



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

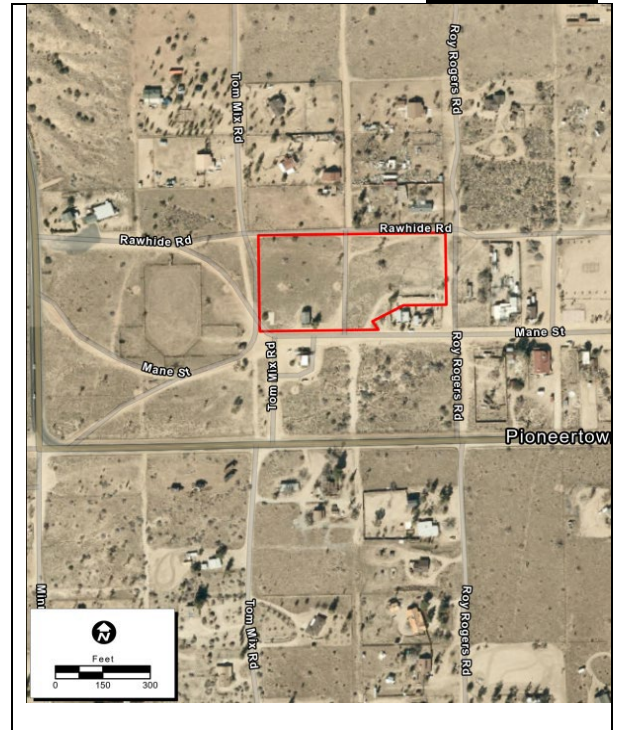
HEARING DATE: April 16, 2026

AGENDA ITEM 2

Project Description

Vicinity Map

Project No: PROJ-2023-00112
APNs: 0594-211-29
Applicant: David Martinez
Community: Pioneertown
Location: 53414 Mane Street
County:
Supervisor: Dawn Rowe, 3rd District
Staff: Luis Rodriguez, Contract Planner
Rep: David Martinez, Pioneertown Development, LLC.
Proposal: A Minor Use Permit to convert and repurpose an existing 1,100 square-foot commercial building to be a coffee shop/café with indoor and outdoor seating on an approximate 4.63-acre site within the Special Development - Residential (SD-RES) Zoning District.



45 Hearing Notices Sent on: April 6, 2026

SITE INFORMATION:

Project Size: 4.63 Acres
Terrain: Predominately flat.
Vegetation: Partially graded with undisturbed desertscape (0 Joshua Trees slated for removal)

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

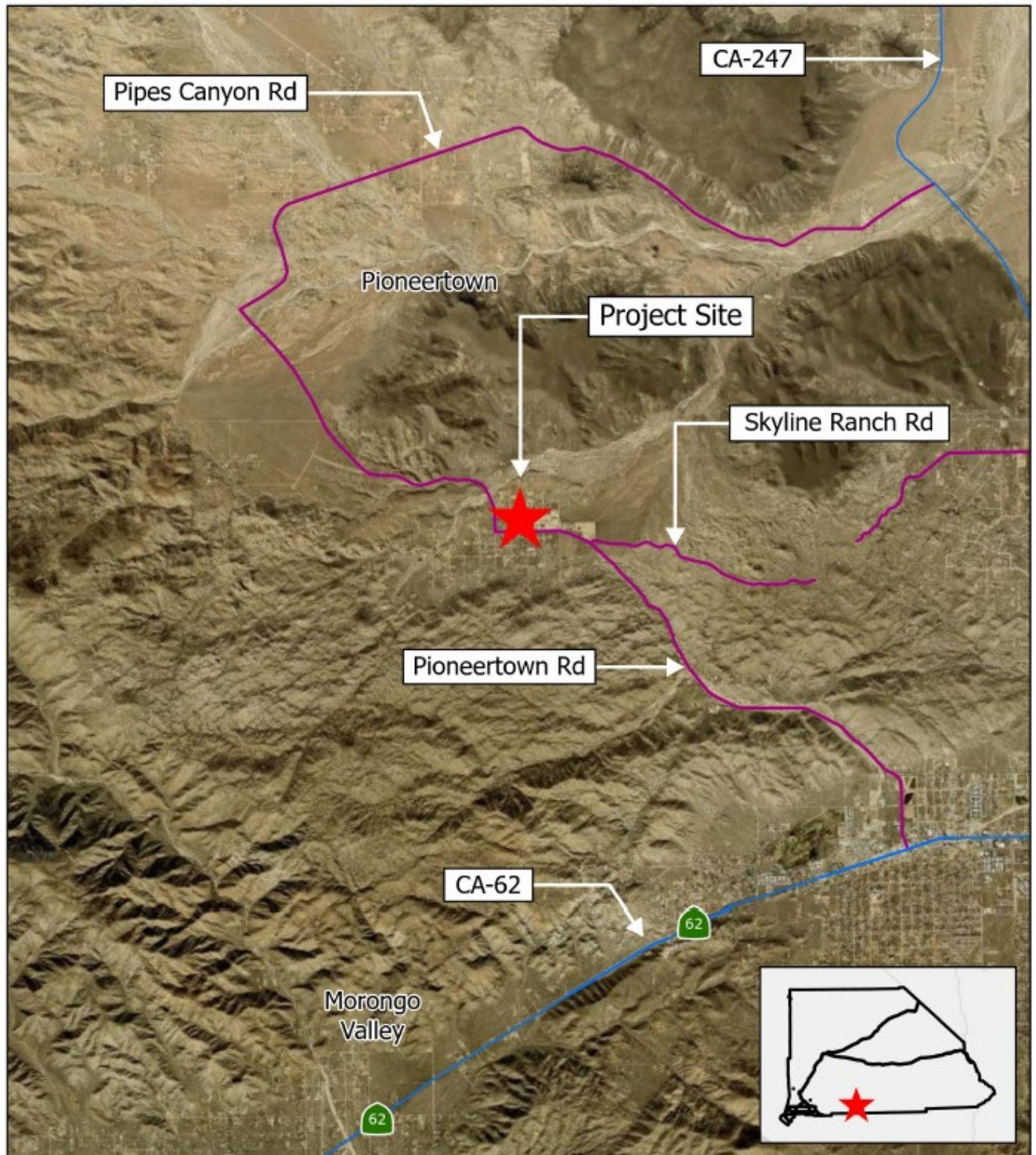
AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
SITE	Maggie’s Feed Barn/Vacant	Commercial (C)	SD-RES (Special Development-Residential)
North	Single-Family Residential	RL (Rural Living 1 du/2.5 ac max)	SD-RES (Special Development-Residential)
South	Post Office	Commercial (C)	SD-RES (Special Development-Residential)
East	Single-Family Residential/Commercial Retail/Vacant	Commercial (C)	SD-RES (Special Development-Residential)
West	Commercial/Retail, Single-Family Residential/Vacant	Rural Living 1 du/2.5 ac max (RL)	SD-RES (Special Development-Residential)

	Agency	Comment
City Sphere of Influence:	N/A	No comments received
Water Service:	San Bernardino County SD-70-W4	EHS Conditioned
Sewer Service:	On-Site Septic System	EHS Conditioned

STAFF RECOMMENDS: That the Zoning Administrator **FIND** that the Project is Categorically Exempt per CEQA Guidelines, **ADOPT** the Findings for approval of the Minor Use Permit, **APPROVE** the Minor Use Permit, subject to the Conditions of Approval, and **DIRECT** staff to file the Categorical Exemption.

¹ In accordance with Section 86.08.010 of the Development Code, the Zoning Administrator action may be appealed to the Planning Commission.

