



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 18, 2014

AGENDA ITEM # 2

Project Description

Vicinity Map



APN: 3066-311-02
Applicant: Jon & Colleen Sparlin (Cornerstone Baptist Church)
Community: Phelan/1st Supervisorial District
Location: East side of Sheep Creek Road, approximately 335 feet south of Nielson Road
Project No: P201400220/CUP
Staff: Tracy Creason
Rep: Steeno Design
Proposal: A) Conditional Use Permit to establish and expand Cornerstone Baptist Church in 2 phases on a portion of 2.3 acres
 B) Variance to reduce the required front setback landscaping from 25 feet to 15 feet, and reduce the southerly side yard setback from the required 10 feet to 5 feet on 2.3 acres



11 Hearing Notices Sent On: December 5, 2014

Report Prepared By: Tracy Creason

SITE INFORMATION

Parcel Size: 2.3 acres
Terrain: Generally flat, sloping slightly to the northeast with elevations between approximately 4199 and 4215 feet above mean sea level
Vegetation: Disturbed, developed parcel with minimal installed landscaping

SURROUNDING LAND DESCRIPTION:

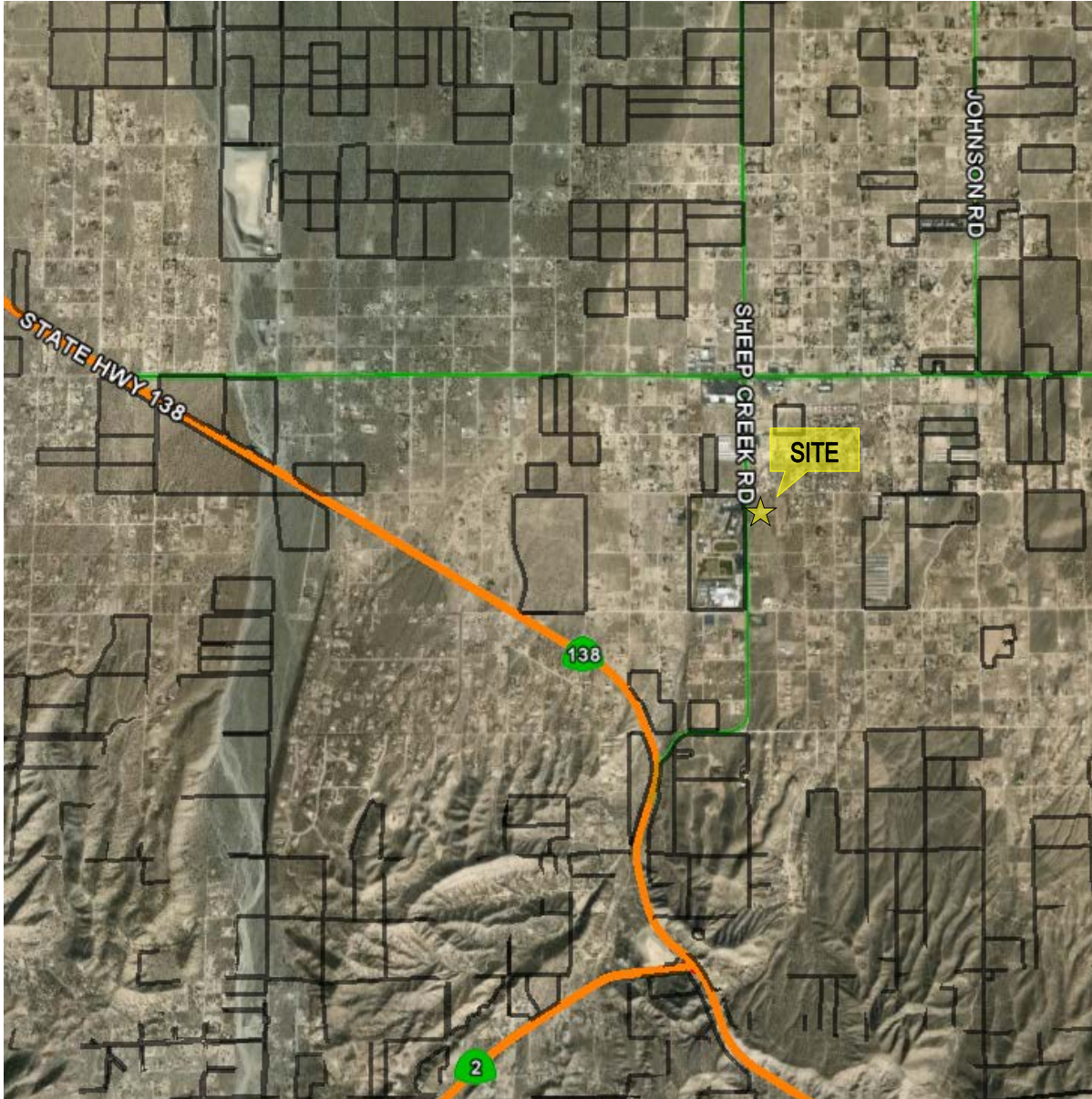
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT / OVERLAYS
Site	Cornerstone Baptist Church	PH/CG (Phelan Pinon Hills Community Plan/General Commercial)/FS2, FP1
North	Vacant	PH/CG (Phelan Pinon Hills Community Plan/General Commercial)/FS2, FP1
South	Vacant	PH/CG (Phelan Pinon Hills Community Plan/General Commercial)/FS2, FP1
East	Single Family Residence	PH/RS-1 (Phelan Pinon Hills Community Plan/Single Residential, 1-acre minimum parcel size)/FS2, FP1
West	Serrano High School	PH/IN (Phelan Pinon Hills Community Plan/Institutional)/FS2, FP1

