



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

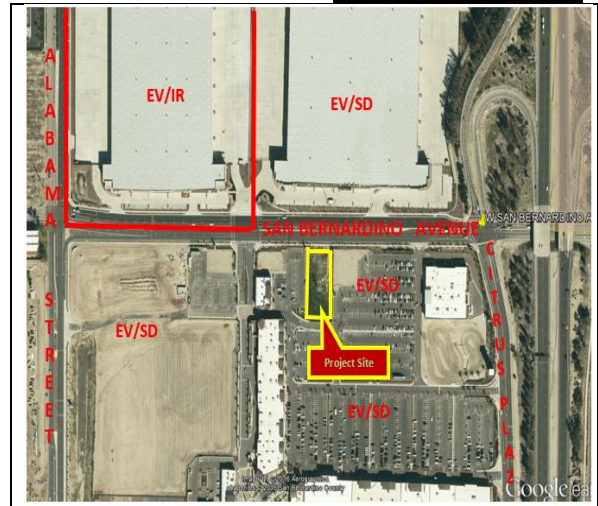
HEARING DATE: April 6, 2017

AGENDA ITEM 2

Project Description

Vicinity Map -

| | |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| APN: | 0292-082-66 |
| Applicant: | Ramona Tire, Chris Wyborny |
| Community: | Redlands |
| Location: | South side of San Bernardino Avenue, 690 feet west of Citrus Plaza Avenue. |
| Project No: | P201600512 |
| Staff: | Aron Liang |
| Rep: | Kurt Kurtti |
| Proposal: | Conditional Use Permit to construct a 4,990 sq. ft. commercial building to operate an auto service business on a 30,490-square foot parcel. |



11 Hearing Notices Sent on : March 23, 2017

Report Prepared By: Aron Liang

SITE INFORMATION:

Parcel Size: 30,490 sq. ft. (.69 acre)
 Terrain: relatively flat
 Vegetation: Non-native grass

TABLE 1 - SURROUNDING LAND DESCRIPTION:

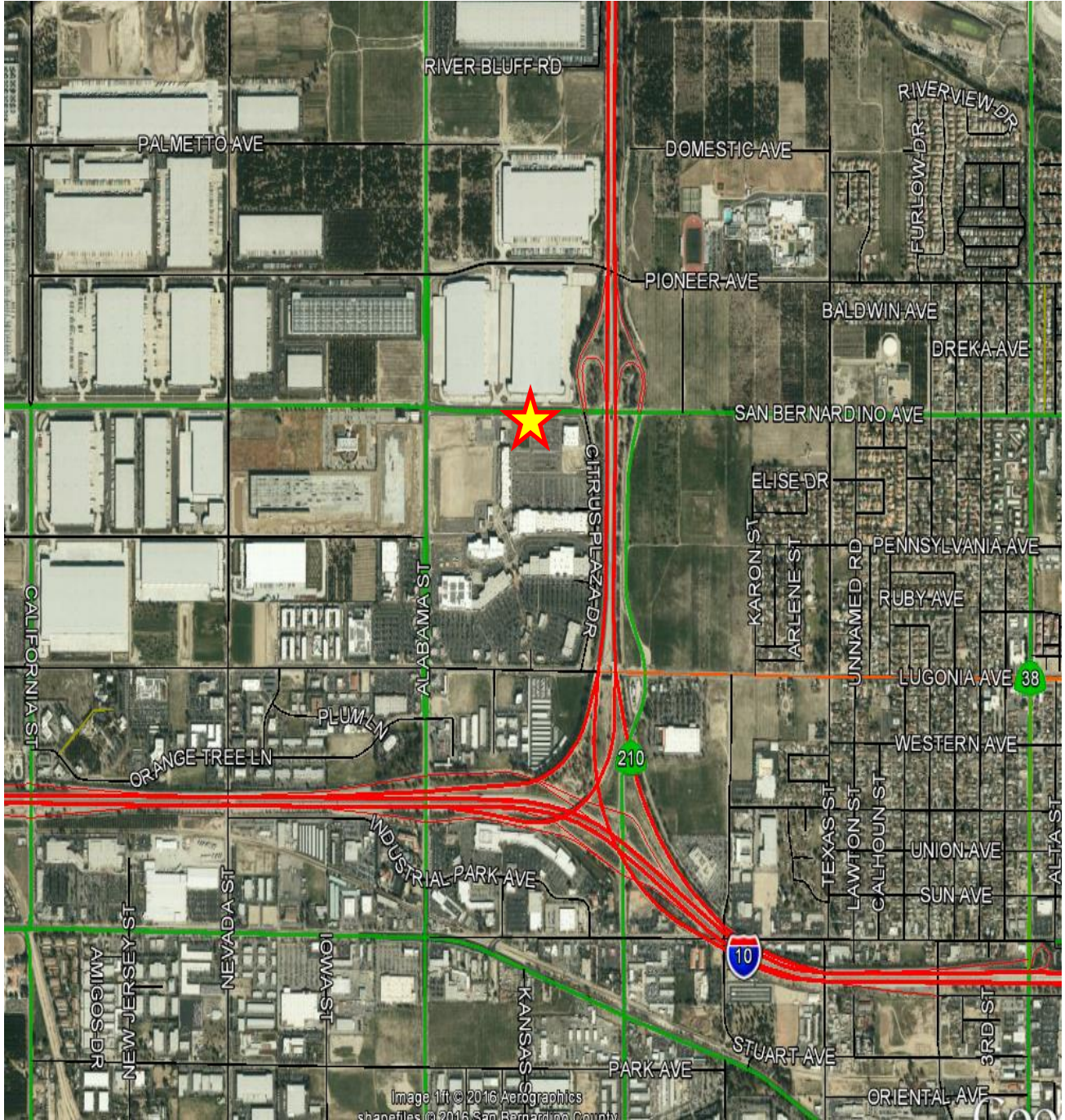
| AREA | EXISTING LAND USE | LAND USE ZONING DISTRICT |
|-------|-----------------------------------------------------------------|-----------------------------|
| SITE | Vacant Land | Special Development (EV/SD) |
| North | Warehouse Facility | Special Development (EV/SD) |
| South | Parking Lot/Mountain Grove Center | Special Development (EV/SD) |
| East | Restaurant pad with a drive-thru facility/Mountain Grove Center | Special Development (EV/SD) |
| West | Parking lot/Mountain Grove Center | Special Development (EV/SD) |

| | | |
|---------------------------|------------------|----------------------------------|
| | <u>Agency</u> | <u>Comment</u> |
| City Sphere of Influence: | N/A | East Valley Area Plan |
| Water Service: | City of Redlands | Per Service Agreement Resolution |
| Sewer Service: | City of Redlands | Per Service Agreement Resolution |