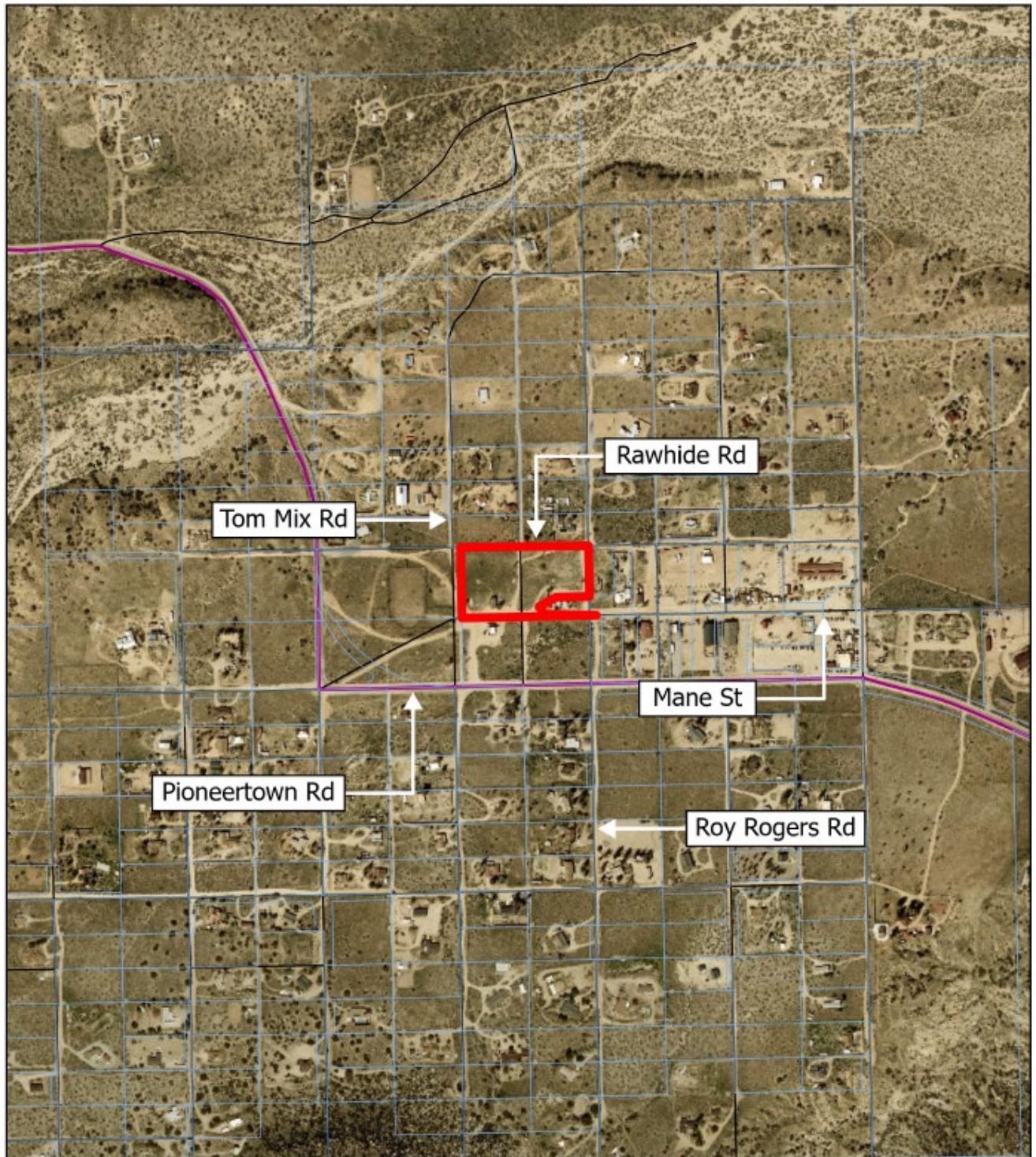
Figure 1 - Regional Map



Scale: 1:63,360



Figure 2 - Aerial Vicinity Map



Scale: 1:7,500



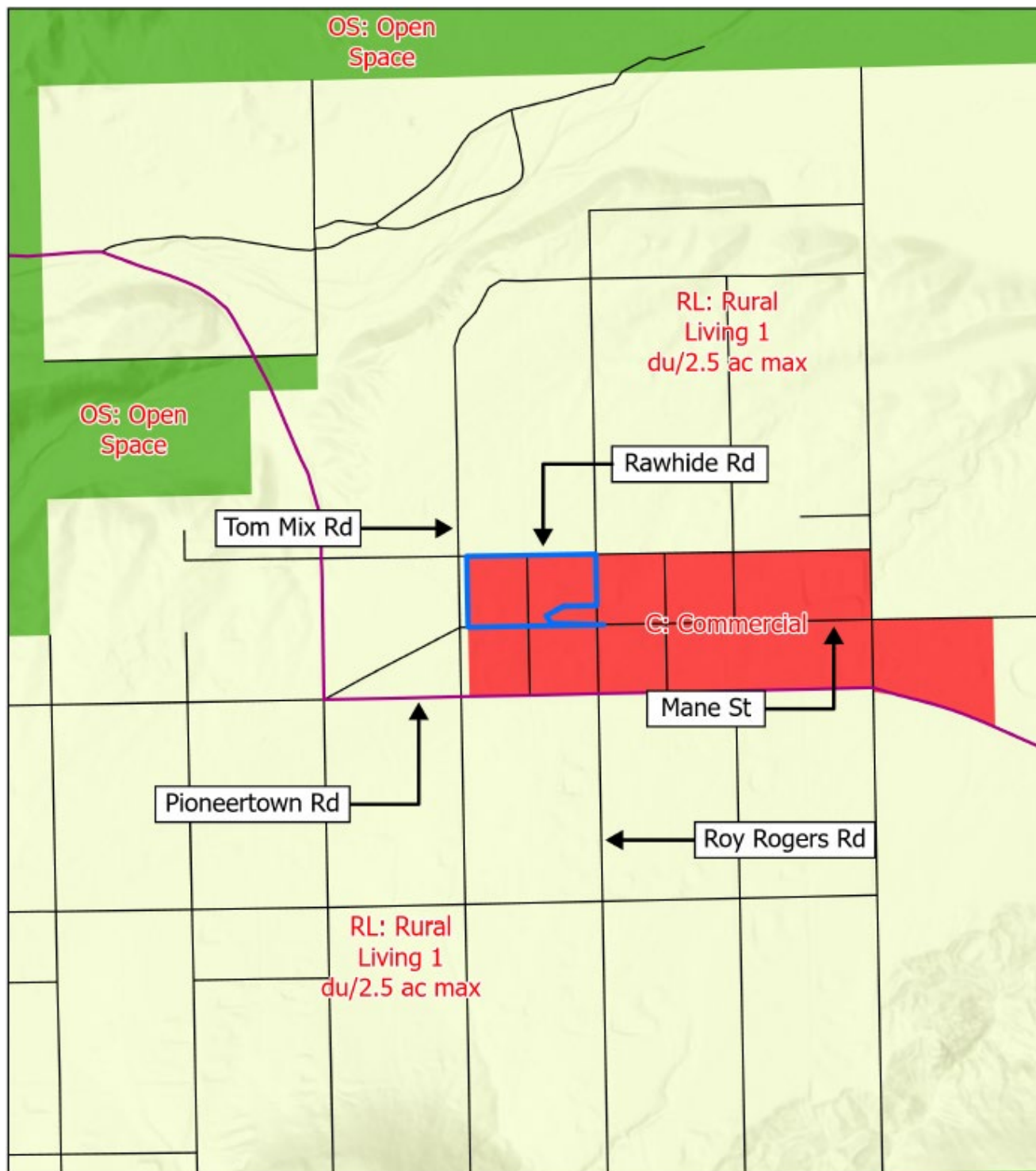
Figure 3 - Aerial Vicinity Zoomed Map



Scale: 1:2,000



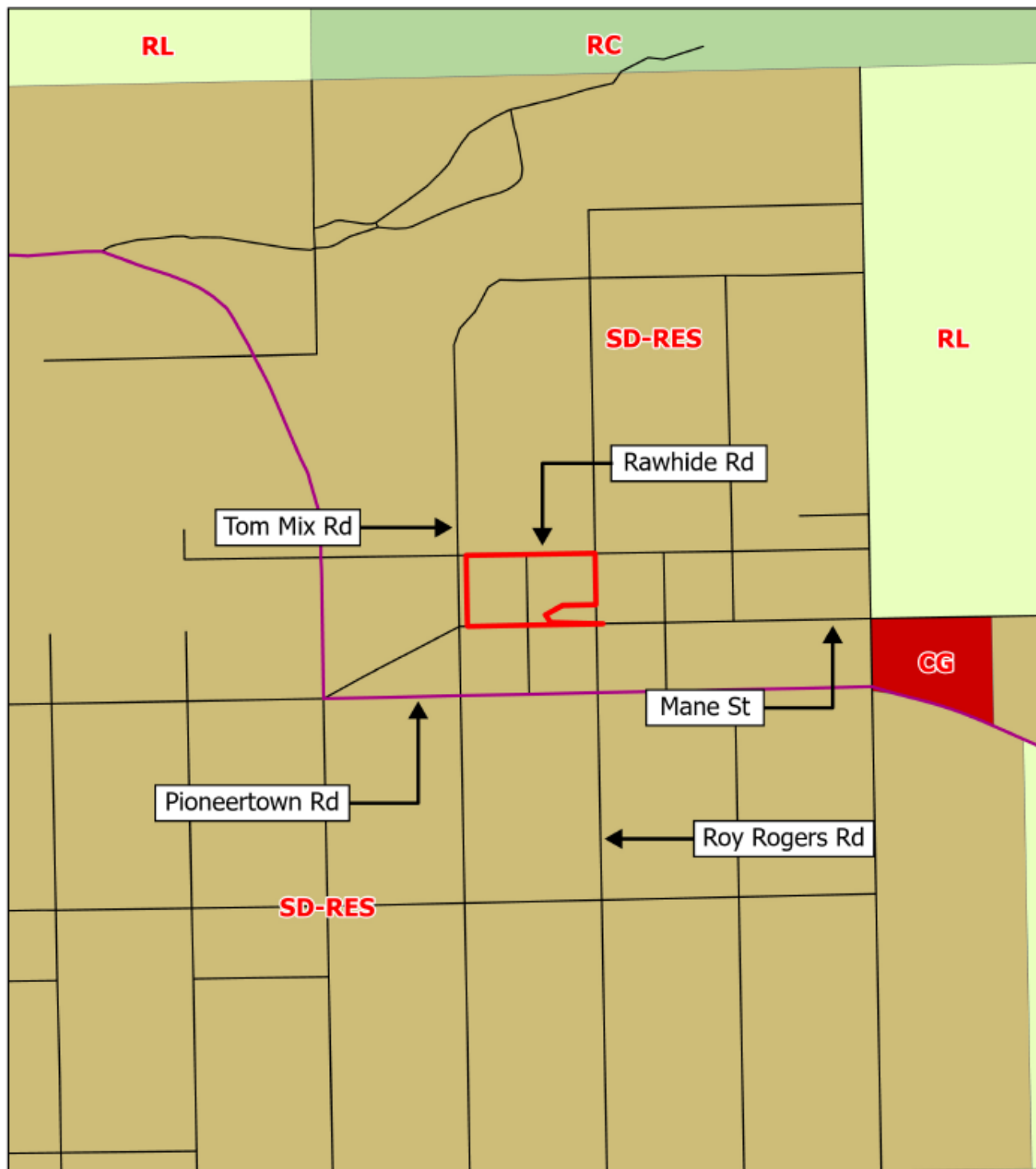
Figure 4 - Land Use Category Map



Scale: 1:7,500



Figure 5 - Official Zoning District Map



Scale: 1:7,500



Figure 5 - Site Plan

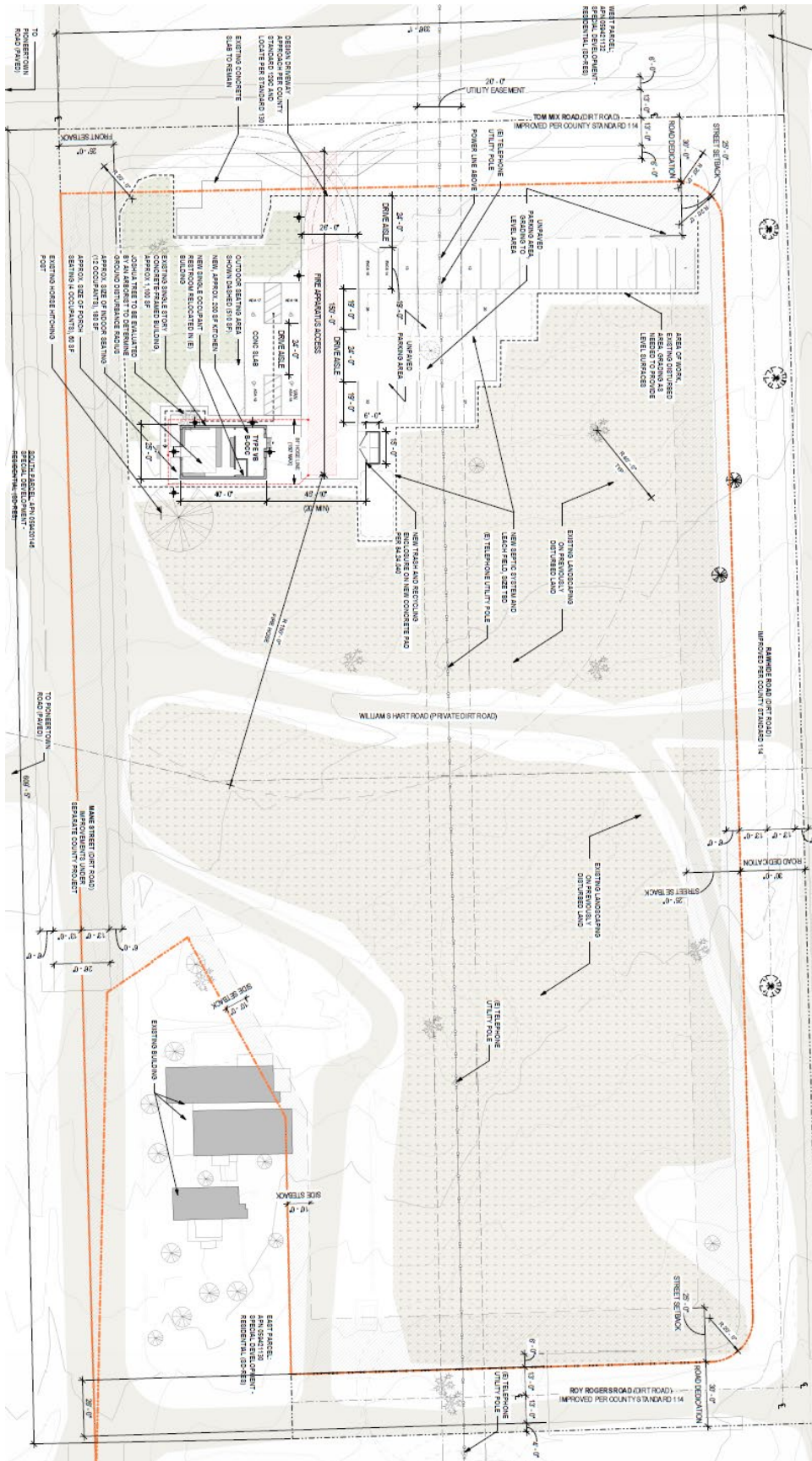
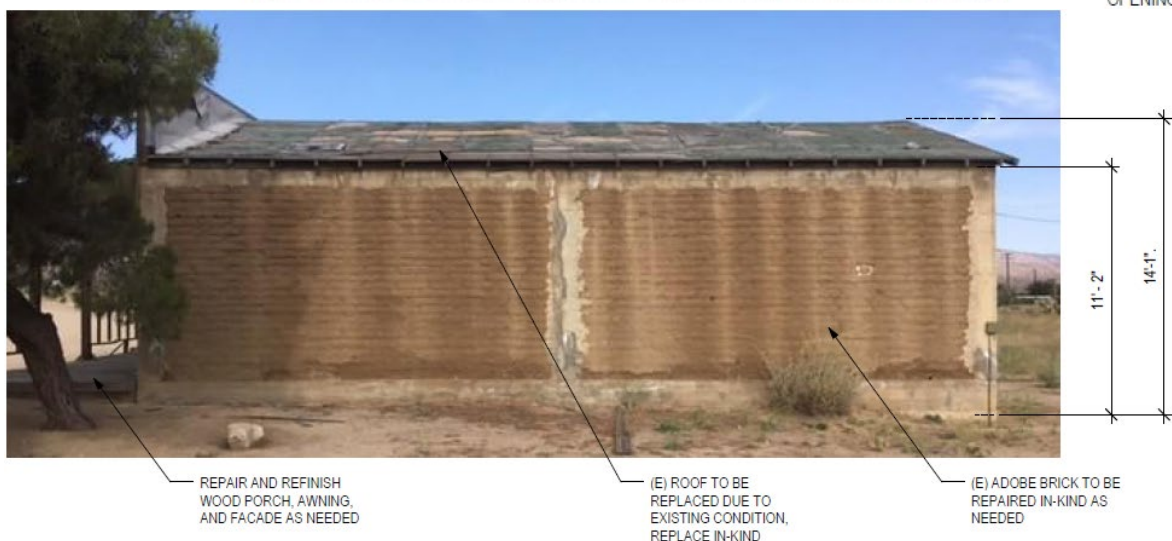
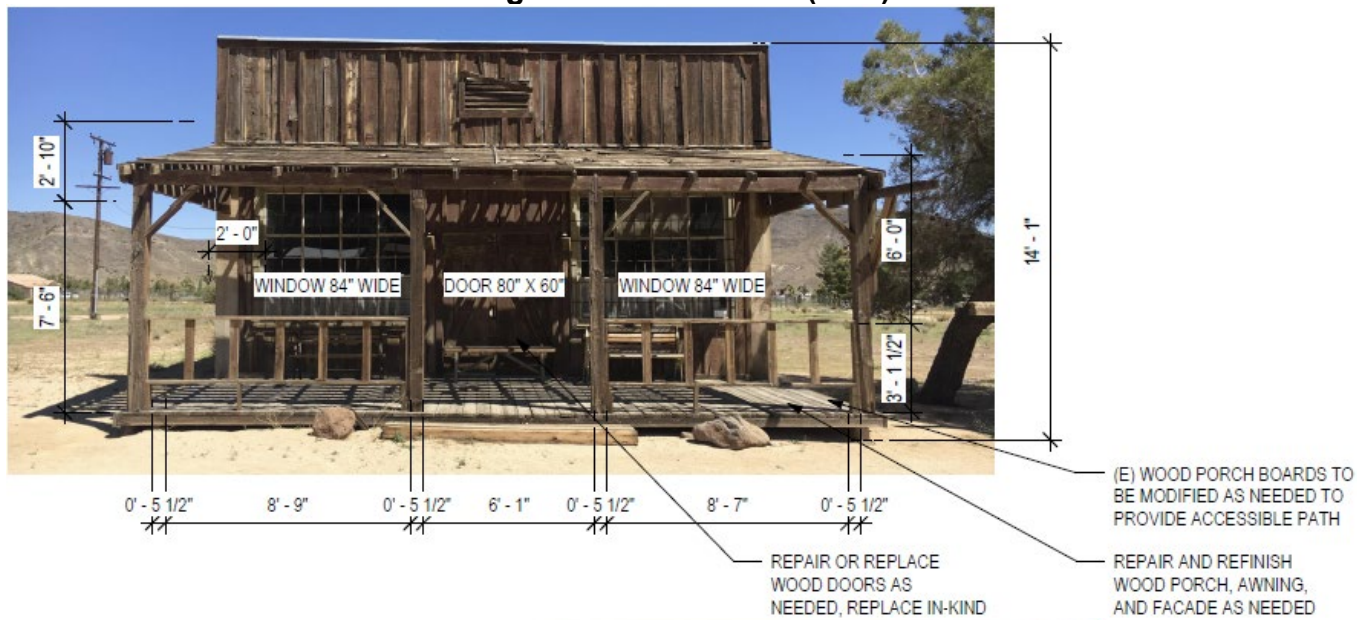


Figure 6 – Elevations (NTS)



Figures 7 - Photos of Existing Site Conditions



Photograph 1: Looking north from Mane Street at the front of the existing vacant building.



Photograph 2 : View from Tom Mix Road looking east towards proposed entryway.



Photograph 3: Looking northwest from Mane Street and William S. Hart Road (private road).



Photographs 4: Picture of Project site looking south from Rawhide Road.



Photographs 5: Looking east from corner of Tom Mix Road and Mane Street with US Post Office south of the existing vacant building.



Photograph 6: Looking east at adjacent commercial building fronting Mane Street.

PROJECT DESCRIPTION:

The applicant, David Martinez, is requesting approval of a Minor Use Permit to restore, convert, and repurpose a 1,100 square-foot commercial building to a coffee shop/café with indoor and outdoor seating ("Project"). The Project site is within an unincorporated area of San Bernardino County in the Pioneertown Community, located at 53414 Mane Street, within the County of San Bernardino: 3rd Supervisorial District (Project site). The Project site is comprised of one parcel, APN: 0594-211-29, on a 4.63-acre site (Figures 1 and 2). The Project site has a land use category of Commercial (C) and a zoning classification of Special Development-Residential (SD-RES) (Figures 3 and 4).

The Project will require minor grading for parking of vehicles on a flat area of disturbed land and create a new access driveway per Fire Department and Land Development standards.