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	None	N/A
Water Service:	Sheep Creek Water Company	Will serve
Sewer/Septic Service	Existing On-site septic	EHS to approve

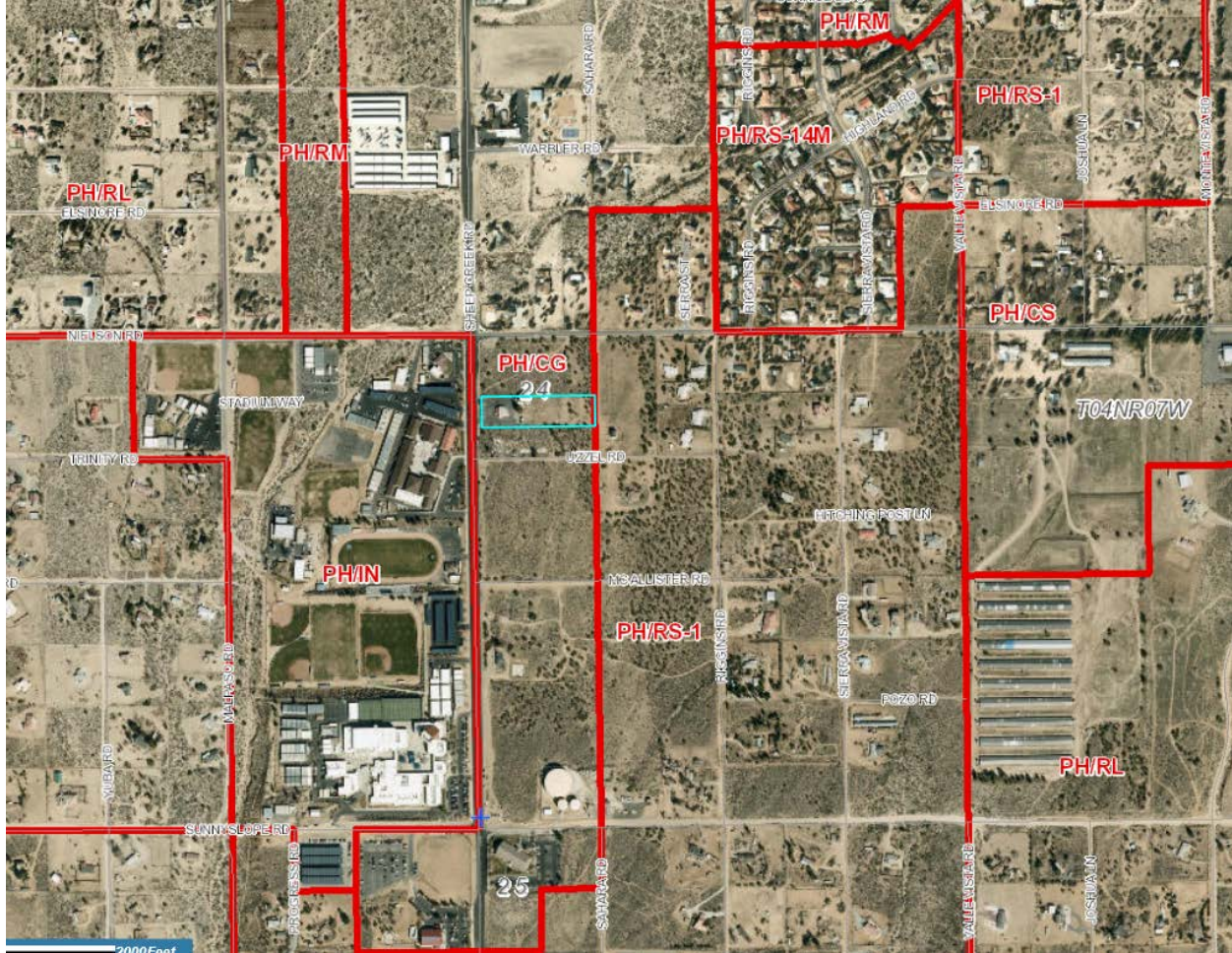
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the proposed Findings, **APPROVE** the Conditional Use Permit subject to the attached Conditions of Approval, **APPROVE** the Variance, and **FILE** a Notice of Exemption.

In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days after the Planning Commission hearing.