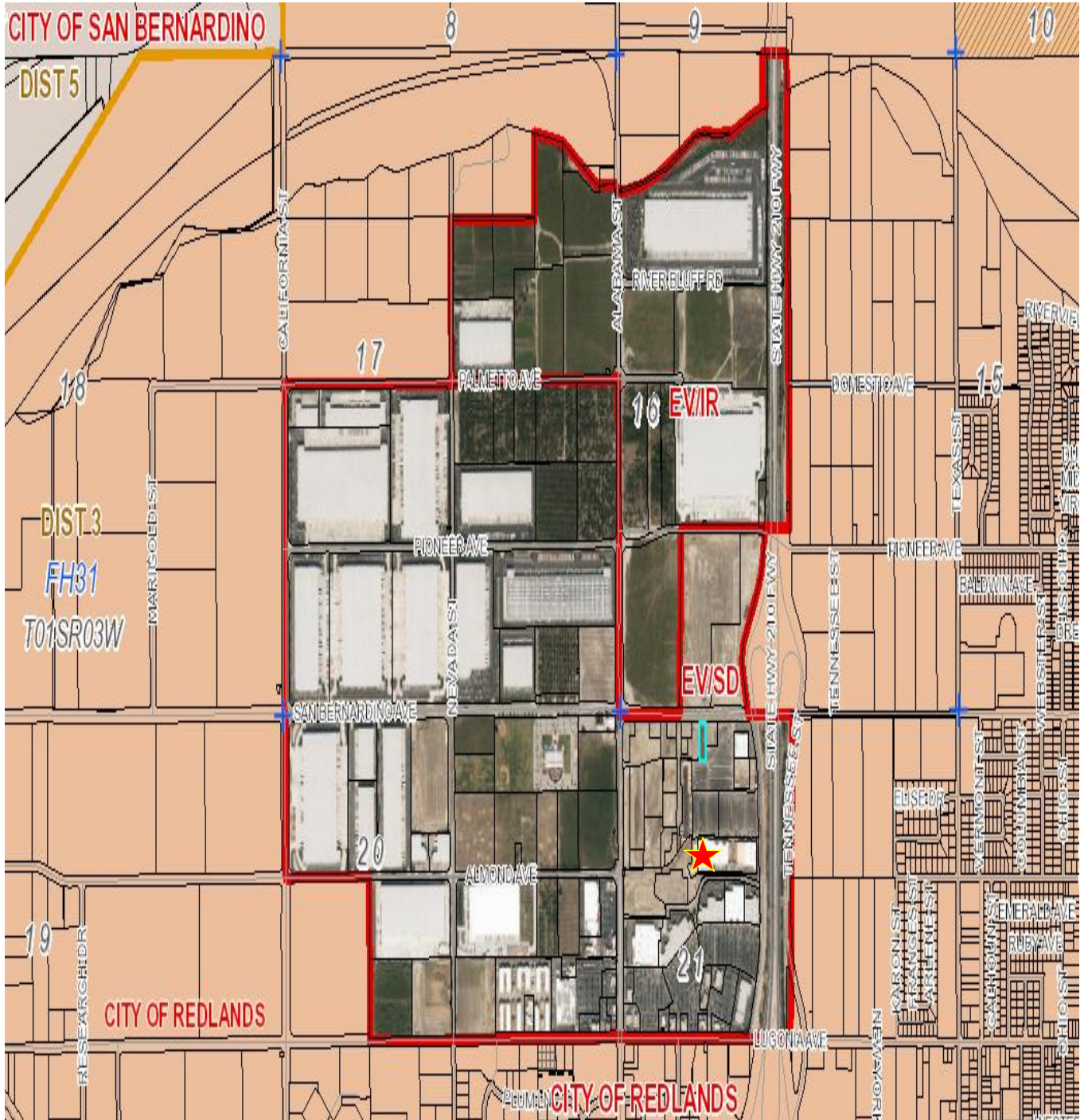
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the proposed Findings, **APPROVE** the Conditional Use Permit subject to the Conditions of Approval, and **FILE** a Notice of Exemption.¹

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

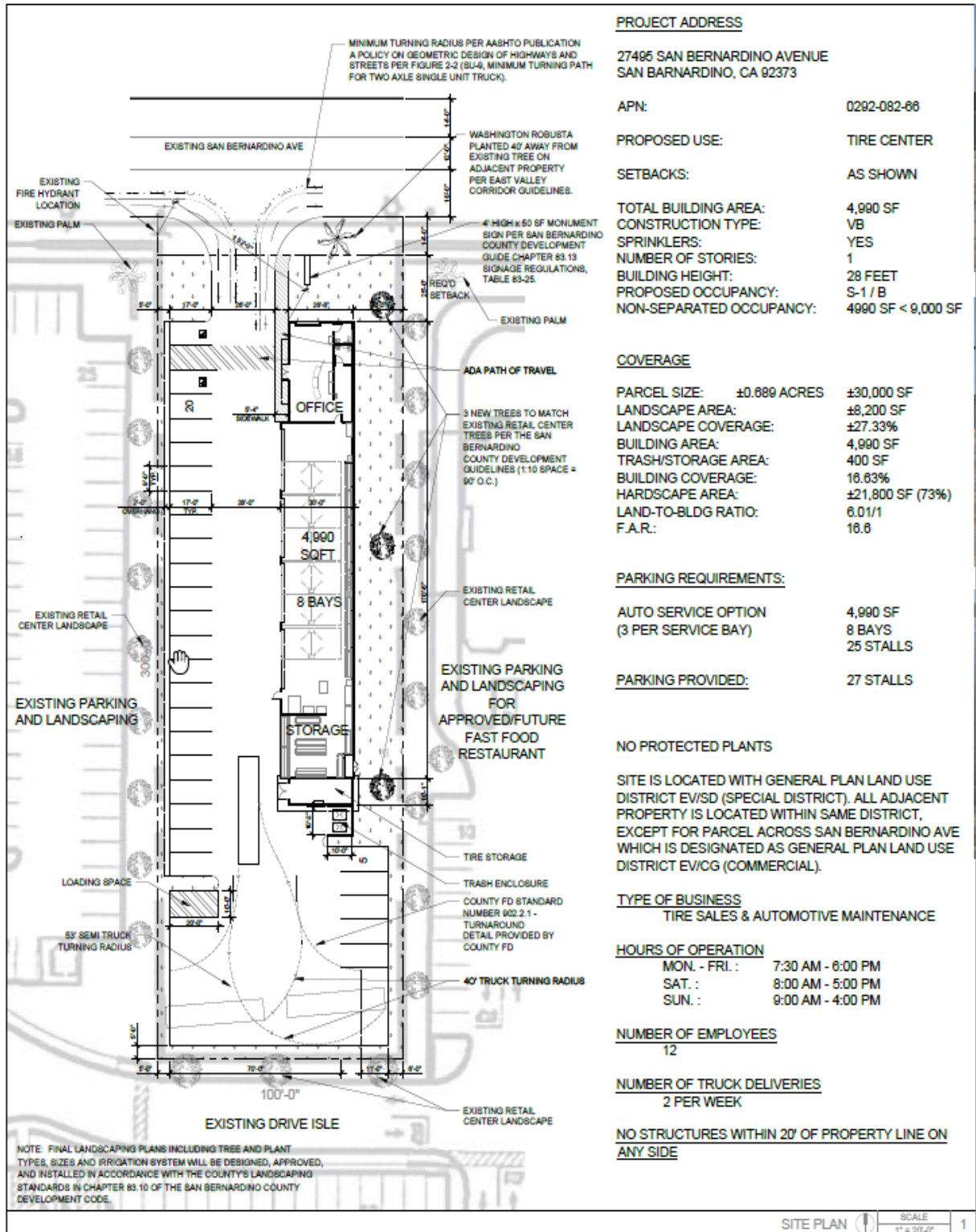
VICINITY MAP:
Aerial view of the Project Site



OFFICIAL LAND USE DISTRICT MAP:



SITE PLAN:



PROJECT ADDRESS

27495 SAN BERNARDINO AVENUE
SAN BARNARDINO, CA 92373

APN: 0292-082-66
PROPOSED USE: TIRE CENTER
SETBACKS: AS SHOWN
TOTAL BUILDING AREA: 4,900 SF
CONSTRUCTION TYPE: VB
SPRINKLERS: YES
NUMBER OF STORIES: 1
BUILDING HEIGHT: 28 FEET
PROPOSED OCCUPANCY: S-1 / B
NON-SEPARATED OCCUPANCY: 4990 SF < 9,000 SF

COVERAGE

PARCEL SIZE: ±0.689 ACRES ±30,000 SF
LANDSCAPE AREA: ±8,200 SF
LANDSCAPE COVERAGE: ±27.33%
BUILDING AREA: 4,900 SF
TRASH/STORAGE AREA: 400 SF
BUILDING COVERAGE: 16.83%
HARDSCAPE AREA: ±21,800 SF (73%)
LAND-TO-BLDG RATIO: 6.01/1
F.A.R.: 16.8

PARKING REQUIREMENTS:

AUTO SERVICE OPTION 4,900 SF
(3 PER SERVICE BAY) 8 BAYS
25 STALLS

PARKING PROVIDED: 27 STALLS

NO PROTECTED PLANTS

SITE IS LOCATED WITH GENERAL PLAN LAND USE DISTRICT EV/SD (SPECIAL DISTRICT). ALL ADJACENT PROPERTY IS LOCATED WITHIN SAME DISTRICT, EXCEPT FOR PARCEL ACROSS SAN BERNARDINO AVE WHICH IS DESIGNATED AS GENERAL PLAN LAND USE DISTRICT EV/CG (COMMERCIAL).