PROJECT ANALYSIS:

Existing Site Conditions: The site is currently developed with a vacant commercial building fronting Mane Street with a "non-contributing" historical status due to past fire damage. The remainder of the site is undeveloped and vacant with largely undisturbed native desert with a utility easement traversing the site with telephone poles with overhead wiring. This area contains approximately seven (7) Joshua Trees that will be protected in place.

The Project site abuts Mane Street to the south, Tom Mix Road to the west, Rawhide Road to the north, and Roy Rodgers Road to the east. The surrounding land uses includes a single-family residential structure and vacant land to the north; vacant land and horse corrals to the west; the Pioneertown U.S. Post Office across Mane Street to the south; and commercial retail uses to the east also fronting Mane Street as well as a recreational cabin across Roy Rodgers Road on the east.

Site Planning & Proposed Uses: The subject property is in the Pioneertown Community Planning Area with a Land Use Zoning District designation of Special Development-Residential (SD-RES). One of the purposes of the SD-RES zone identified in the Development Code is to provide for a mix of residential, commercial, industrial, agricultural, open space, and recreation uses. Pursuant to Section 82.06.040 and Table 82-17 of the San Bernardino County Development Code, restaurants, cafés, and coffee shops are allowed uses in the SD-RES zone with a Minor Use Permit (MUP). The proposed coffee shop/café also fulfills a need in the area; it is anticipated to bring in pedestrian activity, increase tourism and bring business to the existing shops and businesses pursuant to § 82.06.040 (c). Therefore, the development of the proposed coffee shop/café is allowed subject to the approval of an MUP.

Access to the Project site is provided along Tom Mix Road on the west entrance to the site (see Exhibit A.). The Project has been conditioned by the Land Development Division, and Department of Public Works' Special Districts Division to provide annual maintenance of the dirt road to the nearest San Bernardino County maintained street/road. In lieu of the required pavement, a Road Waiver Request was submitted to the Land Development Division to use a compaction and a stabilizer method to establish a road surface satisfactory to the Fire Department and is stipulated in the Conditions of Approval (Exhibit C).

Based on the seating areas of the café and the outdoor patio, the project requires 15 parking spaces and 32 spaces have been provided. The parking lot surface will be compacted native

soil, with non-toxic markings, similar to athletic field striping to identify individual spaces. The Project Site provides an adequate area to accommodate all parking, access, and circulation requirements needed to comply with County requirements (See Tables 2 and 3 below). Per the Project review, the San Bernardino County Fire Protection District (Fire Department) conditioned the dirt road to be improved with polymer stabilization to sustain the weight of the emergency vehicles for safe access along with the other perimeter access roads.

Potable water is provided via an existing meter by Department of Public Works' Special Districts Division 70-W4 to serve the project. No increase in meter size is expected. The Project will be required to install a new grease interceptor and septic system meeting Environmental Health Services standards.

The site plan shows the abutting property to the east (APN: 0594-211-30) having two of its three buildings encroaching onto the Project site's 10-foot required setback at this location. Per the Applicant, this condition has existed for many years, and since the proposed Project is not impacted by this existing condition, and there is no project proposal on the abutting property, there is no urgency for the Applicant to pursue any action to remedy the encroachment currently.

Landscaping: Landscaping is provided through a combination of new and existing vegetation and preserving the existing native plants and trees, as shown in Figure 5. Most of the existing native landscape will be maintained and preserved in place including Joshua Trees. Proposed hardscape pathway pavers will be used surrounding the existing building. The planters adjacent to the existing building will be designed and installed with new drought tolerant native plants. Planting will be concentrated on building entries, along major facades, which includes the front and side of the building facing the parking area, and along walking paths. The total landscaped area, made up of mostly existing undisturbed native vegetation, for the site will be 85,430 square feet (42%) of the 201,683 square feet, which exceeds the County requirement of 20% of the total project site area. No Joshua Trees are subject for removal.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of Development Code Section 82.06.060 for development within the Special Development-Residential (SD-RES) Zone, as illustrated in Table 2:

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	SD-RES Development Code		Project Plans	Complies
Parking	15 spaces with 1 ADA accessible parking spaces		Project Specific Parking: 32 spaces with 5 ADA accessible parking spaces	YES
Landscaping	Minimum Landscaping	15%	42%	YES
Building Setbacks	Front	25'	25'	YES
	Street Side	25'	25'	
	Interior Side	10'	10'	
	Rear	10'/25" through lot	25'	
Building Height	35 feet maximum		14'-1"	YES

Maximum Lot Coverage	80%	1%	YES
Drive Aisles	26'	26'	YES

Historic Architectural Content: In keeping with the historic western themed movie set, the restoration of the existing building's exterior will respect the 19th Century Western vernacular character of Pioneertown and maintain the Character Defining Features of the Mane Street National Register Historic District nomination, which was recently reviewed by the State Historic Resources Commission. On May 29, 2020, the Office of Historic Preservation placed the Mane Street District on the list with the Department of the Interior as a National Register Historic District. The remodel/refurbishing of the existing building is proposed to be consistent with the objectives articulated in the Pioneertown Communities Action Guide contained in the Countywide Plan's Policy Plan. Building materials shall be consistent with other buildings along Mane Street and primarily be of wood and adobe; decorative elements like parapets, porches, wood boardwalks, and hand-painted signage will also be included. As Mane Street is largely pedestrian-only, the proposed use is expected to increase tourism, enhance foot-traffic and support existing shops and businesses.

Proposed Business Operations: The proposed coffee shop/café will be open for breakfast, lunch, and dinner. The Project includes a maximum of 50 seats, which includes 12 seats in the café, 4 seats on the front porch and an additional 34 seats outside.

Business hours:

Monday-Sunday 7 a.m. – 10 p.m.

There will be a total of four (4) employees for the proposed café.

California Environmental Quality Act Compliance:

A Categorical Exemption has been completed in compliance with the California Environmental Quality Act (CEQA). The project qualifies for Categorical Exemption under Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

Additionally, a General Biological Assessment report was prepared with a Focused Survey for Agassiz's Desert Tortoise, Habitat Assessment for Burrowing Owl, and Western Joshua Tree Census were prepared by Circle Mountain Biological Consultants, Inc. for the Project site dated October 2025. Based on the absence of signs of tortoise and burrowing owl onsite and in adjacent areas, and available information reviewed for this habitat assessment, CMBC concludes that tortoises, owls, and any other protective species are absent from the subject property.

The Western Joshua Tree (WJT) census found 38 WJTs on the subject property and 18 within 50 feet of the property line to the north, west, and east. Of these, three offsite trees were dead and fallen and five onsite trees were dead and fallen. Two of the WJTs are in an area that may be directly impacted by the project, and two trees within the proposed project area could be indirectly affected. Under current management, California Department of Fish and Wildlife

requires that an Incidental Take Permit be acquired prior to removing or impacting any trees. No Joshua Trees are subject for removal.

The Project includes interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The exterior of the building involves restoration or rehabilitation of deteriorated or damaged wood and adobe materials, and installation of mechanical and electrical equipment to meet current standards of public health and safety. Since the remodel and restoration are part of the Project, they are also subject to the Minor Use Permit.

PUBLIC COMMENTS:

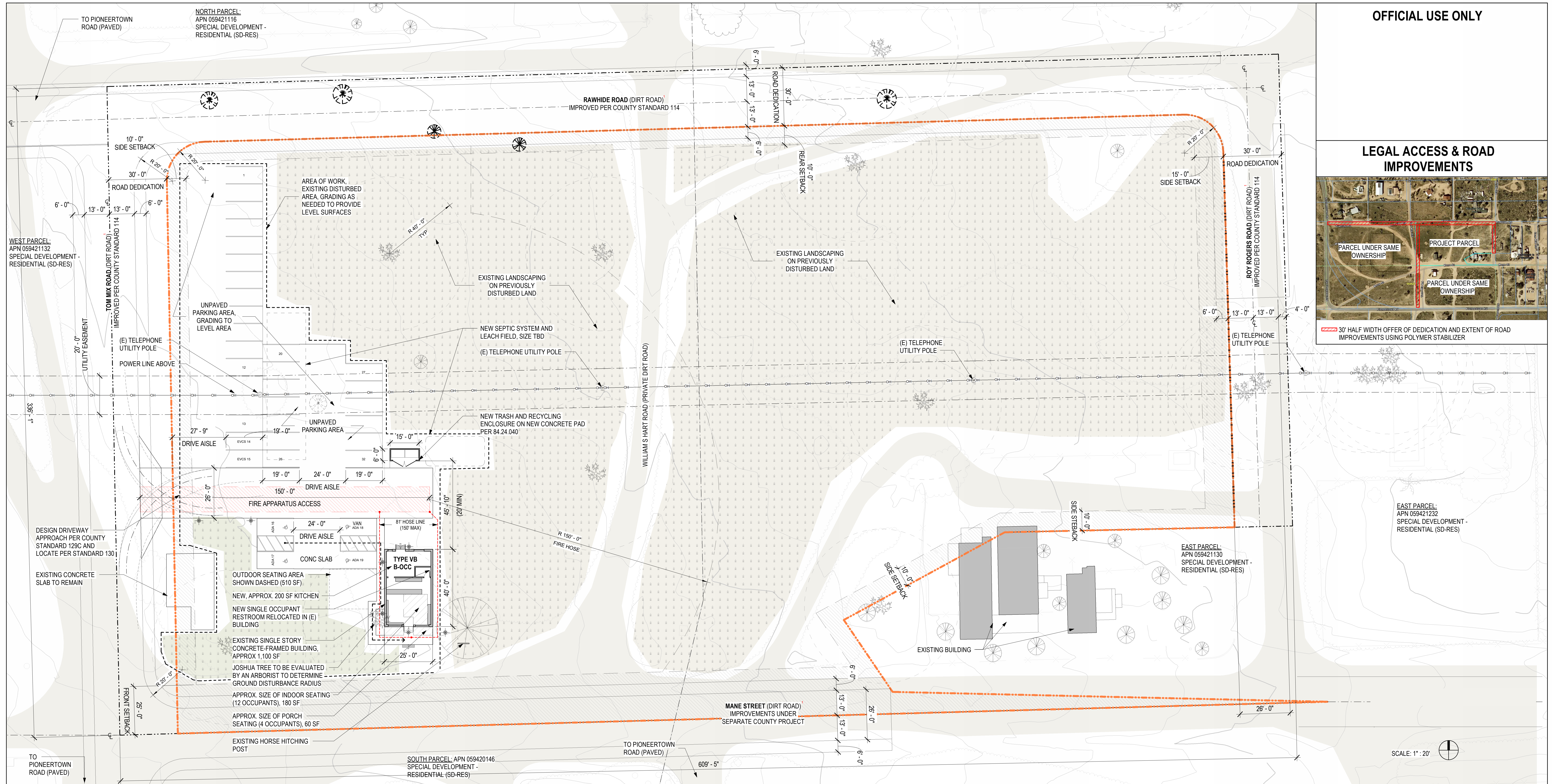
On October 22, 2025, project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. There were two (2) letters of support resulting from the Project Notice, and one (1) request for future notices.

