' PYLON SIGN - OFFRAMP END

EXTERIOR

DESCRIPTION

VIEW OF PROPOSED PYLON SIGN FROM
END OF OFFRAMP ON HIGHWAY 58 AND HIGHWAY 395.

CONCEPT DRAWING

PROPOSED MOCK UP



SUNSET SIGNS 
A SIGN OF EXCELLENCE SINCE 1992 LIC. #908474 C45

CUSTOMER: DHR VERMA INC.

ADDRESS: US-395 & KRAMER RD.
KRAMER JUNCTION, CA 93516

PROJ. MGR.: RICHELLE JENSEN ☎ 714.399.3376

DESIGNER: CORY BANUELOS ☎ 714.399.3391

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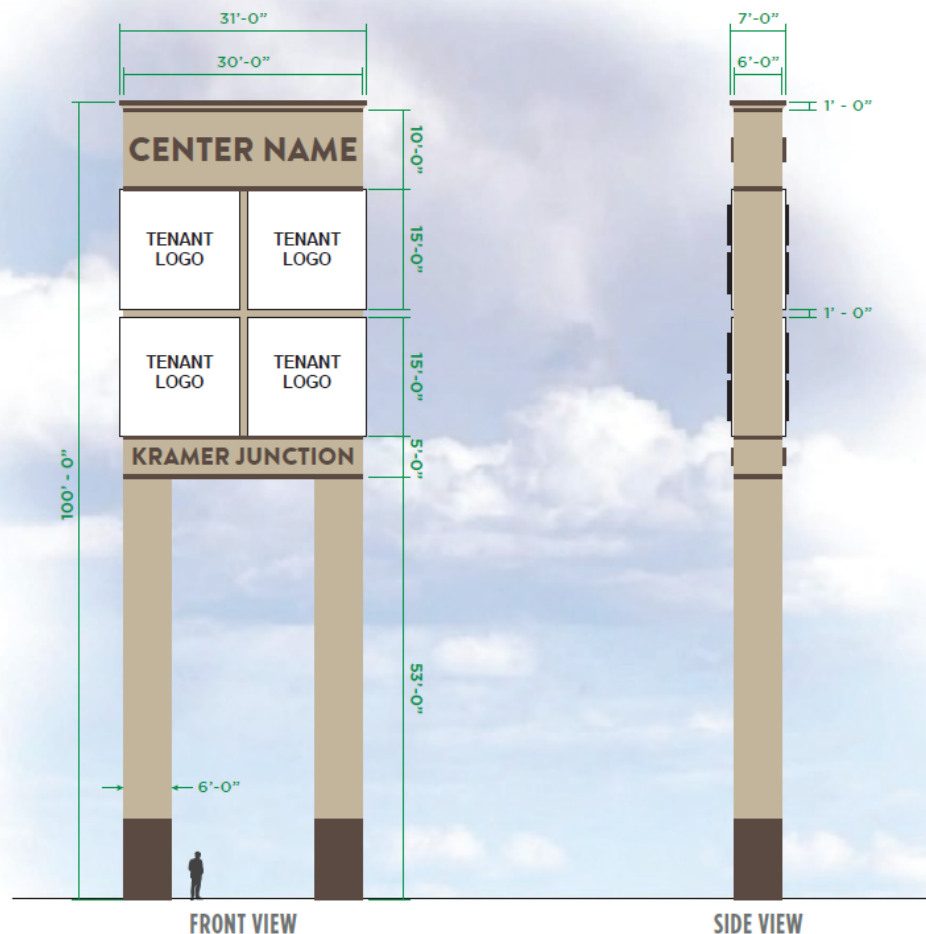
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CONCEPT DRAWING

DESCRIPTION

SIGN TYPE: PYLON
HEIGHT: 100' TALL
ILLUMINATED: YES
MATERIALS: FABRICATED ALUMINUM
COLORS: NEUTRAL TAN + BROWN
QUANTITY: ONE (1)



SUNSET SIGNS
A SIGN OF EXCELLENCE SINCE 1992



LIC. #908474 C45

CUSTOMER: DHR VERMA INC.