TYPE OF BUSINESS

TIRE SALES & AUTOMOTIVE MAINTENANCE

HOURS OF OPERATION

MON. - FRI. : 7:30 AM - 6:00 PM
SAT. : 8:00 AM - 5:00 PM
SUN. : 9:00 AM - 4:00 PM

NUMBER OF EMPLOYEES

12

NUMBER OF TRUCK DELIVERIES

2 PER WEEK

NO STRUCTURES WITHIN 20' OF PROPERTY LINE ON ANY SIDE

BUILDING ELEVATIONS:

SOUTH ELEVATION



NORTH ELEVATION



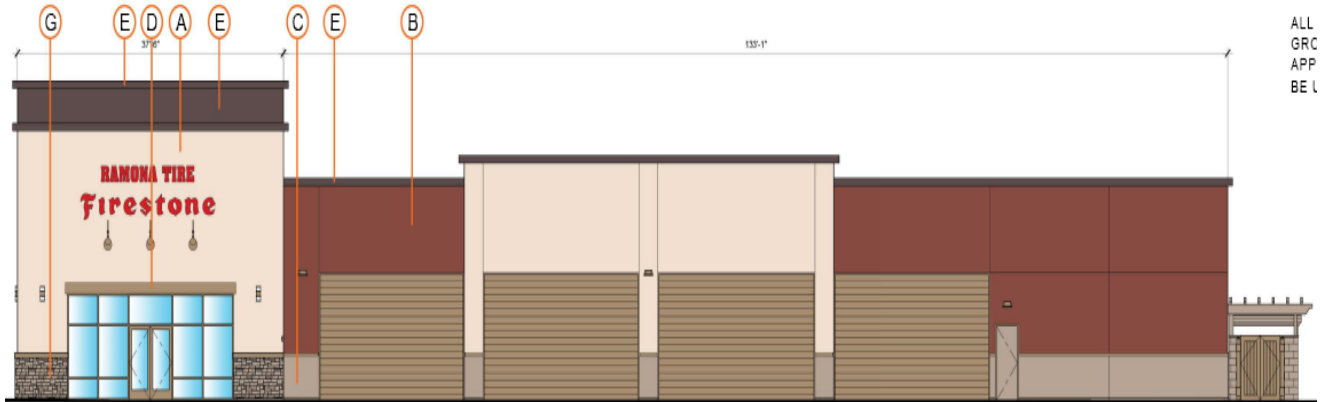
EAST ELEVATION



BUILDING ELEVATIONS (continued):

WEST ELEVATION

(compatibility details noted)



EXISTING STRUCTURES IN ADJACENT CENTER



SITE PHOTOS:

The Project site is vacant. North view from the south property line



Southwest view from San Bernardino Avenue



Southeast view from San Bernardino Avenue



South view from San Bernardino Avenue



Southeast view from San Bernardino Avenue



Southeast view from San Bernardino Avenue



PROJECT DESCRIPTION AND BACKGROUND:

The applicant requests approval of a Conditional Use Permit (CUP) to construct a 4,990 square-foot commercial building to operate an auto service business on a 30,490-square foot parcel (Project). The Project site is currently vacant and is located on the south side of San Bernardino Avenue, 690 feet west of Citrus Plaza Drive. The applicant proposes to establish an auto service business use (Exhibit D – Letter of Intent). The Project scope will consist of site preparation, appurtenant improvements, and construction of the commercial building with an approximately 975-square foot office area, 8 auto repair bays and an enclosed covered tire storage facility. The proposed commercial building has been designed with the office retail component fronting San Bernardino Avenue and the repair bays facing the westerly property boundary. The Project will include landscape improvements around the Project site perimeter, a loading space, a trash enclosure, 27 parking stalls, a driveway, and will incorporate the design guidelines contained in the EV/SD development standards. Access to the Project site will be provided by a standard commercial driveway on San Bernardino Avenue (right-in/right-out). The on-site drive aisle is designed to be 300 feet in length with a hammerhead turnaround meeting County Fire Department Standard 902.2.1.

The Project site abuts the Mountain Grove Plaza Shopping Center to the west, south, and east. To the north across San Bernardino Avenue is an industrial warehouse facility. The subject property and the adjacent properties to the east, west, north, and south are located in the EV/SD zoning district of the East Valley Area Plan, and are also located in the Airport Safety Overlay District (AR3). The EV/SD zoning district provides for a variety of retail and commercial service uses, including restaurants, general commercial services, and retail stores to be permitted subject to approval of a CUP.

PROJECT ANALYSIS:

Site Planning. The proposed 4,990-square foot commercial building has been designed and will be constructed in accordance with development standards of the East Valley Area Plan and the County Development Code, Table 82-19B, SD Land Use Zoning District Development Standards. There is no proposed ancillary equipment or open outdoor storage proposed. The Project site provides adequate width, depth, and area to accommodate all required parking, setbacks, landscaping, loading, and access requirements. No variance application is being requested as part of the proposed Project as it conforms to existing Development Code standards.

Landscaping. The conceptual landscape plan provides 27% (8,200 square feet) of landscaping, exceeding the 20% on-site landscaping requirements of the Development Code. Landscaping will be designed to match the surrounding shopping center.

Parking. The Development Code requires three spaces for each service bay (service bays do not count as spaces), and one for each facility vehicle. A total of 25 stalls are required of the Project, and the site plan provides 27 parking stalls.

Airport Safety. The site is located within the Airport Safety Overlay District 3 (AR3). The applicant will be required to grant an Avigation Easement to the San Bernardino International Airport prior to issuance of building permits. See Condition of Approval Numbers 19 and 69.

Code Compliance Summary. The Project as proposed satisfies the applicable standards of the Development Code. The proposed site plan complies with all applicable EV/SD development standards as noted in the following Table: Project Components.

PROJECT DEVELOPMENT STANDARDS

| Project Component | Development Code/EVAP | | Project Plans |
|----------------------------------|------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------|
| Commercial Auto Service Building | CUP | | CUP |
| Parking Spaces | 25 | | 27 |
| Landscaping | Trees Minimum % of Landscape area | 3 20% | 3 27% |
| Building Setbacks | Front Side Rear | 25' 20' 20' | 25' 20' 97' |
| Drive Aisle | 26' with turnaround | | 26' with turnaround |
| Signage | 1 Monument and 2 Wall Signs per frontage | 1 Monument sign and 2 Wall Signs per frontage 50 sq. ft. max. | 1 Monument sign and 2 Wall Signs per frontage 50 sq. ft. max |

Proposed Operation. The business will employ 12 full-time employees, operating seven days with two truck deliveries per week. Hours of operation will be Monday – Friday, 7:30 a.m. – 6:00 p.m., Saturday, 8:00 a.m. – 5:00 p.m., and Sunday, 9:00 a.m. – 4:00 p.m. These operation hours are generally consistent with the commercial operating hours of the surrounding businesses.

Architecture. The architectural design of the proposed commercial building includes a contemporary commercial appearance with articulated massing with a varied mix of building elements and rooflines to provide an aesthetically appealing building. Further, building materials, exterior treatment and colors were selected to complement the architecture of the surrounding development to the north, south, east and west. The proposed building elevations, including column elements, stone/concrete moldings, stacked stone veneers, as well as color schemes will be compatible with the existing commercial buildings in the Mountain Grove Shopping Center. The complementary architectural design will enhance the appearance of the proposed commercial building, promoting a consistent architectural theme along San Bernardino Avenue, and ensuring integrity of the Mountain Grove Shopping Center.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): The proposed project is exempt from CEQA under Section 15303(c) of the CEQA Guidelines, which exempts new construction or conversion of small structures, including commercial buildings less than 10,000 square feet in floor area in urbanized areas.

