



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

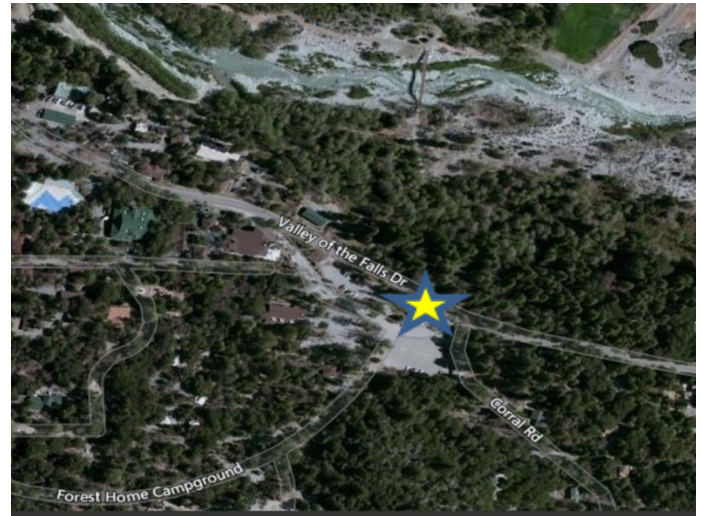
**HEARING DATE: September 22, 2016**

**AGENDA ITEM # 2**

Project Description

Vicinity Map

APN:	323-201-10
APPLICANT:	FOREST HOME CONFERENCE CENTER
COMMUNITY:	FOREST FALLS/ 3rd SUPERVISORIAL DISTRICT
LOCATION:	NORTH SIDE OF VALLEY OF THE FALLS DRIVE, APPROX. 2 MILES EAST OF HIGHWAY 38
PROJECT NO:	P201600270
STAFF:	KEVIN WHITE, SENIOR PLANNER
REP(S):	SITETECH DESIGN – BERNIE MAYER
PROPOSAL:	REVISION TO AN APPROVED ACTION TO MODIFY THE LAYOUT OF SEVEN PREVIOUSLY APPROVED TWO-STORY CABINS, ELIMINATE TWO PROPOSED CABINS AND ADD A 4,763 SQUARE FOOT MULTI-PURPOSE BUILDING ON A PORTION OF TWO PARCELS THAT TOTAL 39.86 ACRES.



64 Hearing Notices Sent On: September 8, 2016

Report Prepared By: Kevin White

**SITE INFORMATION**

Parcel Size: 39.86 Acres  
 Terrain: Gently sloping  
 Vegetation: Montane Mixed Coniferous Forest

**SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Camp	Special Development- Residential (SD-RES) / Multiple Residential (RM)
North	Camp	Special Development- Residential (SD-RES)
South	Camp	Special Development- Residential (SD-RES)
East	Residential	Multiple Residential (RM)
West	Camp	Special Development- Residential (SD-RES)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence	N/A	N/A
Water Service	Onsite Well	Presently Served
Sewer Service	Onsite Treatment	Presently Served

**STAFF RECOMMENDATION:** That the Planning Commission **APPROVE** the Revision to the Forest Home Christian Conference Center Project based on the recommended findings and subject to the conditions of approval.

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

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## LAND USE DISTRICT MAP









**Elevations (New Revision)**





## Building Rendering (Previously Approved)





## SITE PHOTOS

**View of the site from Valley of the Falls Drive looking northwest**



**View of the site from Valley of the Falls Drive Looking Northeast.**



## **PROJECT DESCRIPTION:**

The Forest Home Christian Conference Center Inc. (Applicant) has applied for a Revision to an Approved Action to modify an existing organized camp by adding a 4,763 Multipurpose Building, eliminating 2 previously approved, unconstructed cabins, and modifying the footprint, location, and design for 7 previously approved two story cabins (Project). The Project is proposed on the north side of Valley of the Falls Drive, approximately 2 miles east of Highway 38.