RECOMMENDATIONS: That Zoning Administrator:

- 1) **FIND** the Project Categorically Exempt per CQA Guidelines.
- 2) **ADOPT** the Findings in support of the Minor Use Permit.
- 3) **APPROVE** the Minor Use Permit to convert and repurpose an existing 1,100 square-foot commercial building to be a coffee shop/café with indoor and outdoor seating on an approximate 4.63-acre site, subject to the Conditions of Approval.
- 4) **DIRECT** the Land Use Services Department to file a Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

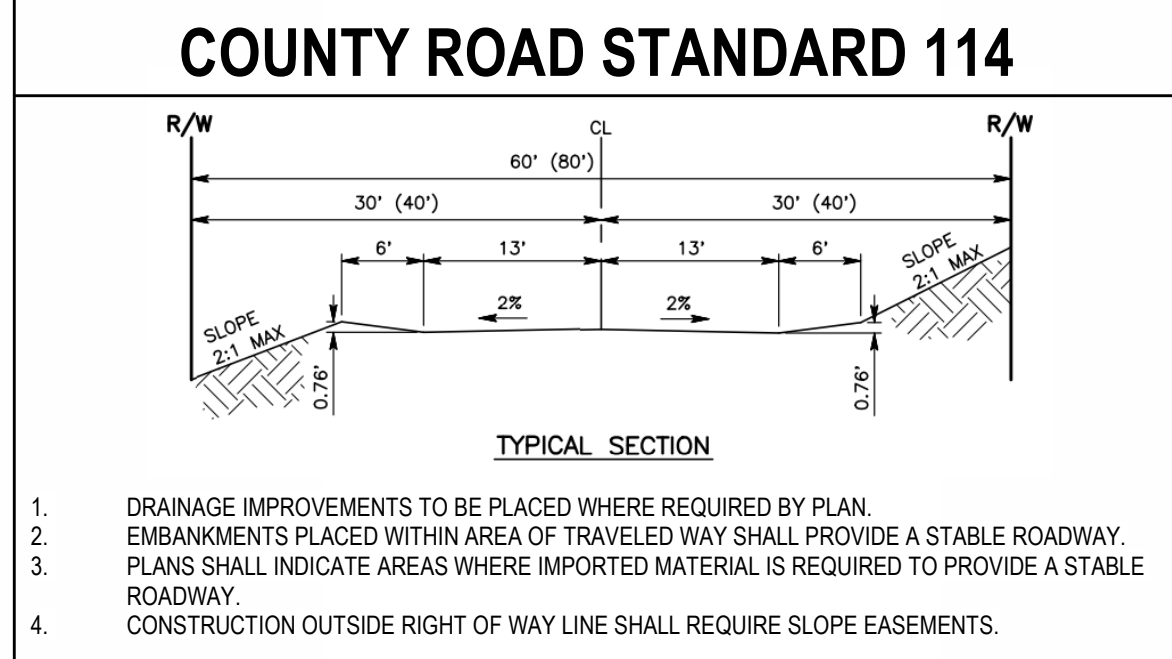
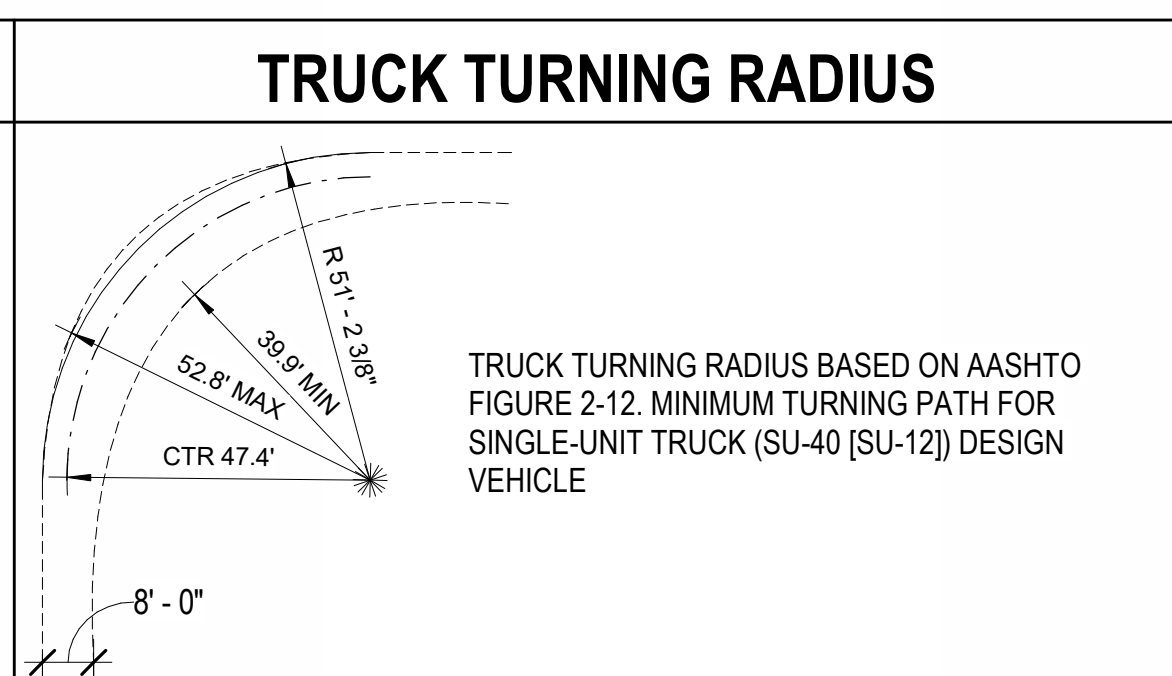
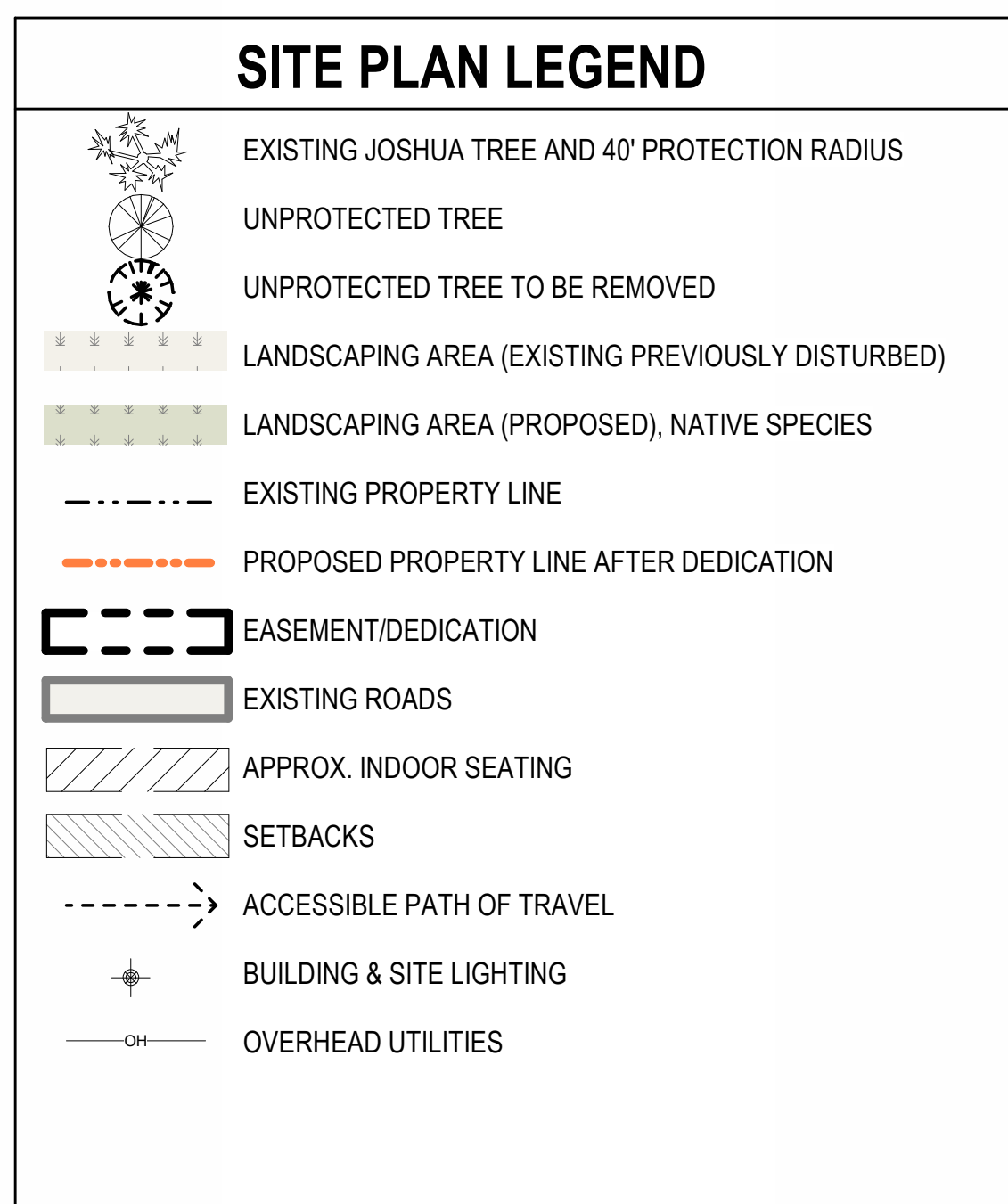
- EXHIBIT A1: Site Plan
- EXHIBIT A2: Elevations
- EXHIBIT B: Findings
- EXHIBIT C: Conditions of Approval (COAs)