PUBLIC COMMENTS: Project notices were sent to 11 surrounding property owners within 300 feet of the Project site, as required by the Development Code. One Comment Letter was received from the adjoining property owner of the Mountain Grove Shopping Center. (Exhibit E – Majestic Realty Co.). The letter indicates strong opposition to any development that would require a variance, and also states that the tenants of the Mountain Grove Shopping Center would be opposed the proposed use. The letter also requests that the County enforce all applicable development standards to ensure compatibility with the Mountain Grove Shopping Center.

RECOMMENDATION:

That the Planning Commission:

1. **APPROVE** the Conditional Use Permit to construct a 4,990 sq. ft. commercial building to operate an auto service business on a 30,490-square foot parcel subject to the Conditions of Approval;
2. **ADOPT** the Findings as contained in the Staff Report; and
3. Direct staff to **FILE** the Notice of Exemption.

ATTACHMENTS:

- EXHIBIT A: Findings
- EXHIBIT B: Conditions of Approval
- EXHIBIT C: Site Plan and Elevations
- EXHIBIT D: Letter of Intent
- EXHIBIT E: Public Comment Letter

EXHIBIT A

Findings

PROJECT FINDINGS: The project (Project) is a Conditional Use Permit to construct a 4,990-square foot commercial building to operate an auto service business on a 30,490-square foot parcel, located on the south side of San Bernardino Avenue, approximately 690 feet west of Citrus Plaza Drive, in the EV/SD zoning district, in the East Valley Specific Plan.

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open spaces, setbacks, walls and fences, yards, and other required features pertaining to the application. All setbacks meet the requirements of the Development Code for the proposed land use and the existing zoning. The submitted Project plans shows adequate design, parking, landscaping, circulation, access, and setbacks and the Project is compatible with the existing development in the area.
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. Access to the Project site will be provided via a standard commercial driveway located on San Bernardino Avenue, which will provide legal and physical access to the site. Appropriate regional circulation mitigation has been required. The hammerhead turn-around provided on site meets County Fire Department Standards.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The Project has been designed to use building materials, colors and landscaping that are consistent with the abutting properties. Further, the proposed 4,990-square foot commercial facility will not use significant amounts of hazardous substances and all necessary public services and facilities are available, and as such, the Project qualifies for a CEQA exemption under Section 15303(c) of the CEQA Guidelines, . The use will not substantially interfere with the present or future ability to use solar energy systems.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan Land Use Zoning Designation, the applicable portion of which is East Valley Special Development (EV/SD). The proposed Project is an in-fill project surrounded by an existing shopping center. The Project plans, together with the provisions for its design and improvements, are consistent with development in the area. The Project also meets the following General Plan Goals and Policies by providing a harmonious well-integrated design commercial project in an area that has been previously developed as a commercial and employment center:

GOAL LU 1. The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

POLICY LU 1.3. Promote a mix of land uses that are fiscally self-sufficient.

POLICY LU 6.2. Expand opportunities for future employment centers in the unincorporated County, recruit industrial and commercial development to urban infill areas.

GOAL LU 9. Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further countywide economic development goals.

POLICY 9.1. Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

GOAL ED 4. The County will assist development of small businesses and encourage new businesses of all sizes.

POLICY ED 4.1. Promote commercial development that enhances the County's economic base, particularly for small businesses, and provides jobs for its residents.

GOAL V/ED 1. Promote economic development that is compatible with the land use patterns and environment of the Valley Region.

POLICY V/ED 1.1. Support commercial and industrial development that is compatible with surrounding development and does not disrupt the land use patterns and environment of the Valley Region.

5. There is existing infrastructure available that can support the proposed development and that can accommodate the proposed Project without significantly lowering service levels. The Project will have to pay all required development impact and mitigation fees including the East Valley Area Plan Mitigation AQ/EVAP – SART Mitigation fee to the satisfaction of County Regional Parks for construction of the East Valley Area Plan segment of the Santa Ana River Trail (SART) from California Street to the SH30 bridge and the Regional Transportation Mitigation Facilities Fee Plan to offset traffic impacts.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare because the conditions of approval include measures to reduce air quality, traffic impacts and enforce the development and performance standards of the County Development Code and East Valley Area Plan.
7. The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the design of the building with adequate building setbacks and the future ability to construct rooftop solar facilities.
8. The proposed Project is exempt from CEQA under Section 15303(c) of the CEQA Guidelines, as it qualifies as new construction or conversion of small structures. The proposed commercial building is less than 10,000 square feet in floor area; the site is zoned for the use. The proposed use will not use significant amounts of hazardous substances and all necessary public services and facilities are available, and as such, this Project meets the criteria for this exemption.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS

[Ongoing and Operation Conditions]

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140/(909) 387-8311

1. **Project Description.** This Conditional Use Permit approval is for the construction of a 4,999-square foot commercial building to operate an auto service business on a 30,490-square foot parcel. In accordance 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 approved reports and displays (e.g. elevations).

The developer shall provide a copy of the approved conditions of approval and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN: 0292-082-66, Project Number P 201600512.

2. **Project Location.** The Project site is located at the south side of San Bernardino Avenue, approximately 690 feet west of Citrus Plaza Drive, in the East Valley Specific Plan Special Development Land Use District (EV/SD).
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 the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval 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. **Project Account.** The Job Costing System (JCS) account number is P201600512. This is an actual cost Project with a deposit account to which hourly charges is 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.
6. **Expiration.** This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
 - a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - c. Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of 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 Extension 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. Indemnification. 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 Administrators, 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.

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 §2782.

10. 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 may include:
 - a) FEDERAL: N/A
 - b) STATE: Regional Water Quality Control Board - Santa Ana RWQCB
 - c) LOCAL: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire, Environmental Health Services, and Public Works, South Coast Air Quality Management District, San Bernardino International Airport Authority (Avigation Easement), City of Redlands by special agreement provides water, sewer, sanitation, police and fire services to this area.
11. 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:
 - a. Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to ensure 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.

-
- 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 subsequent 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 review and approval by the Planning Division. The markings include parking spaces, disabled parking 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.
12. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste.
 13. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. 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, or by direct stationary neon lighting.
 14. Signs. This conditional approval does not include signs. The developer shall apply for any free-standing or attached sign, in accordance with SBCC Chapter 83.13, Sign Regulations and in compliance with the Conditions of Approval.
 15. Underground Utilities. No new above ground power or communication lines shall be extended to the site. All new utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and that avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground in coordination with the utility provider.
 16. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
 17. There shall be no outdoor parking or storage of wrecked, dismantled, or inoperative vehicles permitted.
 18. Exterior wall-mounted floodlights are expressly prohibited.
 19. Security lighting fixtures are not to project above the fences or roof line of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security light fixtures are not to be substituted for parking lot or walkway light fixtures, and are restricted to lighting only loading and storage locations or other similar areas.
-

-
20. All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.
 21. Concrete pads shall be required at all loading bays.
 22. The design of all lighting fixtures and their structural support shall be architecturally compatible with surrounding buildings.
 23. Parking lot fixtures shall have an overall height not to exceed thirty (30) feet for the height of adjacent buildings, whichever is less.
 24. All parking lot and driveway light shall be provided uniform illumination at a minimum level of 0.5 foot candle.
 25. All ground-mounted utility appurtenance, including but not limited to telephone pedestals, utility meters, irrigation system back-flow preventers, and transformers, shall be located behind the building setback line where possible, and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscape materials.
 26. Noise: the use shall be so operated that the maximum volume of sound or noise generated does not exceed sixty-five (65) decibels from 7:00 a.m. to 10:00 p.m. Measurement of maximum sound or noise volume can be taken at any point on the lot line of the lot on which the use is located.
 27. Odor: the use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.
 28. Emissions: the use shall be so operated that there is no emission of toxic, noxious or corrosive fumes of gases.
 29. AR3 Operational Requirements. The project site is within an Airport Safety Review Area Three (AR3) Overlay, therefore the following standards and criteria shall apply to all operations, structures, and land uses:
 - a) All structures and land uses shall be designed and operated so that they shall not reflect glare, emit electronic interference, produce smoke, or store or dispense hazardous materials in such a manner that would endanger aircraft operations or public safety in the event of an aircraft accident.
 - b) Vegetation shall be maintained not to exceed the height limitations established in Federal Aviation Regulations (FAR) Part 77, unless otherwise provided by Form 7460-1)
 - c) The "developer"/property owner shall include with all lease and rental agreements and separately to all renters, tenants, lessees or buyers; information that the site is subject to aircraft overflight from the appropriate airport, is subject to the potential noise problems associated with aircraft operations, and is subject to an Avigation and Noise Easement.
 - d) Proposed uses and structures shall be consistent with the San Bernardino International Airport Comprehensive Land Use Plan (ACLUP).
 30. GHG – Operational Standards. 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. The specific transit routes displayed shall include Omni Trans route information.