### Project History.

Unstructured on-site camping started at the site in the late 1880's. The Applicant established the camp facility in 1938, before the County required development permits for campground land uses. In 1995 the Board of Supervisors approved a Preliminary Development Plan which included:

- a) A thirty (30) year master plan for expansion and enhancement of an existing 488.2 acre conference center and organizational camp, separated into five planning areas,
- b) A maximum 26 acres of impervious surface area, including 13,470 lineal feet of roadway,
- c) A minimum of 450.5 acres of natural open space, and 7.5 acres of developed open space,
- d) A maximum of 244 buildings occupying a maximum 333,500 sq. ft. of building area,
- e) A maximum occupancy of 1,799 overnight guests and resident staff,
- f) A maximum occupancy of 2,575 daytime conference center staff, guests and other visitors,
- g) The demolition of 55,920 sq. ft. of the existing 187,050 sq. ft. of buildings,
- h) The construction of new water tanks, road, storm drain and sewage treatment facilities,
- i) The grading of a maximum of 75, 636 cubic yards,
- j) The removal of native regulated trees as approved in an implementing Final Development Plan and as recommended by a Registered Professional Forester.

On February 9, 2015, the Applicant submitted a Revision to Approved Action application (2015 Revision) to revise the Planned Development approved in 1995 by the Board of Supervisors. The 2015 Revision proposed construction of 9 new two story cabins, with a footprint totaling 12,642 sq. ft. (24,497 sq. ft. gross floor area) on a portion of 39.86 acres. In preparation, the applicant demolished 17 existing cabins which totaled 10,580 sq. ft. The 2015 Revision did not exceed any of the maximum development parameters approved for the site in 1995, and affected a very small portion (less than 10%) of the developed area of the camp and conference center. The 2015 Revision application was approved by staff on October 14, 2015. That staff action was appealed to the Planning Commission on October 26, 2015. The Planning Commission denied the appeal and upheld staff's approval on March 3, 2016. No further appeals were filed.



On June 23, 2016, the county received the current Project application to modify the layout and building elevations of the seven two-story cabins approved by the 2015 revision, eliminate two of the proposed cabins and add the proposed multi-purpose building.

**ANALYSIS:**

The Project would allow the camp to reach its goals of adding modern accommodations to their campground while reducing some of the construction cost of the required in the earlier Revision. The Project proposes less grading and includes additional retaining walls to facilitate the new structures. The new structures will be constructed utilizing materials that will blend with both the natural forest environment and the adjoining residential neighborhoods.

The 2015 Revision resulted in approval of a 2,062 sq. ft. increase in building coverage, and a 13,917 sq. ft. expansion of the gross floor area. The current Project will further increase the approved building coverage by 5,249 square feet and the gross floor area by 1,274 square feet. The building coverage increase is greater than gross floor area increase because the current Project will remove two of the nine previously approved two-story structures and replace them with the single-story multipurpose building. The 1995-approved Planned Development allowed the construction of an additional 95 structures with a total of 195,415 sq. ft. of additional buildings. Less than fifteen of those planned structures, totaling 50,000 sq. ft. have been built since the Environmental Impact Report (1995 EIR) for the Planned Development was certified. Therefore, the proposed additional square footage of the Project is well within the total square footage evaluated and approved as part of the 1995 Planned Development Project.

The Project will not generate substantial new noise, nor will it result in the exposure of people to excessive vibration or noise levels. The Project will create minor temporary impacts as a result of construction activities. Standard conditions of approval will limit the construction time frames. The area in which the Project will be constructed does not include outdoor play areas or areas for large groups of campers to congregate outdoors. Therefore, no significant operational noise impacts are anticipated as a result of approval of the Project.

The Project would not require or result in the construction of new water or wastewater treatment facilities or a significant expansion of existing facilities, as there is sufficient capacity in the existing system for the previously entitled land use and development. The Project will be serviced by existing wastewater lines and water lines in proximity to the construction site. The wastewater lines go to the existing package treatment plant utilized by the entire camp.

**CEQA COMPLIANCE:**

An Addendum to the 1995 EIR has been completed for the Project, in compliance with the California Environmental Quality Act (CEQA). Staff determined that the Project will not result in any of the conditions detailed in the relevant sections of the CEQA Guidelines which would require further environmental analysis; primarily section 15162.

CEQA includes a strong presumption against requiring any further environmental review once an EIR has been prepared for a project. Based in part on this provision, CEQA prohibits agencies from requiring additional environmental review (new, supplemental or subsequent EIR) after an initial EIR is certified unless certain specified conditions are met. Because the Project contemplates development well within that analyzed by the 1995 EIR, and in fact reduces potential impacts of the Planned Development approved in 1995, such conditions were deemed not to have been met. Therefore, an Addendum to the certified 1995 EIR has been prepared to document compliance with CEQA.