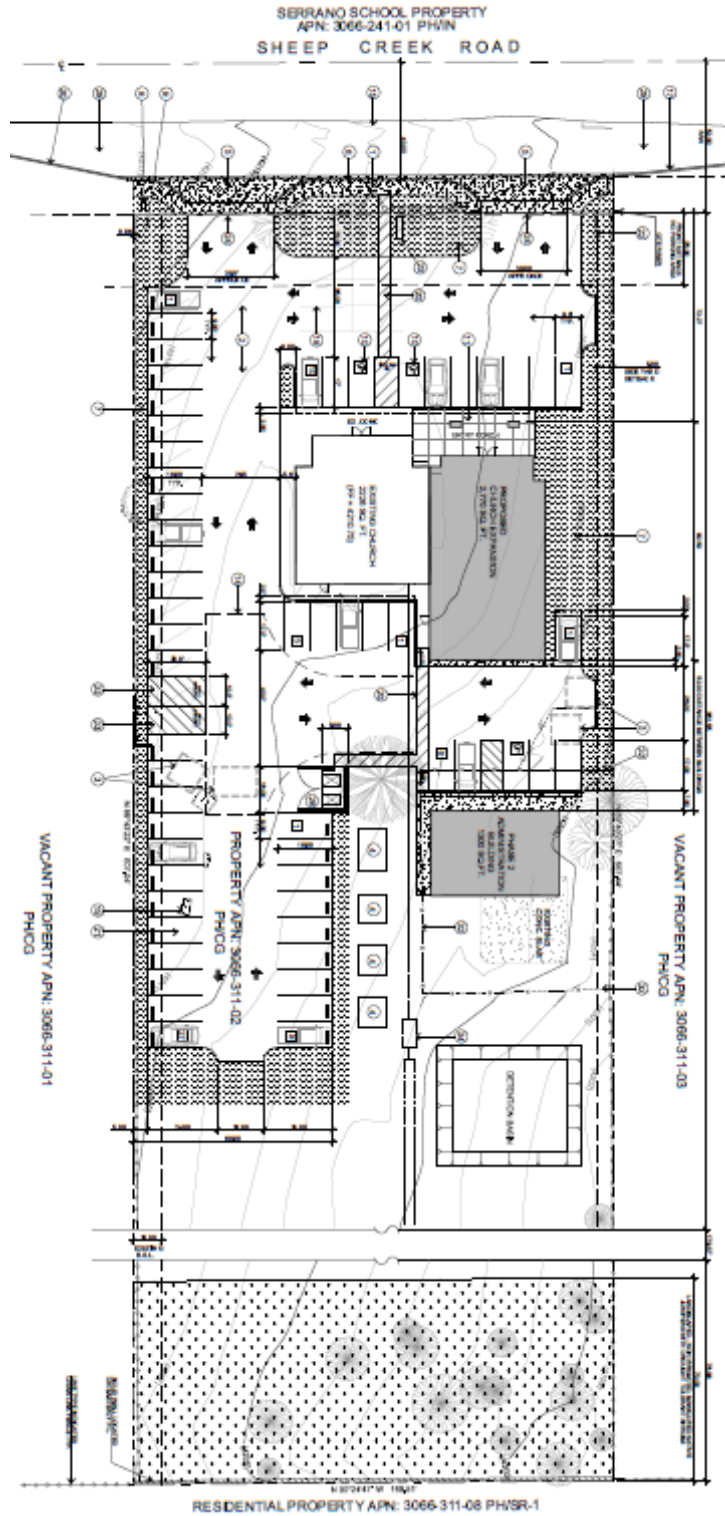
VICINITY MAP



AERIAL VIEW AND LAND USE ZONING DISTRICT MAP



SITE PLAN



BACKGROUND:

On April 17, 2013, Steeno Design Studio, the Applicant's representative, filed a Pre-application Development Review meeting application to discuss the legal establishment of the existing Cornerstone Baptist Church and its expansion. Despite extensive research into the legal establishment of the existing facility, no land use approvals were discovered.

On May 15, 2014, a Conditional Use Permit (CUP) application was filed, which proposes to establish and expand the church (Project) in two phases on a portion of 2.3 acres. Specifically, the proposed Project will permit the existing Cornerstone Baptist Church, construct a new 2,770 square foot sanctuary, and convert the existing 2,226 square foot sanctuary space into ancillary uses such as Sunday school and fellowship spaces in Phase 1. Phase 2 consists of constructing a 1,300 square foot administration building behind the new sanctuary. Landscaping appropriate to this desert setting will be installed along all property lines and within the parking lot. However, the Project also includes a variance to reduce the required front setback landscaping from 25 feet to 15 feet, and reduce the southerly side yard setback from the required 10 feet to 5 feet. The property is in the unincorporated community of Phelan, on the east side of Sheep Creek Road, approximately 335 feet south of Nielson Road.

ANALYSIS: CONDITIONAL USE PERMIT

Public Notifications: The CUP application was accepted as complete on June 20, 2014, and Project Notifications were mailed to 11 surrounding property owners. Staff received no responses. On December 5, 2014, the Planning Division sent a Notice of Hearing to surrounding property owners within 300 feet of the site. The Notice of Hearing was published in two newspapers of general circulation – The Sun and The Daily Press. As of the date of the writing of this staff report, no verbal or written comments have been received.

Aesthetics/Visual: The current visual character of the site is typical of rural development in the general area. Landscaping appropriate to this desert setting will be installed along all property lines and within the parking lot.

Proposed lighting must comply with the Glare and Outdoor Lighting requirements within the Desert Region, which includes shielding to prevent light trespass and protect the night sky.

Biological Resources: Even though the site is within a general area known to contain habitat to support Desert Tortoise, it contains minimal native vegetation, is developed with a structure and has otherwise been disturbed, and is surrounded by a chainlink fence.