- 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.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311

31. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
32. 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 DEPARTMENT – Land Development Division – Drainage Section (909) 387-8178

33. Tributary Drainage. Adequate provisions shall be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
34. Natural Drainage. The natural drainage courses traversing through the site from adjacent properties shall not be occupied or obstructed
35. Additional Drainage Requirements. 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.
36. 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.
37. 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.

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

38. Noise. Noise level shall be maintained at or below County Development Code Standards, Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
39. 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 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. For information, please call DEHS/LEA at: 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management (909) 386-8701

40. 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 Assembly Bill (AB) 2176.
41. Mandatory Commercial Recycling – Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
42. Mandatory Trash Service – This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501
43. Mandatory Organics Recycling – As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. 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 though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

44. 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 applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
45. Fire Fee. The required fire fees are due at time of submittal; and paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to fire fees that are paid to other City or County offices. \$1,576.00 CUP / \$699.00 Building Construction.
46. Construction Permits. Construction permits, including Fire condition Letters, shall automatically expire and become invalid unless the work authorized by 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 with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, 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 Fire Condition Letter or Permit may be made in writing PRIOR A TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

-
47. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and 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.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186

48. Project vehicles shall not back out into the public roadway.

PRIOR TO LAND DISTURBANCE ACTIVITIES OR ISSUANCE OF GRADING PERMITS
The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

49. AQ-Dust Control Plan. Prior to issuance of building permits, construction drawings shall indicate the types of architectural coatings proposed to be used in interior and exterior applications on the proposed buildings and verification that daily applications will conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings will not exceed the daily emission thresholds established by the South Coast Air Quality Management District. The performance standard may be met through use of low-volatile organic compound coatings (e.g. equivalent to 150 g/L of VOC), scheduling or other means that may be identified on the construction drawings. Construction drawing shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings.
- a. The project developer 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 activity on the site. Portions of the site that are actively being graded shall be watered regularly 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 during first and second stage ozone episodes or when winds exceed 25 miles per hour.
 - b. Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the developer will be required to implement the following conditions as required by SCAQMD:
 1. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 2. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
 3. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
 4. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (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.
50. Construction Noise. The "developer" shall submit and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce noise impacts during construction, which shall include the following vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
-

-
- a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.
 - b. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
 - c. The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday excluding holidays.
 - d. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.
 - e. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.
51. Cultural Resources I. The following notes shall be included on the grading plan and in the grading contract: In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist and shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.
- a. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.
 - b. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.
52. Cultural Resources II. If human remains are encountered, State Health and Safety Code Section 7050.5 states that work shall stop immediately and that no further disturbance shall occur in the vicinity until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543.
53. GHG – Construction Standards. 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 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.”
-

- d) 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.
- e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- f) 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.

54. Interior Noise Reduction. Noise level reduction shall be designed and constructed in all structures to maintain maximum interior noise level of 55 dba for commercial and industrial uses.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

- 55. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
- 56. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
- 57. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
- 58. Erosion & Sediment Control Plan: An erosion and sediment control plan shall be submitted to and approved by the Building Official.
- 59. Erosion Control Installation: An erosion control permit shall be obtained and devices installed prior to any land disturbance. No sediment is to leave the job site.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8178

- 60. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 61. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
- 62. Grading Plans. Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 63. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- 64. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://www.sbcounty.gov/dpw/land/npdes.asp>)
- 65. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

DEPARTMENT OF PUBLIC WORKS – Surveyor (909) 387-8149

66. 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.
67. 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:
- Monuments set to mark property lines or corners;
 - 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;
 - Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

68. Primary Access Paved. 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 (Fire #-9), including width, vertical clearance and turnouts, if required.
69. 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. Other recognized standards may be more restrictive by requiring wider access provisions.
70. Multi-Story Road Access Width:
- Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140/(909) 387-8311

71. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code, as well as the East Valley Area Plan requirements. The developer shall submit two copies of a landscape and irrigation plan to County Planning.
72. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
73. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

-
74. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The developer shall submit sign plans to County Planning for all existing and proposed signs on this site. The developer shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter §83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter §82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
- All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - All sign lighting shall not exceed 0.5 foot-candle.
 - No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
75. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended):
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
 - Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
 - Lighting. design for building interiors shall support the use of:
 - Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
 - Building Design. Building design and construction shall incorporate the following elements:
 - Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
-

-
- All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
76. East Valley Area Plan Mitigation AQ/EVAP – SART Mitigation Fee. Prior to issuance of building permits the developer shall contribute a fair share fee of \$1435 per net acre to the satisfaction of County Regional Parks for construction of the East Valley Area Plan segment of the Santa Ana River Trail (SART) from California Street to the SH30 bridge. This fee may be waived or adjusted by County Regional Parks based upon inflation and credit may be granted for any developer completed trail improvements. The construction of the trail provides an incentive to use alternative transportation modes that access the area.
77. Per Capita Water Use Reduction Goal (GHG Reduction Measure R2WC1). The project shall include the following water efficient irrigation and landscaping measure:
- a) Low precipitation spray heads <0.75"/hr. or drip irrigation (2 Points).
78. San Bernardino Avenue Landscape and Development Standards. San Bernardino Avenue is designated as a major east-west thoroughfare connecting the cities of Redlands and San Bernardino. The intent of the landscape guidelines for San Bernardino Avenue is to extend the palm row landscape element, enhance the identity of the East Valley Corridor on a major roadway, and create an aesthetic buffer between the street and planned commercial and industrial uses. The proposed project shall include the following landscape and design standards with respect to San Bernardino Avenue:
- a) Setbacks. Front building setback line (from property line) is 30 feet (average). The front parking setback line is 15 feet. Berms or other screening is required where parking is visible from the public right-of-way.
 - b) Sidewalks. Six (6') foot straight sidewalk, and eight (8') feet from back of curb shall be provided.
 - c) Street Trees. New Planting of single row of *Washingtonia robusta* on each side of roadway between curb and sidewalk, planted forty (40') feet on center. Camphor trees (*Cinnamomum camphora*) planted in landscaped setback area on regular spacing, in triangular pattern with palm rows. Salvage and relocate existing mature palms as roadway is widened.
-

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

79. Avigation Easement: An Avigation Easement shall be granted to the appropriate airport and recorded prior to the issuance of building permits for all construction in the AR overlay areas. Plans submitted in the AR overlays shall conform to the interior noise levels as per San Bernardino County standards.
80. Construction Plans: Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Land Development Division – Roads Section (909) 387-8178

81. Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.
82. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.