**RECOMMENDATION:** That the Planning Commission **APPROVE** the Revision to the Forest Home Christian Conference Center Project based on the recommended findings and relying on the certified Environmental Impact Report, as outlined in the Addendum, subject to the conditions of approval.

**ATTACHMENTS:**

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Addendum to the EIR
- Exhibit D: Correspondence



# EXHIBIT A

## Findings

The Forest Home Christian Conference Center Inc. (Applicant) has applied for a Revision to an Approved Action (Revision) to modify an existing organized camp by adding a 4,763 Multipurpose Building, eliminating 2 previously approved, unconstructed cabins, and modifying the footprint, location, and design for 7 previously approved two story cabins.

1. **The proposed development is consistent with the General Plan and any applicable plan.** The Revision remains consistent with the General Plan goals and policies. The Revision specifically implements the following goals and policies:

**Goal LU 1 –There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels** because the site will be served with the existing on site utilities. The County maintained access road is adjacent to the project site and road improvements have been made a condition of project approval.

2. **The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in terms of shape and size to accommodate the use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features** because the dimensions and layout of the lot are sufficient to accommodate all planned uses for the Revision.
3. **The site for the proposed development has adequate access, in that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed development** because the site of the Revision has access from Valley of the Falls Drive. The Revision has been required to construct any necessary road improvements to provide adequate ingress and egress points to the Revision site with proper visual clearance.
4. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of development plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare,** because the conditions of approval require the site to meet the standards of County Fire. The site will be served by an existing water and wastewater system.



5. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use, and will be compatible with the existing and planned land use character of the surrounding area.** The Revision consists of residential construction for an existing camp adjacent to residential uses. The Revision meets the required setbacks, and the conditions of approval regulate the Revision. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems on this or adjacent sites, as sufficient building setbacks have been required and the use of such systems is encouraged.
6. **The improvements required by the proposed conditions of development plan approval, and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site including fire, flood, seismic, and slope hazards** because the conditions of approval include measures to reduce impacts to soil erosion, drainage and fire safety. In addition, the conditions of approval require that the construction contractors to comply with air and water quality mitigation
7. **The proposed development carries out the intent of the Planned Development Permit provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.** The Revision allows a minor expansion of an existing camp and conference center, and continues to provide a more efficient use of the land, and excellence in design.
8. An Addendum to an existing Environmental Impact Report, certified in 1995 for the Planning Development to which this Revision applies, has been completed for the Revision in compliance with the California Environmental Quality Act (CEQA). Staff further determined that the Revision will not otherwise have any adverse impacts that will remain potentially significant, with implementation of the proposed mitigation measures. In addition to the items discussed above, the conditions of approval will ensure that construction impacts will not have a significant impact on the environment. The County exercised its independent judgment in making these determinations.

## **EXHIBIT B**

### **Conditions of Approval**



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## CONDITIONS OF APPROVAL

### GENERAL REQUIREMENTS

#### Conditions of Operation and Procedure

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

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

1. **Project Description.** The County conditionally approves the proposed Revision to An Approved Action to modify the layout of seven previously approved, two story cabins, eliminate two proposed cabins, and add a 4,763 square foot multipurpose building on a portion of two parcels that total 39.86 acres. 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 and approved reports and displays (e.g. elevations). APN: 0323-201-10 & 0323-301-01, Project Number P201600270.
2. **Project Location.** The Project site is located on the north side of Valley of the Falls Drive, approximately 2 miles east of State Highway 38 in the community of Forest Falls.
3. **Development Standards.** The Project site is located in the Mountain Region within the Special Development-Commercial (SD-RES) land use zoning district. SBCC §82.06.060 lists the SD Development Standards.
4. **Revisions.** Any proposed change to the approved use/activity on the site; or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the Conditions of Approval, including operational restrictions from those shown either on the approved site plan and/or in the Conditions of Approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved by the County. The developer shall prepare, submit with fees, and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
5. **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.
6. **Indemnification.** In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its “indemnities” (herein collectively the County’s elected officials, appointed officials [including Planning Commissioners], Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action or proceeding against the County or its indemnitees to attack, set aside, void or annul an approval of the County by an indemnitee concerning the map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

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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.