Transportation/Traffic: The applicant anticipates that the congregation housed at the Project site will expand from 40 parishioners to 75. The expansion is to accommodate this anticipated growth. Services are from 9:45 A.M. to 12:30 P.M. and 6:00 P.M. to 7:30 P.M. on Sundays. Informal Bible study meetings are held every other Saturday from 7:00 A.M. to 12:30 P.M. The County Traffic Division has determined that the trips associated with these activities would not adversely impact the level of service on local

roads. The site is within the High Desert Local Area Transportation Facilities Fee Plan and the Project will be conditioned to contribute to this Plan.

ANALYSIS: MINOR VARIANCE

The Project includes a request for a variance to reduce the required front setback landscaping from 25 feet to 15 feet, and reduce the southerly side yard setback from the required 10 feet to 5 feet. Staff is supportive of this request since the property has a long, narrow configuration; approximately 660 feet long from east to west, but only 165 feet wide from north to south. The existing structure is approximately 67 feet east of the front property line. Further, in order to allow for the required landscaping, drive aisles, and vehicular circulation, the applicant requested a variance to reduce the width of the landscaping within two setbacks. The percentage of installed landscaping relative to the overall size of the property totals approximately 21 percent, which exceeds the 20 percent minimum required for institutional uses in the County Development Code, Chapter 83.10.

ENVIRONMENTAL REVIEW:

Planning Staff determined that the Project proposal is exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption (minor alteration to an existing facility, Section 15301 of the CEQA Guidelines) and as a Class 3 exemption (new construction or conversion of small structures, Section 15303 of the CEQA Guidelines). Furthermore, Section 15061(b)(3) of the CEQA Guidelines states that a Project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. Therefore, Staff recommends the filing of a Notice of Exemption.

RECOMENDATION: That the Planning Commission:

- A. **ADOPT** the Findings for approval of a Conditional Use Permit and variance as contained in the Staff Report;
- B. **APPROVE** the Conditional Use Permit to establish and expand Cornerstone Baptist Church in 2 phases, along with the variance for setbacks on a portion of 2.3 acres, subject to the conditions of approval contained in the Staff Report;
- C. **APPROVE** the Variance;
- D. **FILE** a Notice of Exemption.

ATTACHMENTS:

- Exhibit A: Findings
- Exhibit B: Conditions of Approval

Exhibit A

Findings

FINDINGS:CUP

Per Development Code Section 85.06.040, the following are the required findings that the reviewing authority must determine to be true before approving any Conditional Use Permit. The proposed project (Project) will permit the existing Cornerstone Baptist Church, construct a new 2,770 square foot sanctuary, and convert the existing 2,226 square foot sanctuary space into ancillary uses such as Sunday school and fellowship spaces in Phase 1. Phase 2 consists of constructing a 1,300 square foot administration building behind the new sanctuary. Landscaping appropriate to this desert setting will be installed along all property lines and within the parking lot, although the Project also includes a setback and landscaping variance. The Project's consistency with each finding is described:

1. 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.

Project Consistency: The Project site is approximately 2.3 acres. The subject site is adequate in shape and size to provide all required features pertaining to the proposed place of worship (Cornerstone Baptist Church) in compliance with applicable development standards, including all required fences, loading areas, open spaces, parking areas, and yards. The Project includes a variance to retain the existing front setback less than 25 feet from the property line, and to reduce the side yard setback from 10 to 5 feet.

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.

Project Consistency: The proposed Project provides for adequate site access from the two existing driveways on Sheep Creek Road.

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

Project Consistency: A Place of Worship is a conditionally permitted use in the PH/CG land use zoning district. The Project requires a CUP because extensive research into the legal establishment of the facility returned no land use approvals. Evaluation of the noise by Environmental Health and of the traffic by Public Works determined that with incorporation of design standards and adherence with conditions of approval will maintain these potential disturbances within established standards. Properties to the north and south are zoned CG

and the property across Sheep Creek Road to the west is zoned IN. A solid wall and landscaping along the eastern property line where adjacent to RS-1 zoning was incorporated as a design feature. Installation of required landscaping elsewhere on the site as required by the County Development Code will reduce disturbances to adjacent parcels. When buffered by desert vegetation typical of the area, the facility is not anticipated to produce a significant effect on adjacent properties.

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

Project Consistency: Places of Worship are conditionally permitted uses in all land use zoning districts except FW and OS. Therefore, the Project's land use is consistent with the General Plan map for the area. The Phelan Pinon Hills Community Plan permits Places of Worship as outlined in the Development Code.

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

Project Consistency: During operation, the Project will place negligible requirements on local infrastructure, and will not significantly affect existing service levels. The Project will generate an insignificant number of vehicle trips that would easily be accommodated by existing local roadways. Minor infrastructure improvements are contained in the Conditions of Approval. Payment of the High Desert Local Area Transportation Fee is also a Condition of Approval. All needed infrastructure exists on site to serve the existing structure and the proposed expansion.

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

Project Consistency: The Project's Conditions of Approval largely reflect standard County conditions refined over time and designed to protect the public health, safety, and general welfare. These conditions are based on established legal requirements and are applicable to all similar projects. Consequently, they are considered reasonable and 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.

Project Consistency: The Project is the establishment and expansion of the Cornerstone Baptist Church. The existing structure and proposed expansion will

occupy a portion of the 2.3-acre parcel, allowing space for the use of solar energy systems and passive or natural heating and cooling opportunities.