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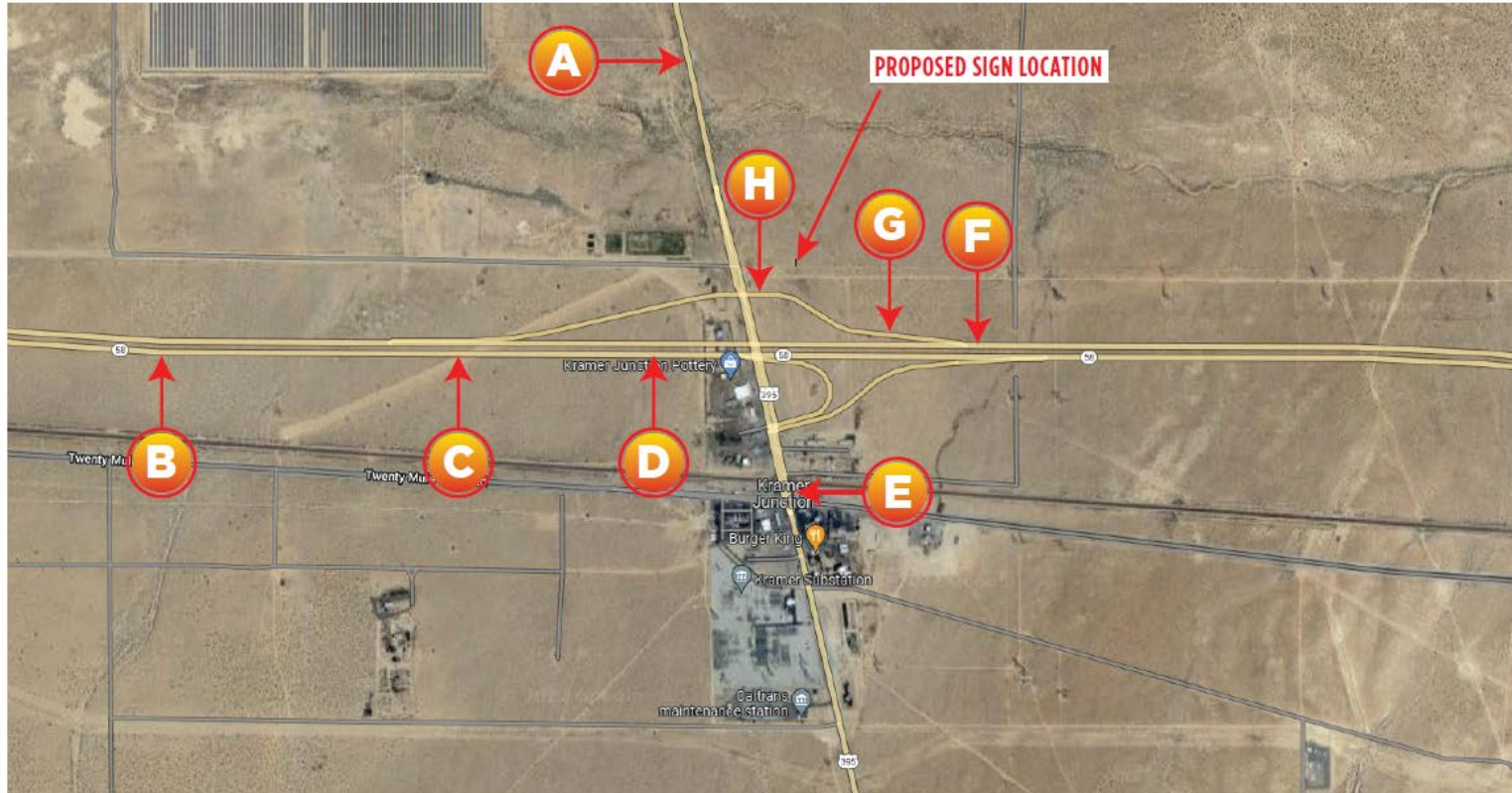
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 SITE MAP
SCALE: NTS