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

Occupancy of completed structures and operation of the approved exercised land use remains valid continuously for the life of the Project and the approval runs with the land, unless one of the following occurs:

- Building and Safety does not issue construction permits for all or part of the Project or the construction permits expire before the completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is not operating in compliance with these Conditions of Approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

**PLEASE NOTE:** This will be the ONLY notice given of the expiration date. The developer is responsible for initiation of any Extension of Time application.

8. 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)
9. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
10. Project Account. The Job Costing System (JCS) account number is P201600270. 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
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during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).

11. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
    - Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
    - Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
    - Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.
  
  12. 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: Fish & Wildlife Service.
    - b) STATE: : Fish & Wildlife, Santa Ana RWQCB, South Coast AQMD
    - c) COUNTY: Land Use Services - Planning, Building and Safety, Code Enforcement, Land Development; Public Health - Environmental Health Services; Public Works; County Fire; and Hazardous Materials
    - d) LOCAL: N/A
  
  13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in SBCC Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the Project boundaries at adjoining property lines:
    - Odors: No offensive or objectionable odor.
    - Emissions: No emission of dirt, dust, fly ash and other forms of particulate matter.
    - Smoke: No smoke of a greater density than that described in No. 2 on the Ringelmann Chart, as published currently by the United States Bureau of Mines, shall be emitted from any Project source.
    - Radiation: No dangerous amount of radioactive emissions.
    - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
    - Glare: No intense glare that is not effectively screened from view at any point outside the Project boundary.
  
  14. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
    - Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
    - Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
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- Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
  - Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
  - External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
  - Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
  - Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
  - Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
  - Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
  - Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
  - 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.
15. Construction Hours. Construction will be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday in accordance with the SBCC standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
16. 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, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
17. 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.
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**LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311**

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

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

20. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
21. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
22. 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.
23. 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.
24. 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**

25. Noise Standards. Noise level shall be maintained at or below County Development Code Standards, §83.01.080. For information, contact DEHS at (800) 442-2283.
26. Refuse Maintenance. Refuse generated at the premises shall, at all times, be stored in approved containers and be placed in a manner so environmental public nuisances are minimized. Refuse NOT containing garbage shall be removed from the premises at least ONE (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 TWO (2) times per week, or as often as necessary, to minimize public health nuisances. Refuse shall be

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removed by a permitted hauler to an approved solid waste facility pursuant with San Bernardino County Code, Chapter 8, §33.0801 et. seq.

27. Septic System Maintenance. The septic system (package treatment plant) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper.

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

28. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.
29. 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.
30. Mandatory Commercial Recycling. Beginning July 1, 2012, all businesses defined to include a commercial or public entity that generates four or more cubic yards of commercial solid waste a week must arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. Requirement is to assist the County in compliance with the recycling requirements of AB 341.

**COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

31. Expiration. 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 within 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 TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
32. Fire Jurisdiction. The above referenced Project is under the jurisdiction of the San Bernardino County Fire Department, herein "Fire Department". Prior to any construction occurring on any parcel, the developer shall

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contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

33. 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.
34. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400. FS-1. The County General Plan designates this property as being within the Fire Safety Review Area 1 (One) and all future construction shall adhere to all applicable standards and requirements of this overlay district.

**PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

35. 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 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.
36. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
37. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
38. Grading Plans. Grading plans shall be submitted for review and approval obtained. A \$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.
39. 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. Deposit amounts are subject to change in accordance with the latest approved fee schedule. 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>)
40. 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.



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

41. 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 impacts to GHG 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-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.”
  - a) 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.
  - b) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
  - c) 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.
42. AQ-Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day or as otherwise necessary.
  - b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
  - c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
  - d) Storm water control systems shall be installed to prevent off-site mud deposition.
  - e) All trucks hauling dirt away to the site shall be covered.
  - f) Construction vehicle tires shall be washed, prior to leaving the project site.
  - g) Rumble plates shall be installed at construction exits from dirt driveways.
  - h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
  - i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

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

43. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
44. Geology Report. A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to final project approval.
45. 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.
46. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
47. Demolition Permit. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
48. Erosion & Sediment Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
49. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
50. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
51. Regional Board Permit Letter. CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

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

52. Record of Survey. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
  - a) Monuments set to mark property lines or corners;
  - b) Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
  - c) Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.
53. Monumentation. 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 (§8771(b) Business and Professions Code).