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

Project Consistency: Planning Staff determined that the Project proposal is exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption (minor alteration to an existing facility, Section 15301 of the CEQA Guidelines) and as a Class 3 exemption (new construction or conversion of small structures, Section 15303 of the CEQA Guidelines). Furthermore, Section 15061(b)(3) of the CEQA Guidelines states that a Project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. It has been determined not to have a significant effect on the environment. Therefore, if the Project is approved, a Notice of Exemption will be filed. The County exercised independent judgment in making this determination.

FINDINGS: VARIANCE

Variance Proposal

Minor Variance to reduce the front setback landscaping from the required 25 feet to 15 feet, and reduce the southerly side yard setback from the required 10 feet to 5 feet on 2.3 acres.

Findings

1. 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.

Project Consistency: The gross acreage of the property is approximately 2.3 acres, or 100,188 square feet. The proposed place of worship (Cornerstone Baptist Church) and the expansion total approximately 4,996 square feet. Existing or proposed accessory structures total approximately 1,750 square feet. The Project will not be materially detrimental to other properties or land uses in the area and is consistent with existing development in the community of Phelan. The structure square footage is approximately 15 percent of the total lot size, allowing for landscaping, building separation, and future use of solar energy systems.

2. 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 land use zoning district or vicinity.

Project Consistency: The 2.3-acre property is narrow from north to south and long from east to west. The existing structure is approximately 67 feet from the front property line. Because of the property configuration and the existing development, the size and location of landscaping and drive aisles must take these into consideration. In order to permit parking in front of the sanctuary, the front landscaping was reduced from 25 feet to 15 feet. The landscaping on the north property line ranges from 5 feet wide to 60 feet wide. Increased landscaping along the north property offsets the reduced landscaping along the south property line. Installed landscaping totals approximately 21 percent of the property; undeveloped areas total approximately 61 percent. The development meets the development standards established for the General Commercial land use zoning district.

3. 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.

Project Consistency: As mentioned above, the shape of the property is long and narrow and existing development is close to the front property line. The inclusion of parking, drive aisle, and landscaping in front of the building limits the size of the area

available for landscaping. The overall development complies with development standards established for the zoning.

4. The granting of a variance to reduce the front setback landscaping from the required 25 feet to 15 feet, and reduce the southerly side yard setback from the required 10 feet to 5 feet on 2.3 acres is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.

Project Consistency: The Project is to establish and expand a place of worship, the Cornerstone Baptist Church. The granting of the variance allows the re-use of the existing structure and the expansion of the Cornerstone Baptist Church. It allows for the required landscaping and parking, but takes into consideration the special circumstances of the property, specifically the long, narrow configuration of the property and the location of the existing structure. The granting of the variance maintains compatibility with the objectives specified in the General Plan and the Phelan Pinon Hills Community Plan.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

[Not subject to Condition Compliance Release Form (CCRF) signatures]

LAND USE SERVICES – Planning Division 760.995.8140

1. Project Description. The County conditionally approves the proposed Conditional Use Permit (CUP) to establish and expand Cornerstone Baptist Church in 2 phases on a portion of 2.3 acres in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the California Fire Code (CFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The Project includes a variance to reduce the required front landscaping setback from 25 feet to 15 feet, and reduce the southerly side yard building setback from the required 10 feet to 5 feet.

The developer shall provide a copy of the approved conditions and the site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project Site with APN: 3066-311-02 and Project Number: P201400220.

2. Project Location. The Project site is located on the east side of Sheep Creek Road, approximately 335 feet south of Nielson Road in the unincorporated community of Phelan.
3. Revisions. Any proposed change to the approved use/activity on the site; or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved by the County. The developer shall prepare, submit with fees, and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Continuous Effect/Revocation. All Conditions of Approval applied to this project shall be effective continuously throughout the operative life of the project for the approved use. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
5. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its "indemnities" (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 the 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's fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

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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 indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

6. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three years of the effective date of this approval, unless an extension of time is granted. The permit is deemed exercised when either
- the permittee has commenced actual construction or alteration under a validly issued Building Permit, or
 - the permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a Building Permit. [SBCC §86.06.060]

Occupancy of completed structures and operation of the approved 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:

- Building and Safety does not issue construction permits for all or part of the project or the construction permits expire before the completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is 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 the expiration date. The developer is responsible for initiation of any Extension of Time application.

7. Extension of Time. County staff may grant extensions of time to the expiration date (listed above or as otherwise extended) in increments each not to exceed an additional three years beyond the current expiration date. The developer may file an application to request consideration of an extension of time with appropriate fees no less than 30 days before the expiration date. County staff may grant extensions of time based on a review of the Time application, which must include a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised Conditions of Approval or site plan modifications. (SBCC §86.06.060)
8. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
9. Project Account. The Job Costing System (JCS) account number is P201400220. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$1000 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. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).
10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection, and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.