SPECIAL DISTRICTS – (909) 387-5940

83. Storm Drain This project lies within the boundaries of County Service Area 70, Zone EV-1, which provides Storm Drain services to the district. Connection to the Alabama Street Storm Drain is required for development and the developer shall contribute a fair share amount of \$19,221.14 to the San Bernardino County Special Districts Department as a reimbursement to the master storm drain system constructed by the Mountain Grove Partners, LLC along Alabama Street between Almond Avenue and the Santa Ana River. The fair share contribution amount is based upon the Board approved Amendment No. 1 to Agreement No. 08-1071, approved on March 22, 2016.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186

84. This project falls within the Regional Transportation Development Mitigation Fee Plan for the Redlands Donut Hole Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. These fees are subject to change periodically. Currently, the fee is \$6.82 per square foot for Commercial use. The building is 4,990 sq. ft. per the site plan dated November 11, 2016. Therefore, the estimated Regional Transportation Fees for the commercial building is \$34,031.80 (\$6.82 per sq. ft. x 4,990 sq. ft.). The current Regional Transportation Development Mitigation Plan can be found at the following website:

http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

85. Water. Water purveyor shall be City of Redlands.
86. Water Letter. 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. This letter shall reference the Assessor's Parcel Number. For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 800-442-2283.
87. Sewer. Method of sewage disposal shall be City of Redlands.
88. Wastewater Verification. 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 sewer agency. The letter shall reference the Assessor's Parcel Number.

-
89. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), Development Code Section 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, 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 1-800-442-2283.
 90. Demolition. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management (909) 386-8701

91. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – 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 or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a demolition permit can be issued.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

92. Building Plans. Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
93. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. 1500 GPM FOR 2 HOURS.
94. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2, or FS3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
95. 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 three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred [300] feet from any portion of a structure.

PRIOR TO FINAL INSPECTION OR OCCUPANCY
The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140/(909) 387-8311

96. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.
97. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
98. Parking Improvements: On-site parking and circulation improvements shall be installed, inspected and approved as being in compliance with the approved Final Development Plan. The following shall be completed:
 - a) Markings. All circulation markings shall be clearly painted and permanently maintained, including arrows painted to indicate direction of traffic flow.
 - b) Crosswalks. All on-site internal pedestrian crosswalks shall be delineated with a minimum 3" white or yellow painted line stripe. All pedestrian crossings in public right-of-way shall be per County Standards.
 - c) Stops. All internal parking lot driveway intersections shall be installed with a painted stop limit line and shall have a breakaway pole "STOP" sign and/or painted "STOP" lettering on the paving in front of the limit line.

-
- d) Parking Space Striping. All paved parking stalls shall be clearly striped and permanently maintained. All paved parking stalls shall be striped with double/hairpin lines with the two lines being located an equal nine inches on either side of the stall sidelines.
 - e) Multi-modal. All required multi-modal amenities (e.g. bike stands, motorcycle parking, mass transit access, carpool preferred parking, vanpool passenger pickup etc.) shall be installed per approved plans.
99. Disabled Parking Installed. Parking for the disabled with paths of travel to the main building entries shall be installed per SBCC §83.11.060. Disabled access parking spaces shall be clearly and continually designated with pavement markings and signs.
100. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc), walls and fencing shall be installed as shown on the approved landscaping plan for each phase of development. All improvements shall be completed prior to receiving final occupancy.
101. Landscape Certificate of Compliance submittal. Pursuant to Section 83.10.100 of the County Development Code, prior to the issuance of the certificate of occupancy or final inspection for a project, a Landscape Certificate of Completion shall be submitted to the Land Use Services Department, Planning Division certifying that the landscape has been installed in accordance with the approved project specific landscape documentation package. The Landscape Certificate of Completion shall be signed and dated by the licensed professional who prepared the plans.
102. GHG – Installation/Implementation. The developer shall submit for review and obtain approval from County Planning evidence that all applicable GHG reduction measures have been installed, implemented and that specified performance objectives are being met.
103. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the developer shall pay in full all fees required under actual cost job number P201600512.
104. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

105. Condition Compliance Release Form Sign-off: Prior to occupancy all Department/Division requirements and sign-off's shall be completed.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8178

106. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
107. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management (909) 386-8701

108. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. 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 50% of total weight or volume of all construction waste.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

109. 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 (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8' scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1.
110. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads for more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA.
111. Commercial Addressing. 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 six (6) inches in height and with a three quarter (3/4) 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 contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4.
112. 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. Standard 902.4

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

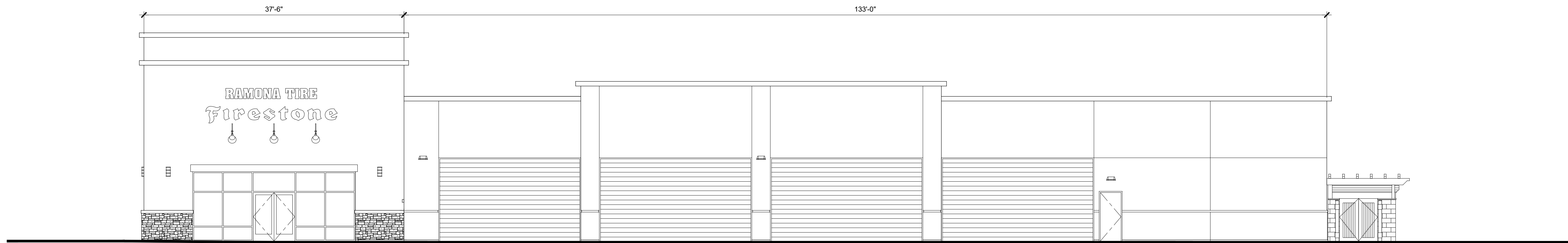
113. Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for exemption from hazardous materials laws and regulations: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit.

Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>

END OF CONDITIONS

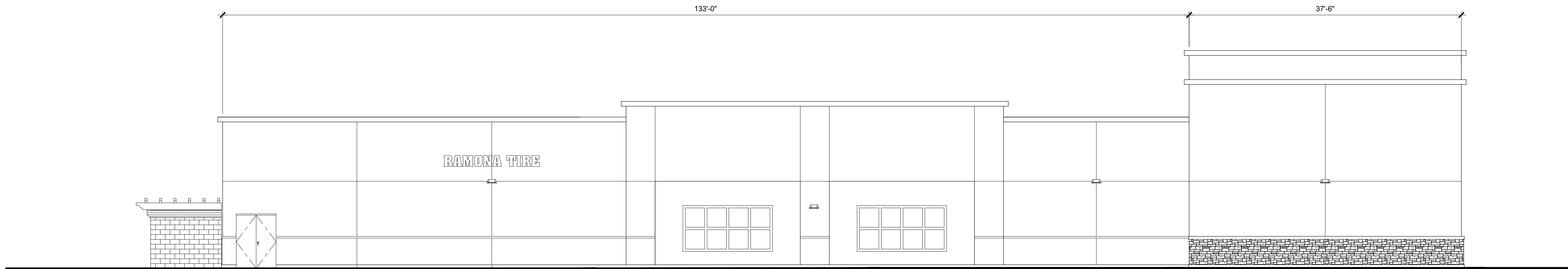
EXHIBIT C

Site Plan and Elevations



WEST ELEVATION

SCALE: 1/8" = 1'-0"