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**PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall Be Completed

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

54. 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.

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

55. 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 [www.sbcounty.gov/dpw/solidwaste](http://www.sbcounty.gov/dpw/solidwaste). An approved CDWMP Part 1 is required before a demolition permit can be issued.

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

56. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning, which include the following:
- Full landscaping of the building setback area along all street frontages.
  - A decorative pedestrian entrance from the side walk, through the landscape setback area.
57. Lot Merger. A lot merger application shall be submitted for review and approval.
58. Lighting. The “developer” shall submit for review and obtain approval from County Planning of a lighting (photometric) plan. Exterior lighting shall be kept to the minimum required for safety and shall support the preservation of night sky views. This lighting plan shall do the following:
- a) Show the type, height, and location of all outdoor lights.
  - b) Lighting shall be hooded, shielded, or directional in nature so that it does not extend beyond the property boundary and is directed downward.
  - c) All lighting shall not exceed one-half (0.5) foot-candle at the property line.
  - d) Utilize dimmers, photocells and motion detectors to reduce interior and exterior lighting, save energy and reduce night sky- light pollution
  - e) On-site lighting shall be designed n a manner to confine the area illumination to the site boundaries and in a manner to avoid glare to adjacent properties or motorists on adjacent roadways
  - f) No onsite lighting or glare from such lighting shall create any safety hazards for traffic on roadways.
59. 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.
- a) 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

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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.

**Department of Public Works-Traffic Division (909) 387-8186**

60. Driveway. The project driveways along Valley of the Falls Drive should be evaluated for sight distance.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311**

61. Valley of The Falls Drive.

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

62. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Mountain Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

63. 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.

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

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

65. Acoustical Checklist. Preliminary acoustical information must be submitted demonstrating that the proposed project maintains noise levels at/or below County Noise Standard(s), San Bernardino Development Code (§ 83.01.080, 87.0905). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For more information and to request an acoustical checklist contact DEHS.



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66. Food Facilities. Plans for food establishment(s) shall be reviewed and approved by DEHS. For more information, contact DEHS Plan Check. 26B012 CUP.
  67. Organized Camp. All modifications and additions to an organized camp shall be reviewed and approved by DEHS. For more information, contact DEHS Camps program.
  68. Water Purveyor. Water purveyor shall be DEHS approved. (i.e. approved water agency/district, water source and/or well). Applicant shall procure a verification letter from the water agency with jurisdiction. The letter shall state whether or not water connection and service shall be made available to the project by the water agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active water connection, a copy of the water bill with project address may suffice. For more information contact DEHS.
  69. Water System Permit. If an approved water company cannot service the project a water systems permit will be required. The source of water shall meet water quality and quantity standards pursuant to Title 22 Drinking Water Standards. For more information contact DEHS Drinking Water Section.
  70. Recycling Center. The refuse generated shall comply with San Bernardino County Code §33.0801 et. seq. The recycling center shall maintain an amount of less than 10% residual solid waste (by weight) from the separated waste and less than 1% putrescible waste (by weight) from the separated waste material pursuant to the Transfer/Processing Regulatory Requirements of Title 14 CCR (§17402.5). If the facility exceeds the above stated limitations, a Solid Waste Facility Permit will be required. For more information, contact DEHS Local Enforcement Agency (LEA).
  71. Regional Board Clearance. Written clearance shall be obtained from the designated California Regional Water Quality Control Board and a copy forwarded to DEHS: (a) Santa Ana Region, 3737 Main Street, Suite 500, Riverside, CA 92501 (909) 782-4130 (b) Colorado River Basin Region, 73-720 Fred Waring Drive, Suite 100, Palm Desert, CA 92260 (760) 346-7491 (c) Lahontan Region, 14440 Civic Drive, Suite 200, Victorville, CA 92392 (760) 241-6583.
  72. Onsite Water Treatment System. If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section.
  73. Sewer Purveyor. Sewage disposal shall be EHS approved. (i.e. approved sewage/wastewater agency/district and/or Onsite Wastewater Treatment System (OWTS)). Applicant shall procure a verification letter from the sewerage agency with jurisdiction. The letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active sewer connection, a copy of the sewer bill with project address may suffice. For more information contact DEHS.
  74. Onsite Water Treatment System Certification. An existing septic system (package treatment plant) can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
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75. Water System Permit. Prior to Building Permits - If an approved water company cannot service the project a water systems permit will be required. The source of water shall meet water quality and quantity standards pursuant to Title 22 Drinking Water Standards. For more information contact DEHS Drinking Water Section.

**COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

76. 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.
77. 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 FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
78. 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.
79. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
80. 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 # F-9), including width, vertical clearance and turnouts, if required.

**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.

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

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

81. 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.
82. 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.

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

83. 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.

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

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

**COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

85. 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
86. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
87. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4
88. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire

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Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA.

89. Fire Sprinkler-NFPA #13R. An automatic fire sprinkler system complying with NFPA Pamphlet #13R and the Fire Department standards for light Hazard Occupancies under 5,000 sq.ft and Multi-Residential Occupancies. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with hydraulic calculations and manufacture's specification sheets to the Fire Department for approval. [F60] **For all residential living quarters.**
90. 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. **For Multi-Purpose Building.**
91. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4 [F93]

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

92. 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.
93. 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.
94. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201600270 shall be paid in full.
95. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.
96. 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 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, and/or providing a web site or message board for coordinating rides.



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- c) Provide Educational Materials. The developer shall provide to all tenants and employees education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
  - 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 – Land Development Division – Road Section (909) 387-8311**

- 97. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
- 98. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

**END OF CONDITIONS**

# **EXHIBIT C**

## **Addendum to the EIR**

**SAN BERNARDINO COUNTY**

**ADDENDUM TO THE**

**FOREST HOME CHRISTIAN CONFERENCE CENTER**

**ENVIRONMENTAL IMPACT REPORT (SCH NO. 92042030)**

**PROJECT LABEL:**

<b>APN:</b>	323-201-10
<b>APPLICANT:</b>	FOREST HOME CONFERENCE CENTER
<b>COMMUNITY:</b>	FOREST FALLS/ 3rd SUPERVISORIAL DISTRICT
<b>LOCATION:</b>	NORTH SIDE OF VALLEY OF THE FALLS DRIVE, APPROX. 2 MILES EAST OF HIGHWAY 38
<b>PROJECT NO:</b>	P201600270
<b>STAFF:</b>	KEVIN WHITE, SENIOR ASSOCIATE PLANNER
<b>REP(S):</b>	SITETECH DESIGN – BERNIE MAYER
<b>PROPOSAL:</b>	REVISION TO AN APPROVED ACTION TO MODIFY THE LAYOUT OF SEVEN PREVIOUSLY APPROVED TWO-STORY CABINS, ELIMINATE TWO PROPOSED CABINS AND ADD A 4,763 SQUARE FOOT MULTI-PURPOSE BUILDING ON 39.86 ACRES.

**PROJECT CONTACT INFORMATION:**

**Lead agency:** San Bernardino County  
Land Use Services Department - Current Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

**Contact person:** Kevin White, Senior Associate Planner

**Phone No:** (909) 387-3067                      **Fax No:** (909) 387-3249

**E-mail:** [kwhite@lusd.sbcounty.gov](mailto:kwhite@lusd.sbcounty.gov)

**Project Sponsor:** Forest Home Christian Conference Center  
4000 Valley of the Falls Dr. Forest Falls, CA 92339

**PROJECT DESCRIPTION:**

Introduction

In conformance with the California Environmental Quality Act (CEQA), this addendum to the Environmental Impact Report (EIR) for the Forest Home Christian Conference Center (FHCCC) has been prepared to describe changes to the project description that have been made since the distribution of the Final EIR. Section 15164 of the CEQA Guidelines allows the preparation of an addendum to an EIR when "...changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment" and "... when only minor technical changes or additions are necessary to make the EIR adequate under CEQA." This addendum addresses a substantially reduced development plan for the project from than that previously considered in the Final and Draft EIR (SCH No. 92042030). No new critical environmental issues that were not raised in the Final and Draft EIR have been raised by the revised project.

According to the Guidelines, an addendum need not be circulated for public review, but can be included in, or attached to, the Final EIR (Section 15164(b)). CEQA requires that the decision-making body of the agency taking action on the proposed project (in this case, the County of San Bernardino) consider the addendum along with the EIR prior to making a decision on the project. In conformance with Section 15121 of the CEQA Guidelines, the Final and Draft EIR, along with this addendum are intended to serve as the documents that will generally inform the decision-makers and the public of the environmental effects of the proposed project and the mitigation measures that may be used to lessen the effects.