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- Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by County Planning.
11. Additional Permits. 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 include:
- a) FEDERAL: US Fish & Wildlife, Army Corps of Engineers, Federal Aviation Administration
 - b) STATE: State Fish & Wildlife, Lahontan RWQCB, Mojave Desert AQMD
 - c) COUNTY: Land Use Services – Planning, Building and Safety, Code Enforcement; Public Health – Environmental Health Services; Special Districts; Public Works; County Fire; and Hazardous Materials
 - d) LOCAL: Phelan Pinon Hills Community Services District (PPHCSD); Sheep Creek Water Agency
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- 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.
 - Graffiti and debris. The developer shall remove graffiti and debris immediately through weekly maintenance.
 - 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.
 - Dust control. The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - Erosion control. The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 Divisions 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.
 - 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.

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13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in SBCC 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. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
 - Odors: No offensive or objectionable odor.
 - Emissions: No emission of dirt, dust, fly ash and other forms of particulate matter.
 - Smoke: No smoke of a greater density than that described in No. 2 on the Ringelmann Chart, as published currently by the United States Bureau of Mines, shall be emitted from any project source.
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
14. Clear Sight Triangle. Signs and other structures located within the clear sight triangle, shall comply with the height and location requirements specified by the SBCC or as otherwise required by the County Traffic Division.
15. Water Conservation. Structures shall incorporate interior and exterior water conservation measures (low-flow plumbing, water efficient landscaping, drip irrigation, minimization of turf areas, etc.) as required by the SBCC.
16. Construction Hours. Construction will be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday in accordance with the SBCC standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
17. Signs. This conditional approval includes one freestanding pole or monument sign. All existing signs must be removed before the new sign can be installed. The developer must consult with the Building and Safety Division to determine the need for demolition permits to remove the existing signs. All signs must comply with and be permitted in accordance with SBCC §83.13, Sign Regulations.

LAND USE SERVICES – Code Enforcement Division 760.995.8140

18. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the County will charge the property owner for such enforcement activities in accordance with the SBCC Schedule of Fees.
19. Weed Abatement. The Applicant shall comply with San Bernardino County weed abatement regulations [SBCC §23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES – Land Development Division – Drainage Section 909.387.8311

20. Infrequent Flood Hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.
21. FEMA Flood Zone. The Project is located within Flood Zone AO according to FEMA Panel Number 6450H dated 08/28/2008 and will require the building pad of the proposed structure to be elevated a minimum 1 foot above the known shallow flooding depth of 1 foot in compliance with FEMA/SBC regulations. If the common wall is demolished as part of the project, then the entire structure (proposed and existing) must be elevated as required by FEMA Unit 8 Substantial Improvement and Substantial Damage document. (Elevation Certificate is required.)
22. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off-site/on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.
23. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.

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24. Additional Drainage Requirements. In addition to drainage requirements stated herein, other on-site and/or off-site improvements may be required that 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.
25. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
26. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

LAND USE SERVICES – Land Development Division – Road Section 909.387.8311

27. Road Standards. All required street improvements shall comply with the latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

PUBLIC HEALTH – Environmental Health Services [DEHS] 800.442.2283

28. Noise. Noise level shall be maintained at or below SBCC Standards, §83.01.080. For information, contact DEHS at 800.442.2283.
29. Septic. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
30. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual or other impacts and environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least one time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least two times per week, or as often as necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with SBCC Chapter 8, §33.0830 et. seq. For information, call DEHS/LEA at 800.442.2283.

PUBLIC WORKS – Solid Waste Management 909.386.8701

31. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.
32. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates four or more cubic yards of commercial solid waste a week or is a multi-family residential dwelling of five or more must arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. This requirement is to assist the County in compliance with the recycling requirements of AB 341.

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COUNTY FIRE DEPARTMENT – Community Safety Division 760.995.8190

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

**PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY,
 The Following Shall Be Completed**

LAND USE SERVICES – Building and Safety Division 760.995.8140

34. Demolition Permit. Obtain a demolition permit for any building or structure to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
35. Retaining Wall Plans: Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
36. Geotechnical Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
37. Erosion & Sediment Control Plan: An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
38. Erosion Control Installation: Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
39. Grading Plans. The developer shall submit grading plans to the Building and Safety Division for review and approval prior to grading and/or land disturbance.
40. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov.
41. Regional Board Permit Letter. CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

LAND USE SERVICES – Planning Division 760.995.8140

42. Tree Removal Plan. A tree removal plan and permit, in compliance with the County's Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants. This shall also be incorporated into the landscape plan, where removed trees shall be replanted on site when feasible.
43. DCP. The developer shall submit a Dust Control Plan (DCP) to the Planning Division, which meets the requirements of the Mojave Desert Air Quality Management District (MDAQMD) and which the MDAQMD has approved.
44. MDAQMD. The developer shall submit verification to the Planning Division that project design and construction adhere with the requirements of the MDAQMD, including compliance with all MDAQMD regulations (i.e., Rules 201, 203, 401, 403.2, 404), proper maintenance of vehicles, implementation of the MDAQMD-approved DCP, and suspension of all construction during high wind or second stage smog events.