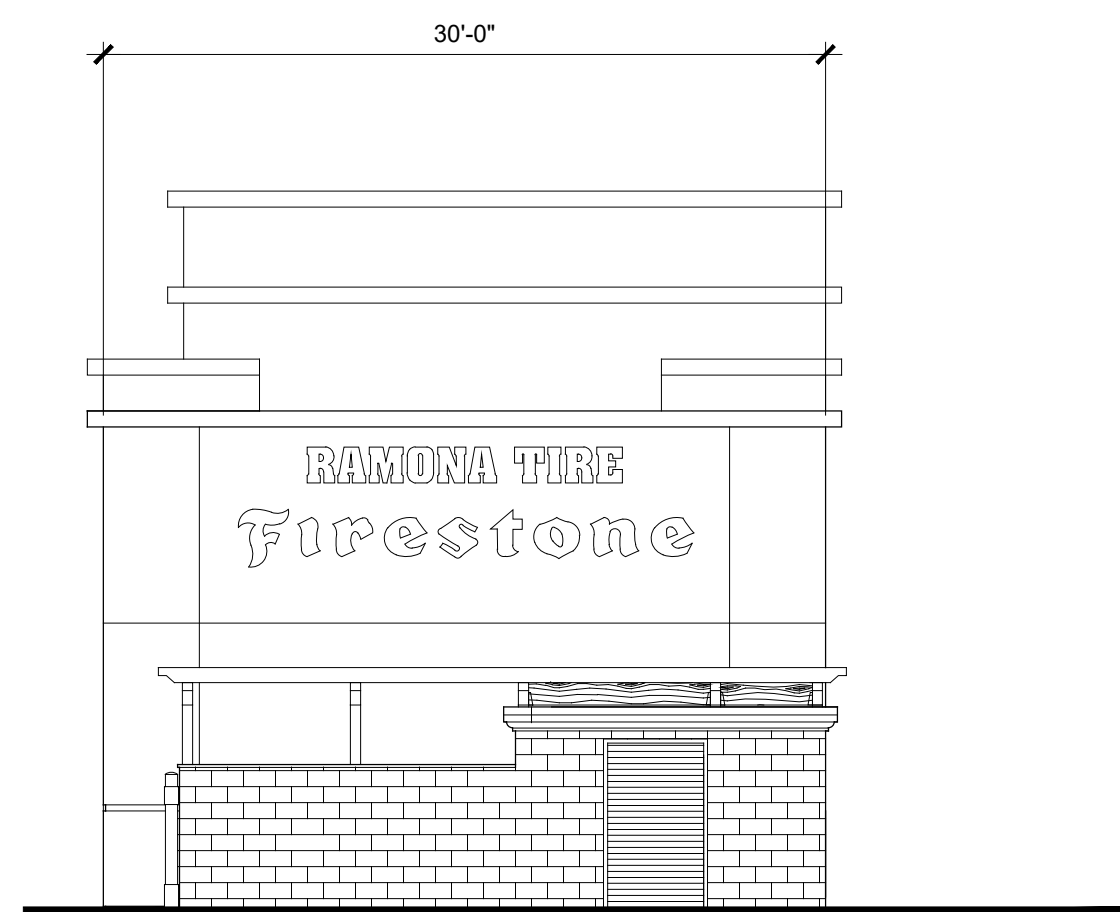


EAST ELEVATION

SCALE: 1/8" = 1'-0"

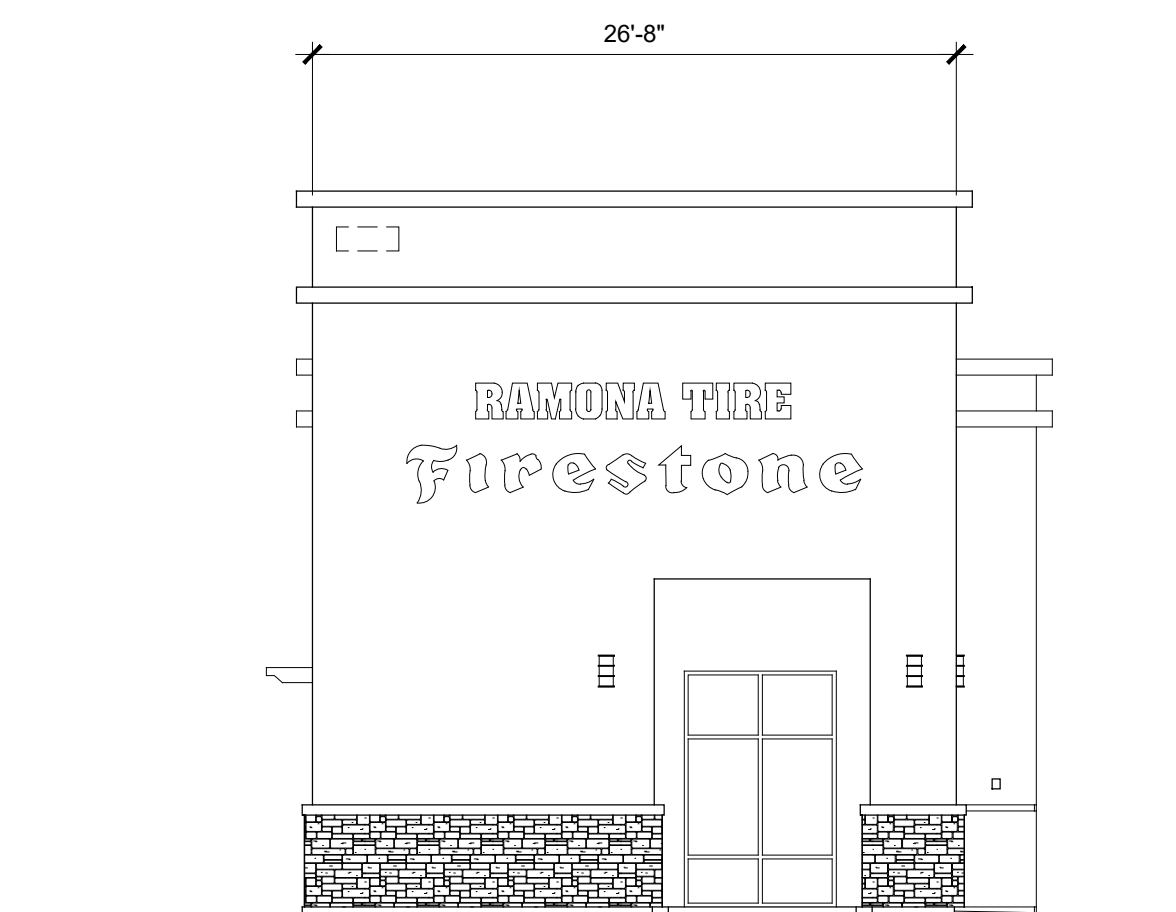
COLOR AND MATERIAL LEGEND

| SYMBOL | COLOR | MATERIAL | REMARKS |
|--------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| A | PAINT TO MATCH: ICI MP#40YY 67/196 "SUNSHINE COAST" | PAINT OVER STUCCO FINISH, WOOD FRAMING OR METAL SURFACE. | |
| B | PAINT TO MATCH: ICI MP# 10YR 10/312 "RUSTY RED" | PAINT OVER STUCCO FINISH, WOOD FRAMING OR METAL SURFACE. | |
| C | PAINT TO MATCH: ICI MP# 20YY 33 / 145 "DEACON'S BENCH" | PAINT OVER STUCCO FINISH OR METAL SURFACE. EXTERIOR SWITCHGEAR CABINET. PAINT TO MATCH MAIN WALL COLOR. PAINT OVER STUCCO FINISH OVER SMOOTH CMU WALL AT TRASH AND USED TIRE STORAGE | |
| D | PAINT TO MATCH: ICI MP# 20YY 49/271 "GRAND CANYON" | PAINT OVER STUCCO FINISH, METAL SURFACE, OR FRY REGLET REVEL (UNFINISHED) | FACTORY APPLIED COLOR FOR GARAGE DOORS. |
| E | PAINT TO MATCH: ICI MP# 50YR 06/081 "STEWART HOUSE BROWN" | PAINT OVER STUCCO FINISH, WOOD FRAMING OR METAL SURFACE. | |
| F | ALUMINUM FINISH TO MATCH: ICI MP# 20YY 49/271 "GRAND CANYON" | ANODIZED ALUMINUM STOREFRONT SYSTEM. | |
| G | "SANTA FE" STACKED STONE | EL DORADO STONE VENEER. | |



SOUTH ELEVATION

1/8" = 1'-0" SCALE:



NORTH ELEVATION

1/8" = 1'-0" SCALE:

Revisions

| | |
|----------------------|--|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| issued to plan check | |
| first recheck | |
| second recheck | |
| permit issue | |