**Proposed Revision to the Approved Project**

The project is a revision to an approved action to replace 17 previously demolished one story cabins with seven new two story cabins and a 4,763 square foot multi-purpose building with a footprint totaling 19,166 sq. ft (25,771 sq. ft. gross floor area) on 39.86 acres. The project will increase the safety of the buildings in this area of the camp, as well as fire safety through the replacement of older cabins with new cabins with that meet the current California Building Code and have sprinklers for fire safety. The Cabins will also be required to blend in with the forest environment.

None of the conditions described in Section 15162 of the CEQA guidelines apply to this revision of the project, as documented in the following addendum to the certified EIR. This addendum document addresses all potential impacts of the revised Project, and sets forth substantiation that there are no new or increased impacts above the approved planned development project, and that the impact analysis in the certified EIR is adequate to address all potential impacts of the “revised Project”.

**Addendum to the Environmental Checklist**

**I. AESTHETICS.**

The revised Project will not result in significant new impacts with respect to aesthetics. The revised Project will allow the construction of seven new two story cabins, and a multi-purpose building that will be designed to blend with the forest environment, and be compatible with the existing buildings along Valley of the Falls Drive.

**II. AGRICULTURE RESOURCES.**

The revised Project will not result in new impacts with respect to Agriculture Resources. The Project will not have any impacts to farmlands. The revision does not increase the area of land that will be disturbed by the Project.

**III. AIR QUALITY.**

The revised Project will not result in new significant impacts with respect to Air Quality. The revised Project would not result in a change in the number of passenger car equivalents trips. In addition the air emissions related to the construction of the proposed cabins will be significantly less than the proposed construction listed in the EIR. The EIR allowed an additional 95 structures with a total of 195,415 square feet of additional buildings. Less than fifteen of those planned structures have been built since the EIR, therefore the proposed revision is well below the construction previously considered in the EIR.



#### **IV. BIOLOGICAL RESOURCES.**

The revised Project will not result in significant new impacts with respect to Biological Resources. The project will replace existing construction with new construction. The proposed change to the Project would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

#### **V. CULTURAL RESOURCES.**

The revised Project will not result in new impacts with respect to Cultural Resources. The acreage to be developed remains unchanged. The proposed change to the Project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines.

#### **VI. GEOLOGY AND SOILS.**

The proposed revision will not result in new impacts with respect to Geology and Soils. The proposed project will not result in any physical impacts not already authorized by the previously approved development project. Therefore, the Project will not expose people or structures to any substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake faults;
- ii. Strong seismic ground shaking;
- iii. Seismic-related ground failure, including liquefaction; and
- iv. Landslides.

The existing on site wastewater system will be utilized. No septic systems will be utilized as part of this Project.

#### **VII. GREENHOUSE GAS EMISSIONS**

The proposed project will not result in significant impacts with respect to Greenhouse Gases (GHG). The proposed camp has already been entitled by the County. The proposed project will allow the replacement of recently demolished structures with new cabins and a multi-purpose building. The project will result in less than 3,000 mtco<sub>2e</sub> and therefore will be subject to the standard Greenhouse Gas requirements.

#### **VIII. HAZARDS AND HAZARDOUS MATERIALS**

The revised Project will not result in new impacts with respect to Hazards and Hazardous Materials. The proposal will not impact a site on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project will not create a significant hazard to the public or the environment.

#### **IX. HYDROLOGY AND WATER QUALITY.**

The revised project will not result in new impacts to hydrology or water quality. The revised Project does not alter Project compliance with wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services.

The proposed Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the previously entitled land use and development. The proposed Project will be serviced by existing sewer and water lines in proximity to the Project site.

A Water Quality Management Plan and Hydrology Study were submitted for review, and have approved by the Land Development Division.

**X. LAND USE AND PLANNING.**

The proposed project will not result in any significant changes in the permitted land use on the Project site, or any new impacts with respect to Land Use and Planning. The Project will not disrupt or divide the physical arrangement of an existing community, have conflicts with any applicable land use plan, policy, or regulation. The site is not within an applicable habitat conservation plan or natural community conservation plan.