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LAND USE SERVICES – Land Development Division – Drainage Section 909.387.8311

45. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$520 deposit for drainage review will be collected upon submittal to the Land Development Division.
46. FEMA Flood Zone. The Project is located within Flood Zone AO according to FEMA Panel Number 6450H dated 08/28/2008 and will require the building pad of the proposed structure to be elevated a minimum 1 foot above the known shallow flooding depth of 1 foot in compliance with FEMA/SBC regulations. If the common wall is demolished as part of the project, then the entire structure (proposed and existing) must be elevated as required by FEMA Unit 8 Substantial Improvement and Substantial Damage document. (Elevation Certificate is required.) 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.
47. Topo Map. The developer shall provide a topographic map to facilitate the design and review of necessary drainage facilities.
48. Grading Plans. The developer shall submit grading plans to the Land Development Division, Drainage Section for review and obtain approval. The Land Development Division will collect a \$520 deposit for grading plan review at the time of submittal.
49. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
50. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Plan shall be based on Mojave River Watershed Template. Copies of the WQMP guidance and template can be found at: <http://www.sbcounty.gov/dpw/land/npdes.asp>
51. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of \$3,600 to Land Development Division.

COUNTY FIRE DEPARTMENT – Community Safety Division 760.995.8190

52. Water System Commercial. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the CFC.

PUBLIC WORKS – Surveyor 909.387.8149

53. Bearings & distances. The Site Plan shows bearings and distances which are not of record, and may only have been determined by a field survey. A Record of Survey will be required per Section 8762 of the Business and Professions Code.
54. Monumentation. If any activity on this project will disturb any land survey monumentation, including be 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 (Section 8771(b) Business and Professions Code).

PUBLIC WORKS – Solid Waste Management 909.386.8701

55. C&D Plan – Part 1. Prior to issuance of any demolition permits, the developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a “Construction Waste Management Recycling Plan (C&D Plan), Part

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l" for each phase of the project. The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from demolition, grading, and construction. The Plan shall include options to divert materials for reuse or recycling from landfill disposal by a minimum of 50 percent of total volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. A review fee must be submitted with the C&D Plan.

Upon completion of construction, the developer shall complete SWMD's C&D Plan Part 2. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed

LAND USE SERVICES – Building and Safety Division 760.995.8140

56. Building Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division. Submit plans for review and approval, obtain permits, and call for proper inspections.

LAND USE SERVICES – Land Development Division – Road Section 909.387.8311

57. Road Dedication and Improvements. Prior to issuance of building permits, the developer shall submit for review and obtain approval from the Land Use Services Department the following dedications, plans, and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Land Development Division, located at 385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187.

Sheep Creek Road (Major Highway – 104')

Street Improvements. Design curb and gutter with match up paving 40 feet from centerline.

Sidewalks. Design sidewalks per County Standard 109 type C.

Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and locate per Standard 130.

58. Road Design. Road sections within and/or bordering the project site shall be designed and constructed 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 Master Plan of Highways.
59. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
60. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole that would affect construction, and any such utility shall be relocated as necessary without cost to the County.
61. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division-Permit Section, Telephone (909) 387-8039, 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.
62. Soils Testing. 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

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back fill and all sub-grades shall be performed at no cost to San Bernardino County. A written report shall be submitted to the Transportation Operations Division – Permit Section of County Public Works, prior to any placement of base materials and/or paving.

63. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
64. Open Roads/Cash Deposit. Existing County roads that will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
65. Street Gradients. Road profile grades shall not be less than 0.5 percent unless the engineer, at the time of submittal of the improvement plans, provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.

PUBLIC HEALTH – Environmental Health Services [DEHS] 800.442.2283

66. Water. Water purveyor shall be EHS approved.
67. Water Letter. The Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. The letter shall reference Assessor's Parcel Number (APN): 3066-311-02. For projects with current active water connections, a copy of water bill with the project address may suffice. For information, contact the Water Section at 800.442.2283.
68. Sewer. The method of sewage disposal shall be EHS approved.
69. Sewer Letter. The Applicant shall procure a verification letter from the sewer agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the water agency. The letter shall reference APN: 3066-311-02.
70. OWTS. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: A soil percolation report has been submitted to DEHS for review and approval (reference number 14-63237). A plot plan showing the location of the septic system may be required by DEHS prior to the issuance of building permits. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
71. Septic. Existing septic system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
72. RWQCB Clearance. 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.
73. Acoustical Study. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards, SBCC §83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance with noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 800.442.2283.

COUNTY FIRE DEPARTMENT – Community Safety Division 760.995.8190

74. FS-2. The County General Plan designates this property as being within the Fire Safety Review Area 2. All future construction shall adhere to all applicable standards and requirements of this overlay district.
75. Water System – Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than 300 feet apart (as measured along vehicular travel-ways) and no more than 300 feet from any portion of a structure.
76. Access Requirements. The Applicant shall submit emergency/evacuation road access plans to the Fire Department for review and approval.
77. Fire Department Access. The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
78. Single Story Road Access. All buildings or structures shall have access provided by approved roads, alleys, and private drives with a minimum 26-foot unobstructed width and vertically to 14 feet 6 inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
79. Multi-Story Road Access. Buildings or structures three stories in height or more shall have a minimum access of 30 feet unobstructed width and vertically to 14 feet 6 inches in height.
80. Fire Sprinkler – NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacturer's specification sheets. The contractor shall submit plans showing the type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.
81. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at the time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
82. Hood and Duct Suppression. An automatic hood and duct fire extinguishing system is required. A Fire Department approved designer/installer shall submit three sets of detailed plans (minimum 1/8" scale) with manufacturer's specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
83. Fire Alarm. A manual, automatic, or manual and automatic fire alarm system complying with the CFC, NFPA, and all applicable codes is required. The developer shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
84. Street Sign. This Project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior to 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.
85. Primary Access Paved. Prior to building permits being issued for any new structure, the primary access road shall be paved or an all-weather surface shall be installed as specified in general requirements.
86. Building Plans. The developer shall submit at least three complete sets of building plans to the Fire Department for review and approval.