SCALE: 1" = 20'

PROJECT DESCRIPTION
 TENANT IMPROVEMENT OF AN (E) BUILDING TO HOUSE A SMALL COFFEE SHOP/CAFE
LOCATION
 SITE ADDRESS: 53414 MANE STREET, PIONEERTOWN, CA, 92268
 APN: 059421129
 ZONING: SD-RES
UTILITIES
 WATER: SPECIAL DISTRICTS SSA 70-W4
 SEWAGE: SEPTIC W/ TANK AND LEACH FIELD
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: G&K PROPANE
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE
PROPERTY OWNERS
 JOEL MEDETSKY - (516) 477-2469
HOURS OF OPERATION: 7 AM - 10 PM

GENERAL NOTES
 - MINOR GRADING TO OCCUR AT NEW CONCRETE PADS AND SLABS, FINAL GRADING PLAN TO BE PROVIDED FOR BUILDING PLAN CHECK
 - NO REGULATED TREES OR PLANTS ARE PLANNED TO BE REMOVED OR RELOCATED; NO NEW STRUCTURES PROPOSED INSIDE OF 40' RADIUS OF EXISTING JOSHUA TREES
 - NO PAVED ROADS OR CURBS EXISTING OR PROPOSED ON SITE (SEE RD IMPRV WAIVER)
 - EXISTING LANDSCAPE CONSISTS OF NATIVE AND WILD PLANTS THROUGHOUT SITE, MINIMAL TO NO ALTERATIONS PROPOSED
 - LIGHTING TO COMPLY WITH IESNA LIGHTING BEST PRACTICES FOR DARK SKY COMPLIANCE



PARKING SPACE ANALYSIS

LAND USE REQ.	REQUIRED	PROVIDED
RESTAURANT DESERT REGION REQS: 1 PER 100SF @ 1,000SF = 10 1 PER 50SF SEATING @ 423SF = 9 10 MIN	730 SF SEATING AREA (INDOOR & OUTDOOR) / 50 = 15 SPACES	15 SPACES
ADDITIONAL PARKING	NOT REQ'D PER CODE, PROVIDED TO ASSIST IN DEFECT OF PARKING SPACES PIONEERTOWN HISTORIC DISTRICT	17 SPACES
TOTAL SPACES	17 SPACES	32 SPACES
DISABLED SPACES - 1 SPACE PER 25 SPACES	2 SPACES	3 SPACES
VAN ACCESSIBLE - 1 PER EVERY 8 DISABLED SPACES	1 SPACE	1 SPACES
ELECTRIC VEHICLE CHARGING STATION - 2 FOR 26-50 SPACES	2 SPACES	2 SPACES

DRAWING REVISION DATE

01/27/2026

AGENCY NOTE

1) Road improvements per Conditions of Approval and subject to Special District Sub-zone formation and Street Improvement Waiver SIW-2025-00014

LANDSCAPING STANDARDS ANALYSIS

LAND USE ZONING	MIN. LANDSCAPED AREA	PROVIDED AREA
SD-RES	15% OF LOT AREA 201,683 SF x 15% = 30,253 SF MIN	NEW = 4,829 SF EXISTING = 80,501 SF TOTAL = 85,430 SF (42%)

LOT COVERAGE ANALYSIS

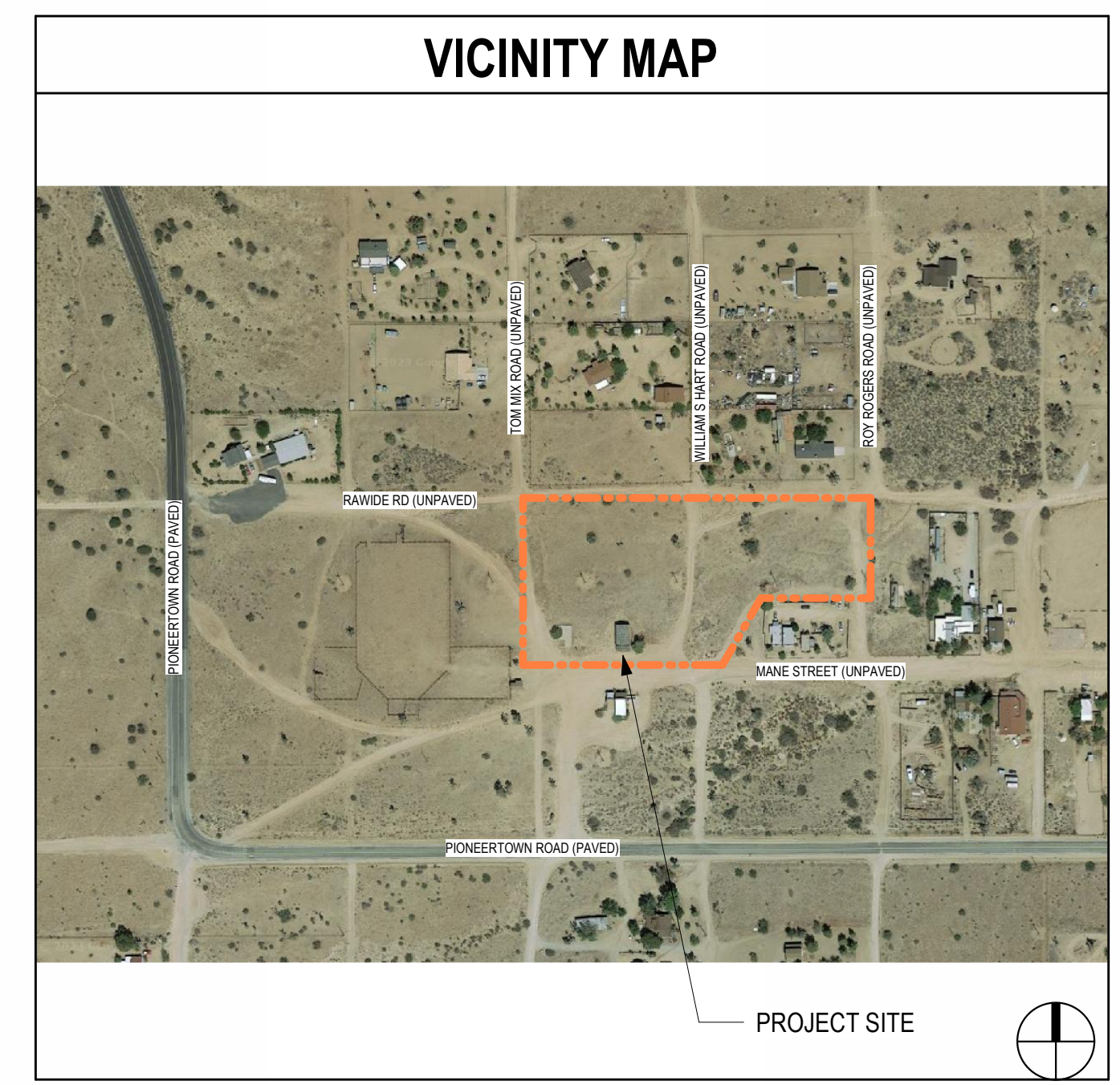
LAND USE ZONING	MAX. LOT COVERAGE	TOTAL LOT COVERAGE
SD-RES	80%	1,080 SF / 201,683 SF = 1%

FLOOR AREA RATIO (FAR) ANALYSIS

LAND USE ZONING	MAX. FAR ALLOWED	TOTAL FAR
SD-RES	3:1	1,080 GSF / 201,683 GSF = 5%

OCCUPANT COUNT

INDOOR SEATS: 12	OUTDOOR SEATS: 4	EMPLOYEES: 4
OCCUPANT TOTAL: 20		



KEYNOTES

EXISTING

NEW



MAGGIE'S FEED BARN

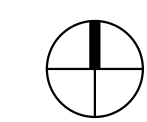
53414 MANE STREET,
PIONEERTOWN, CA, 92268

PROJECT NUMBER 2111

CLIENT:
DOROTHY MCCALLY

CONSULTANTS:

KEY PLAN:



**PRELIMINARY
NOT FOR CONSTRUCTION**

The drawings and specifications and designs represented hereby are and shall remain the property of the Architect, and no part thereof shall be used or reproduced for any purpose other than the specified project for which they have been prepared and developed without the written consent of the Architect. Written dimensions shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the jobsite and report any discrepancies to the Architect. The drawings and specifications indicate the general scope of work and required technical performance of the building systems and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper execution of the project.