**XI. MINERAL RESOURCES.**

The revised Project will not result in a change in the approved land use on the Project site, and will therefore not result in the loss of availability of a known mineral resource that would be of future value to the residents of the State, and will not result in loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

**XII. NOISE.**

The proposed project will not generate substantial new noise, nor will it result in the exposure of people to excessive vibration or noise levels. The project will create minor temporary impacts as a result of construction activities. Standards conditions of approval will be required to limit the construction time frames. The project area does not include outdoor play areas, for large groups of campers to congregate, therefore no significant operational noise impacts will occur.

**XIII. POPULATION AND HOUSING.**

The revised Project will not result in new impacts with respect to population and housing. The revised project would allow the replacement of previously demolished single story cabins with seven new two story cabins and a multi-purpose building. No residents will be displaced.

**XIV. PUBLIC SERVICES.**

The proposed project will not result in any new or modified physical impacts not associated with the previously entitled development project. The revised project will not require any new or physically altered governmental facilities for any of the following public services:

- Fire Protection
- Police Protection
- Schools
- Parks
- Other public facilities.

**XV. RECREATION.**

The proposed revision will not result in any increased use of parks or other recreational facilities, and does not create any new impact on recreational facilities the project is replacing cabins.

**XVI. TRANSPORTATION AND CIRCULATION.**

The proposed project will not result in any significant change in the land use approved on the Project site, and therefore will not result in increased vehicle trips or traffic congestion of the street systems. The Project will not result in changes to air traffic levels or a change in location that results in substantially safety risks.

**XVII. UTILITIES AND SERVICE SYSTEMS.**

The revised Project will continue to be serviced by existing sewer and water lines which provide service to the project area.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

Based on the foregoing analysis of potential impacts of changes proposed to the previously approved mobile home park development project, and potential changes in circumstances that might affect the County's findings, the revised Project does not have the potential to significantly degrade the quality of the environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The revised project does not have impacts that are individually limited, but cumulatively considerable, as similar the surrounding camp is all ready occupied with the same or similar uses.

The revised project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, as there is none identified by the analysis conducted of this project that have not been reduced below a level of significance.

# **EXHIBIT D**

## **Correspondence**

## White, Kevin - LUS

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**From:** Speakejr@aol.com  
**Sent:** Monday, July 11, 2016 2:49 PM  
**To:** White, Kevin - LUS  
**Subject:** Comments on APN 0323-201-10

Kevin,

My name is George Speake, Jr. and I own a cabin at 40201 May Rd, Forest Falls, CA. I have received your letter dated June 24, 2016 about a project by Forest Home designated as APN 0323-201-10 and Project Number P201600270/F.MC.

While I only recently purchased the May Rd property, my parents and or I have owned property in close proximity to Forest Home from the middle 1950s to the late 1990s. We have always found Forest Home to be excellent neighbors. I am aware of the current project and am fully in support of it.

Sincerely,  
George E Speake, Jr.









ATTENTION PROPERTY OWNERS

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than July 08, 2016 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, KEVIN WHITE at (909) 387-3067, by email at Kevin.White@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0323-201-10 (See map below for more information)
PROJECT NUMBER: P201600270/RMC \* Multiple Parcel Associations \*
APPLICANT: FOREST HOME INC
LAND USE DISTRICT (ZONING): SD-RES
IN THE COMMUNITY OF: FOREST FALLS/3RD/ SUPERVISORIAL DISTRICT
LOCATED AT: 40000 VALLEY OF THE FALLS DRIVE FOREST FALLS CA 93299
PROPOSAL: REVISION TO AN APPROVED ACTION TO MODIFY THE LAYOUT OF 7 PREVIOUSLY APPROVED TWO-STORY CABINS AND TWO DETENTION BASINS, ADD ADDITIONAL PARKING, ELIMINATE TWO PROPOSED CABINS AND ADD A 4,763 SQUARE FOOT MULTI-PURPOSE BUILDING ON A 39.86 ACRES.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken. Comments (If you need additional space, please attach additional pages):

These neighbors are noisy and intentionally disturb our quiet and peaceful enjoyment of the forest.

We object to any proposal that would worsen this situation.

James Heying
40200 Valley of the Falls Dr.
Forest Falls, CA 92339
(714) 588-9418

VICINITY MAP



Handwritten signature of James Heying

7/1/16

SIGNATURE

DATE

AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.