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LAND USE SERVICES – Planning Division 760.995.8140

- 87. Signs. This conditional approval includes one freestanding sign. All existing signs must be removed before the new sign can be installed. The developer must consult with the Building and Safety Division to determine the need for demolition permits to remove the existing signs. All signs must comply with and be permitted in accordance with SBCC §83.13, Sign Regulations. Provide verification of compliance to the Planning Division prior to issuance of building permits.
- 88. Elevations. In order to improve views along Sheep Creek Road the developer shall submit exterior elevations of the proposed structures for review and approval by the Planning Division.
- 89. Landscape Plans. The Applicant shall submit to the Planning Division for review and obtain approval of three sets of a Landscape Documentation Package, prepared by a Certified Landscape Professional in compliance with SBCC §83.10, Landscape Standards. At a minimum, landscaping shall be along Sheep Creek Road, adjacent to the structures, within the parking lots, and along the perimeters of the property. Planting plans shall utilize indigenous plant material, when possible, to minimize water consumption. The required planting plans and irrigation plans shall comply with Regional Landscaping Standards for the Desert Region.
- 90. MDAQMD. The developer shall provide verification of compliance with the MDAQMD Best Available Control Technology (BACT) to County Planning. These BACT must offset any new emissions so that there is no net gain in emissions within the air basin.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY,
The Following Shall Be Completed**

LAND USE SERVICES – Building and Safety Division 760.995.8140

- 91. Condition Compliance Release Sign-off. Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

LAND USE SERVICES – Land Development Division – Drainage Section 909.387.8311

- 92. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works.
- 93. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.
- 94. Elevation Certificate. An Elevation Certificate of structure shall be completed, approved, and on file with County Building and Safety.

LAND USE SERVICES – Land Development Division – Road Section 909.387.8311

- 95. Road Improvements. All required on-site and off-site improvements shall be completed by the Applicant, then inspected and approved by County Public Works.
- 96. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer shall be submitted to County Public Works.

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97. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Planning. It shall be maintained by the adjacent property owner or other County-approved entity.

PUBLIC WORKS – Traffic Division 909.387.8186

98. High Desert Local Area Transportation Facilities Fee Plan. This Project falls within the High Desert Local Area Transportation Facilities Fee Plan. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. Based on the Trip Generation Manual (9th Edition) and the site plan dated May 2014, this project generates approximately 228 trips on a Sunday. This fee is \$193.55 per trip multiplied by the number of trips (228) and by an induced trip adjustment factor of 20 percent as shown in the fee plan. Therefore, the total estimated Local Transportation Fees for this project are \$8,825.88. These fees are subject to change. The current High Desert Local Area Transportation Facilities Plan can be found at the following website: http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp.

COUNTY FIRE DEPARTMENT – Community Safety Division 760.995.8190

99. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or where 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 feet from the hydrant and at least six feet high above the adjacent road.
100. Commercial Addressing. Commercial and industrial developments of 100,000 square feet or less shall have the street address installed on the building with numbers that are a minimum six inches in height and with a three-quarter 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 200 feet or more from the roadway, additional non-illuminated, contrasting six inch numbers shall be displayed at the property access entrances.
101. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved Fire Department Knox[®] Lock.
102. Fire Extinguishers. Hand portable fire extinguishers are required. The Fire Department shall approve the location, type, and cabinet design.
103. Fire Lanes. The developer shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public and/or private roads in accordance with the approved plan.
104. Permanent Street Sign. Prior to final inspection and occupancy of the first structure, a permanent street sign shall be installed.

PUBLIC WORKS – Solid Waste Management 909.386.8701

105. C&D Plan – Part 2. The developer shall complete SWMD's C&D Plan Part 2. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification of reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume of all construction waste.

LAND USE SERVICES – Planning Division 760.995.8140

106. Landscaping Installed. All landscaping, dust control measures, all walls/fences, pedestrian walkways, irrigation systems, etc. as delineated on the approved landscape plan shall be installed. The developer shall submit verification

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as required in SBCC §83.10.100 in the form of a Certificate of Completion prepared by the professional who prepared the plans. Supplemental verification should include photographs.

107. On-site Improvements. Parking and on-site circulation requirements shall be installed per the approved site plan.
108. Signs. Prior to occupancy, the developer shall provide verification that the one freestanding sign is installed and that all previously existing signs have been removed. All signs must comply with and be permitted in accordance with SBCC §83.13, Sign Regulations.
109. Disabled Access. Disabled access parking spaces shall be clearly marked as disabled spaces and said markings shall be maintained in good condition at all times.
110. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
111. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
112. Trash/Recyclables Receptacles. All trash and recyclables receptacles shall be in compliance with Public Works, Solid Waste Management standards. They shall be enclosed by six-foot high masonry walls with steel gates. A concrete apron equal to the width of the gate and outward from the enclosure a minimum of six feet shall be provided.
113. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201400220 shall be paid in full.

END OF CONDITIONS