ISSUES AND REVISIONS		
NO.	DESCRIPTION	DATE REV
2	MUP REVISIONS	02/20/2025

EXTERIOR ELEVATIONS

A201

SCALE AT ARCH E1 (30 X 42):
1/4" = 1'-0"



(E) WOOD PORCH BOARDS TO BE MODIFIED AS NEEDED TO PROVIDE ACCESSIBLE PATH
REPAIR AND REFINISH WOOD PORCH, AWNING, AND FACADE AS NEEDED

REPAIR OR REPLACE WOOD DOORS AS NEEDED, REPLACE IN-KIND

NORTH 04
1/4" = 1'-0"

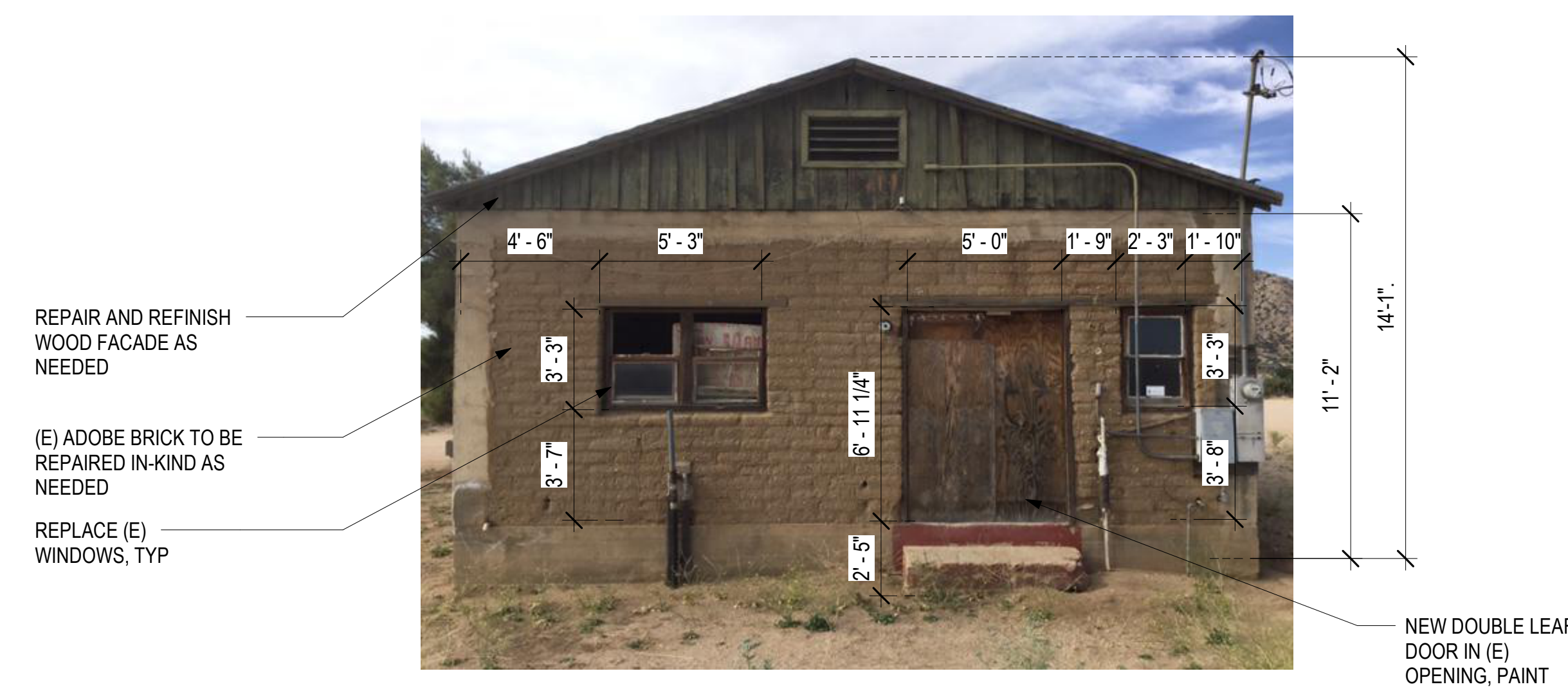


(E) ROOF TO BE REPLACED DUE TO EXISTING CONDITION, REPLACE IN-KIND

(E) ADOBE BRICK TO BE REPAIRED IN-KIND AS NEEDED

REPAIR AND REFINISH WOOD PORCH, AWNING, AND FACADE AS NEEDED

EAST 03
1/4" = 1'-0"



REPAIR AND REFINISH WOOD FACADE AS NEEDED

(E) ADOBE BRICK TO BE REPAIRED IN-KIND AS NEEDED

REPLACE (E) WINDOWS, TYP

NEW DOUBLE LEAF DOOR IN (E) OPENING, PAINT

SOUTH 02
1/4" = 1'-0"



REPAIR AND REFINISH WOOD PORCH, AWNING, AND FACADE AS NEEDED

(E) ROOF TO BE REPLACED DUE TO EXISTING CONDITION, REPLACE IN-KIND

(E) ADOBE BRICK TO BE REPAIRED IN-KIND AS NEEDED

WEST 01
1/4" = 1'-0"

FINDINGS: CONDITIONAL USE PERMIT

A MINOR USE PERMIT TO CONVERT AND REPURPOSE AN EXISTING 1,100 SQUARE-FOOT COMMERCIAL BUILDING TO BE A COFFEE SHOP/CAFÉ WITH REQUIRED PARKING ON AN APPROXIMATE 4.63-ACRE SITE WITHIN THE SPECIAL DEVELOPMENT-RESIDENTIAL (SD-RES) ZONING DISTRICT; LOCATED AT 53414 MANE STREET IN PIONEERTOWN; 3RD SUPERVISORIAL DISTRICT; APNS: 0594-211-29; PROJECT NUMBER PROJ-2023-00112.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for approval of the Conditional Use Permit:

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The Project Site is 4.63 acres in size and is of adequate size and shape to accommodate the proposed additions to the existing vehicle dealership business. Ingress and egress circulation, landscaping, lot coverage, and all setbacks meet the requirements of the Development Code for the Project's property land use and zoning designations.

- 2. 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.**

The site design and final Conditions of Approval for the Project ensure adequate legal and physical access to the site. Because the proposal is an addition to an existing commercial building on improved land, there is existing access, however, external street improvements were required. The Project's site plan has been reviewed by the County's Land Use Services and Public Works departments and determined to have the applicant provide adequate access to the abutting local street with improved driveways and roadway improvements which must be constructed in connection with Project development. The Project site proposes improvements to the existing commercial driveway located along Tom Mix Road, which will improve legal and physical access to the site. On-site circulation drive aisles meet San Bernardino County Fire Protection District Standards.

- 3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means the use will**

not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.

The Project, as designed and conditioned, is consistent with the land uses and development standards allowed within the Special Development-Residential (SD-RES) Zoning District and as such should not have adverse effects on abutting properties. The Project is adjacent to commercial businesses to the east all facing Mane Street like the subject Project. There is a US Post office to the south. There are residential uses to the north across Rawhide Road, and vacant parcels to the west, north, and south.

Project Conditions of Approval address Development Code allowances and thresholds for noise, traffic, vibrations, lighting, glare, or other disturbance, as well as for onsite driveway and off-site road improvements (driveway approach). The Project is a 1,100 square-foot restoration and interior remodel to an existing vacant commercial building on approximately 4.63 acres on one parcel in an unincorporated in Pioneertown, San Bernardino County, California.

Project improvements have been designed to incorporate development performance standards and setbacks.

4. 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 proposed Minor Use Permit, together with the provisions for its design and improvement are consistent with the Countywide Policy Plan. The proposed Project as designed specifically is consistent with the goals, policies, standards and maps of the Policy Plan. The Project specifically implements the following San Bernardino Policy Plan goals and policies:

- **Policy LU-2.4 Land Use Map consistency.**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: *The Project is consistent with the Land Use Map and does not propose a change in the Land Use Category. As designed, the proposed restoration to the existing vacant commercial building is generally compatible and consistent with surrounding land uses and community's identity.*

- 5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels.**

There is supporting infrastructure by way of the existing Tom Mix Road, which has been conditioned for improvements and maintenance to sustain emergency vehicles, and connecting to Pioneertown Road, which is a maintained roadway. The Project is conditioned to provide improvements to the adjacent right-of-way along the westerly and property line, as well as designing and reconstructing the access driveway facing the described road per San Bernardino design standards. The proposed restoration and remodel is intended to re-establish commercial use for customer service.

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

The conditions of approval include measures that require the applicant/developer to comply with the performance measures outlined in the County Development Code. Therefore, the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

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

The proposed restoration/remodel is to an existing vacant commercial building; therefore no additional solar energy provisions are required on site while it does meet all of the other San Bernardino's Development Code Standards, thereby meeting the intent and purpose of the required finding.

- 8. There are no circumstances that would result in standards or conditions not being able to adequately mitigate environmental impacts.**

A Categorical Exemption Notice of Exemption (NOE) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit C). The Project qualifies for Categorical Exemption under Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the Project involves negligible or no expansion of use.

- 9. The project is planned for immediate development and does not include a phased development.**

The Project will be a restoration/remodel of an existing commercial building to provide a coffee shop/café to serve existing customers and local patrons. The applicant is expected to initiate construction of the restoration/remodel upon approval of the Minor Use Permit and Plan Check by the Building and Safety Division.

10. The project is not likely to result in controversy. If the proposed project fails to satisfy any of the findings identified in this Subdivision, it shall only be processed as a Minor Use Permit in compliance with this Chapter.

There were no public comments after the distribution of the Project Notice to the surrounding property owners and members of the public within a 300-foot radius. Additionally, the Project restores/remodels an existing commercial building that will be designed to match the same height and elevation materials to be consistent and match the existing architecture along the historic Mane Street thoroughfare. The Project will add a new restaurant/eatery for visitors and residents of Pioneertown.

3 **Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

4 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

5 **Project Account** - Status: Outstanding

The Project account number is PROJ-2023-00112. 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.

6 Continous 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.

7 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.

8 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.

9 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.

10 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.

11 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**12 Noise Levels** - Status: Outstanding

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

13 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.