PROJECT ARCHITECT/CONSULTANTS
NAME AND ADDRESS

SEAL LOCATION

RAMONA TIRE & SERVICE CENTERS
941 S. STATE STREET
HEMET, CA 92543

RAMONA TIRE
27465 SAN BERNARDINO AVENUE

PROTOTYPE

RT 4978

Sheet Content

EXTERIOR ELEVATIONS

Date: 2/14/2017

Drawn by: SCD

Checked by: JG

Project: 060715

Sheet Number

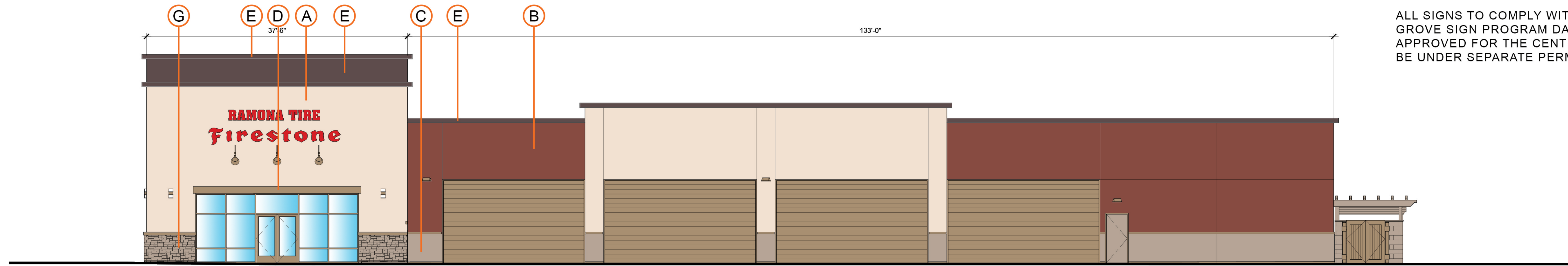
A3.0

NOT FOR CONSTRUCTION

ALL MATERIALS TO MATCH SURROUNDING RETAIL CENTER

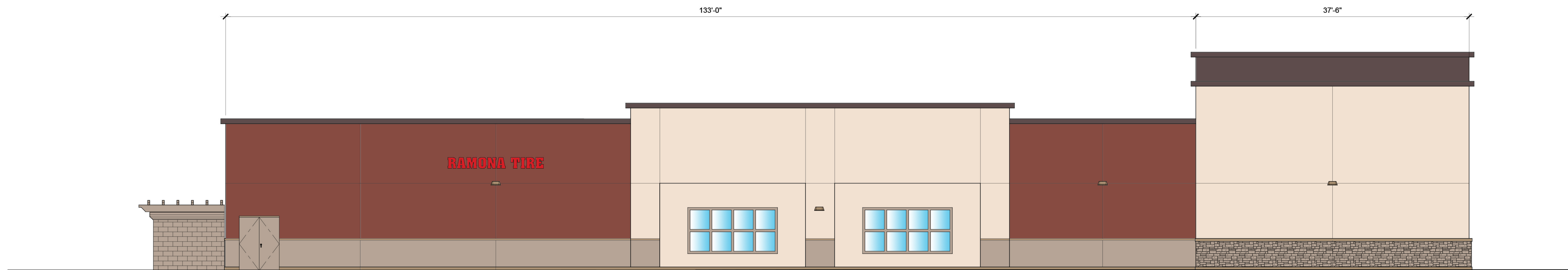
ALL SIGNS TO COMPLY WITH THE MOUNTAIN GROVE SIGN PROGRAM DATED APRIL 4, 2013, APPROVED FOR THE CENTER. ALL SIGNS TO BE UNDER SEPARATE PERMIT.

| Revisions | |
|----------------------|--|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| issued to plan check | |
| first recheck | |
| second recheck | |
| permit issue | |



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0" SCALE



NORTH ELEVATION

1/8" = 1'-0" SCALE

PROJECT ARCHITECT/CONSULTANTS
NAME AND ADDRESS

SEAL LOCATION

RAMONA TIRE & SERVICE CENTERS
941 S. STATE STREET HEMET, CA 92343 (951) 652-4863

RAMONA TIRE
27465 SAN BERNARDINO AVENUE

PROTOTYPE
RT 4978

Sheet Content

EXTERIOR
ELEVATIONS

Date: 2/14/2017

Drawn by: SCD

Checked by: JG

Project: 060715

Sheet Number

A3.0

NOT FOR CONSTRUCTION

EXHIBIT D

Letter of Intent



P.O. BOX 960 • HEMET, CA 92546 • TEL (951) 652-4363 • FAX (951) 766-8369

October 11, 2016
Via: Hand Delivered

San Bernardino County
Land Use Services Department
385 N. Arrowhead Ave.,
First Floor
San Bernardino, Ca., 92415

Re: **Letter of Intent**
Conditional Use Permit Application
Proposed Business and Operation for New Ramona Tires
San Bernardino Avenue between Alabama and Citrus Plaza Drive
APN: 0292-082-66

Dear Sir or Madam:

This Letter of Intent describes the proposed business and operations for a New Ramona Tire store at the above referenced location.

Zoning Compliance:

Under the East Valley Area Plan, a Conditional Use Permit approved by the Planning Commission is required for any retail development and intended user regardless of the location. Our proposed automotive service use is a permitted use subject to the Conditional Use Permit and Planning Commission approval process.

Please note: The site plan has been prepared to comply with all development standards of the East Valley Area Plan and County Ordinance Code and DOES NOT require any variances from the Codes.

Proposed Use:

Ramona Tires was established in 1971 as a full service auto retailer and currently has 16 locations. Ramona is a first class operation where each of our stores is corporate owned and each is under the direction of trained managers that reflect our corporate values and commitment to customer service.

The development includes retail/administrative space, a customer service and waiting lounge, and four service areas composed of two bays each, for a total of eight bays. The building has been placed on the property to meet building setback requirements while providing a total of 32 parking spaces are provided, including two accessible spaces are provided in accordance with accessibility and parking requirements in the Codes. Due to the depth of the site, the development provides for the required Fire Department truck turnaround pursuant to the Fire Department standards and details.

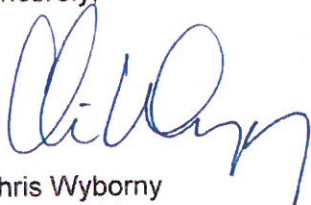
Typical of our stores, the expected generation of taxable revenue is forecasted is in excess of \$3 million dollars annually. The following is specific operating information:

| | |
|-----------------------------|-------------------------------------|
| Type of Business: | Tire Sales & Automotive Maintenance |
| Hours of Operation: | Mon. - Fri. 7:30 a.m. - 6:00 p.m. |
| | Sat. 8:00 a.m. - 5:00 p.m. |
| | Sun. 9:00 a.m. - 4:00 p.m. |
| Number of Employees: | 12 |
| Number of Truck Deliveries: | 2 Per Week |

Architecture:

The building's architecture and aesthetics are typically higher in nature due to commonly matching and complimenting the shopping center we are located in or adjacent to. In this particular location, our building was designed to match the architecture of the adjacent Mountain Grove Center including use of that center's specific paint colors.

Sincerely,



Chris Wyborny
Vice President
Ramona Holdings, Inc.

Attachments: Articles of Incorporation

EXHIBIT E

Public Comment Letter

January 4, 2017

Mr. Aron Liang
County of San Bernardino
Land Use Services
385 N. Arrowhead Ave., 1st Fl.
San Bernardino, CA 92415-0187

RE: Proposed Ramona Tire Development
Project #: P201600512\CUP
27495 San Bernardino Ave, Redlands, CA

Dear Mr. Liang,

The proposed property use described in the recent San Bernardino County Land Use Services Planning Project Notice is inconsistent with the surrounding businesses within Mountain Grove Shopping Center and our tenants discourage us from building these facilities. If there are any variances being requested by the proposed use, we would vehemently oppose such variances. Beyond that we respectfully insist that the County enforces all applicable development requirements that govern the development of both Citrus Plaza and Mountain Grove Shopping Centers including building architecture, parking, and ingress and egress.

Thank you for your consideration.

Sincerely,



John H. Semcken III
Senior Vice President
Majestic Realty Co.

BC Chris Warrick

RECEIVED
ADMINISTRATION

2017 JAN 10 AM 7:05