14 Refuse Storage and Disposal - Status: Outstanding

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

Public Works - Traffic**15 Access** - Status: Outstanding

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

16 Back Out Into Public Roadways - Status: Outstanding

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

INFORMATIONAL

County Fire - Community Safety

17 **F01 Jurisdiction** - Status: Outstanding

The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

18 **F03 Fire Condition Letter Expiration** - Status: Outstanding

Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

19 **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.

20 **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.

21 **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.

22 **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

23 **Natural Drainage** - Status: Outstanding

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

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

Special Districts Subzone Formation. A Special Districts (SD) subzone must be established within an existing maintenance district to be eligible for Street Improvement Waiver SIW-2025-00012. If the developer is unable to form a SD subzone, then the developer shall make full road improvements to county code and standards without the option of SIW-2025-00014.

25 **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.

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

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

Public Works - Solid Waste Management

27 **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.

28 **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).

29 **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.

30 **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.

31 **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.

32 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

33 Air Quality - Status: Outstanding

Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the grading activity 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 dusts, 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.

34 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.

35 **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.

36 **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 - Land Development

37 **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.

38 **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.

39 **FEMA Flood Zone.** - Status: Outstanding

FEMA Flood Zone. The project is located within Flood Zone XXX

40 **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.

41 **Joshua Trees** - Status: Outstanding

This parcel is flagged for Joshua Trees. Project plans, including, but not limited to, the site plan must reflect type, locations, and distances of Joshua Trees to any proposed land disturbance, including grading areas, proposed structures, and/or staging areas. If Eastern Joshua Trees are on the parcel, the site plan shall state that there are Eastern Joshua Trees; this statement shall also be signed by the property owner, engineer, or applicant and shall be shown on the site plan. If Western Joshua Trees are more than 50' from any land disturbance, the site plan shall show such trees, 50' buffer areas, and include the signature from the property owner, engineer, or applicant. If Western Joshua Trees are within 50 feet of any land disturbance, approval from the California Department of Fish and Wildlife (CDFW) is required. Please contact CDFW at WJT@wildlife.ca.gov or the Region 6 office serving San Bernardino County at (909) 484-0167 or AskRegion6@wildlife.ca.gov. Quick reference guide can be found here: https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT_Quick-Reference-Guide_REV-2-25-2026.pdf

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

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

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

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

44 **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

Public Health– Environmental Health Services

45 **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

46 **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.

47 **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

County Fire - Community Safety

48 **F02 Fire Fee** - Status: Outstanding

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

49 **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.

50 **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.

51 **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.

Land Use Services - Building and Safety

52 **Construction Plans** - Status: Outstanding

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

Land Use Services - Land Development

53 **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.

54 **Legal Access** - Status: Outstanding

Proof of legal access to the nearest maintained public road is required for all applications. As proof of legal access, the "developer" shall submit one of the following: (a) existing dedication; (b) copy of the court decree establishing prescriptive rights that is acceptable to the Land Development Division; (c) dedications/easements by separate instrument from all property owners intervening between the proposed land division and a Publicly Maintained Road System.

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

Road Improvements with an established SD subzone. If there is an established SD subzone for the streets the developer shall submit for review and obtain approval from the Department of Public Works - Special Districts the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California. SIW-2025-00014 does apply if there is an established SD subzone. • Access Road. This project is required to have a minimum 26-foot wide graded access road within 30-foot of right-of-way and designed to County Standard modified 114 that ties into a maintained paved public road, and if SIW-2025-00014 is approved, the developer may use polymer binder over the dirt road in lieu of paving. Mane Street (Quarter Section Line – 88 feet) with an established SD subzone • Street Improvements. Design and construct 26 feet wide graded dirt road per Std. 114 with the designated right of way with adequate drainage improvements as required. • Driveway Approach. Design driveway approach per County Standard 129C and located per County Standard 130. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11 and if SIW-2025-00014 is approved, the developer may use polymer binder over the dirt road in lieu of paving. Roy Rogers Road (Sixteenth Section Line – 60 feet) with an established SD subzone. • Street Improvements. Design and construct 26 feet wide graded dirt road per Std. 114 with the designated right of way with adequate drainage improvements as required. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11 and if SIW-2025-00014 is approved, the developer may use polymer binder over the dirt road in lieu of paving. Rawhide Road (Unclassified road – 60 feet) with an established SD subzone. • Street Improvements. Design and construct 26 feet wide graded dirt road per Std. 114 with the designated right of way with adequate drainage improvements as required. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11 and if SIW-2025-00014 is approved, the developer may use polymer binder over the dirt road in lieu of paving. Tom Mix Road (Unclassified road – 60 feet) with an established SD subzone. • Street Improvements. Design and construct 26 feet wide graded dirt road per Std. 114 with the designated right of way with adequate drainage improvements as required. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11 and if SIW-2025-00014 is approved, the developer may use polymer binder over the dirt road in lieu of paving.

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

Road Improvements without an established SD subzone. If a SD subzone is not established, then the developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California. SIW-2025-00014 does not apply if there is no established SD subzone. • Paved Access Road. This project is required to have a minimum 26-foot-wide paved access road within 30-foot of right-of-way and designed to County Standard modified 114A (providing for graded shoulders) that ties into a maintained paved public road. Mane Street (Quarter Section Line – 88 feet) without an established SD subzone. • Street Improvements. Design and construct 26 feet wide paved road per Std. 114A with the designated right of way with adequate drainage improvements as required. No curb or AC dike required. • Driveway Approach. Design driveway approach per County Standard 129C and located per County Standard 130. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11. Roy Rogers Road (Sixteenth Section Line – 60 feet) without an established SD subzone. • Street Improvements. Design and construct 26 feet wide paved road per Std. 114A with the designated right of way with adequate drainage improvements as required. No curb or AC dike required. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11. Rawhide Road (Unclassified Road – 60 feet) without an established SD subzone. • Street Improvements. Design and construct 26 feet wide paved road per Std. 114A with the designated right of way with adequate drainage improvements as required. No curb or AC dike required. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11. Tom Mix Road (Unclassified Road – 60 feet) without an established SD subzone. • Street Improvements. Design and construct 26 feet wide paved road per Std. 114A with the designated right of way with adequate drainage improvements as required. No curb or AC dike required. • Perimeter Paved Access Road. This project is required to have a perimeter access paved road per San Bernardino Development Code Chapter 83.09.050 table 83-11.

57 **Road Dedication** - Status: Outstanding

Roy Rogers Road (Sixteenth Section Line – 60 feet) • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 60 feet, and a 35-foot radius return grant of easement is required at the intersection of the Northerly and Easterly Property Lines. Rawhide Road (Unclassified road – 60 feet). • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 60 feet, and a 35-foot radius return grant of easement is required at the intersection of the Northerly and Westerly Property Lines. Tom Mix Road (Unclassified road – 60 feet). • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 60 feet.

58 **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.

59 **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.

60 **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.

61 **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.

62 **Utilities.** - Status: Outstanding

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

Public Health– Environmental Health Services

63 **California Regional Water Quality Control Board Clearance (CRWQCB)** - Status: Outstanding

Written clearance shall be obtained from the designated CRWQCB (listed below) and a copy submitted to EHS for projects with design flows greater than 10,000 gallons per day. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, (951) 782-4130. Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA 92260, (760) 346-7491. Lahontan Region, 15095 Amargosa Road, Bldg. 2 Suite 210, Victorville, CA 92392, (760) 241-658

64 **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.

65 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.

66 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.

67 New OWTS - Status: Outstanding

If a sewer is within 200 feet, a connection is required. The sewer connection requirement increases by 100-ft. per one Equivalent Dwelling Unit (EDU). A sewer will/will not serve letter may be required. If sewer connection and/or service are unavailable, onsite wastewater treatment system (OWTS) may then be allowed under the following conditions: a. A soil percolation report shall be submitted for EHS review and approval. b. An Alternative Treatment System (ATS), if applicable, shall be required. Submit an ATS written proposal for EHS review and approval. Soil percolation report and ATS written proposal shall be prepared by qualified professionals (i.e., Registered Civil Engineers (RCE), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.). Report and written proposal must be properly documented with the signature, stamp, and professional registration of the qualified professional. Applicable EHS review fee will be invoiced upon receipt of report or written proposal.

68 Sewage Disposal - Status: Outstanding

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

69 Water Purveyor - Status: Outstanding

Water purveyor shall be Special Districts CSA 70-W4 or EHS approved.

70 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.

71 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

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

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

PRIOR TO OCCUPANCY

Land Use Services - Planning

73 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of an Approval of Minor Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2023-00112.

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

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

75 **Screen Rooftop** - Status: Outstanding

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

76 **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).

77 **Condition Compliance** - Status: Outstanding

Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

County Fire - Community Safety

78 **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".

Land Use Services - Building and Safety

79 **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

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

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

81 **LDD Requirements** - Status: Outstanding

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

82 **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.

83 **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

84 **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.

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

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

Public Works - Solid Waste Management

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

The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>.

Public Works - Traffic

87 **Improvements** - Status: Outstanding

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

PRIOR TO RECORDATION

County Fire - Community Safety

88 **F16 Access** - Status: Outstanding

The development shall have a minimum of one 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.

Public Health– Environmental Health Services

89 **Individual Wells** - Status: Outstanding

If an approved water company cannot serve the project, individual wells are authorized for each daughter parcel providing that County Development Code infrastructure requirements can be met. Conceptual plans, showing that wells and septic system locations meet setback requirements, may be required (§ 83.09.060). If wells are approved, the following notes shall be placed on the Composite Development Plan (CDP), "An individual well shall be utilized as the domestic water source for each lot. The well shall be installed and approved by EHS prior to the issuance of building permits for each lot."

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

90 **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.

91 **F25 Street Sign** - Status: Outstanding

This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

92 **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.

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

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

94 **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.

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

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

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

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	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.sbctfire.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	
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	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>