



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: October 15, 2026

AGENDA ITEM # 2

Project Description

APN: 3037-031-03

Applicant: Kayce Doyle

Community: Phelan/ Pinon Hills

Location: 8370 Malpaso Road

Project No: PROJ-2026-00038

Staff: Elena Barragan, Principal Planner

Rep/Property Owner: Kayce Doyle

Proposal: A Minor Use Permit to grade a slope greater than 40 percent to construct a driveway for a single-family residence.

Vicinity Map



Hearing Notices Sent On: September 30, 2026

Report Prepared By: Elena Barragan, Principal Planner

SITE INFORMATION

Parcel Size: 4.82 acres

Terrain: Moderate to steeply sloping hillsides, limited flat area

Vegetation: Western Joshua Tree, and native shrubs

Table 1 - SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Vacant and SFRs	Rural Living (RL)	Pinon Hills, Rural Living (PH/RL)
North	SFRs and Industrial	Rural Living (RL)	Pinon Hills, Rural Living (PH/RL)
South	Vacant	Rural Living (RL)	Pinon Hills, Rural Living (PH/RL)
East	Basin	Rural Living (RL)	Pinon Hills, Rural Living (PH/RL)
West	Vacant	Rural Living (RL)	Pinon Hills, Rural Living (PH/RL)

	AGENCY	COMMENT
City Sphere of Influence:	N/A	N/A
Water Service:	Sheep Creek Water Company	Will Serve Letter
Sewer Service:	N/A	Septic

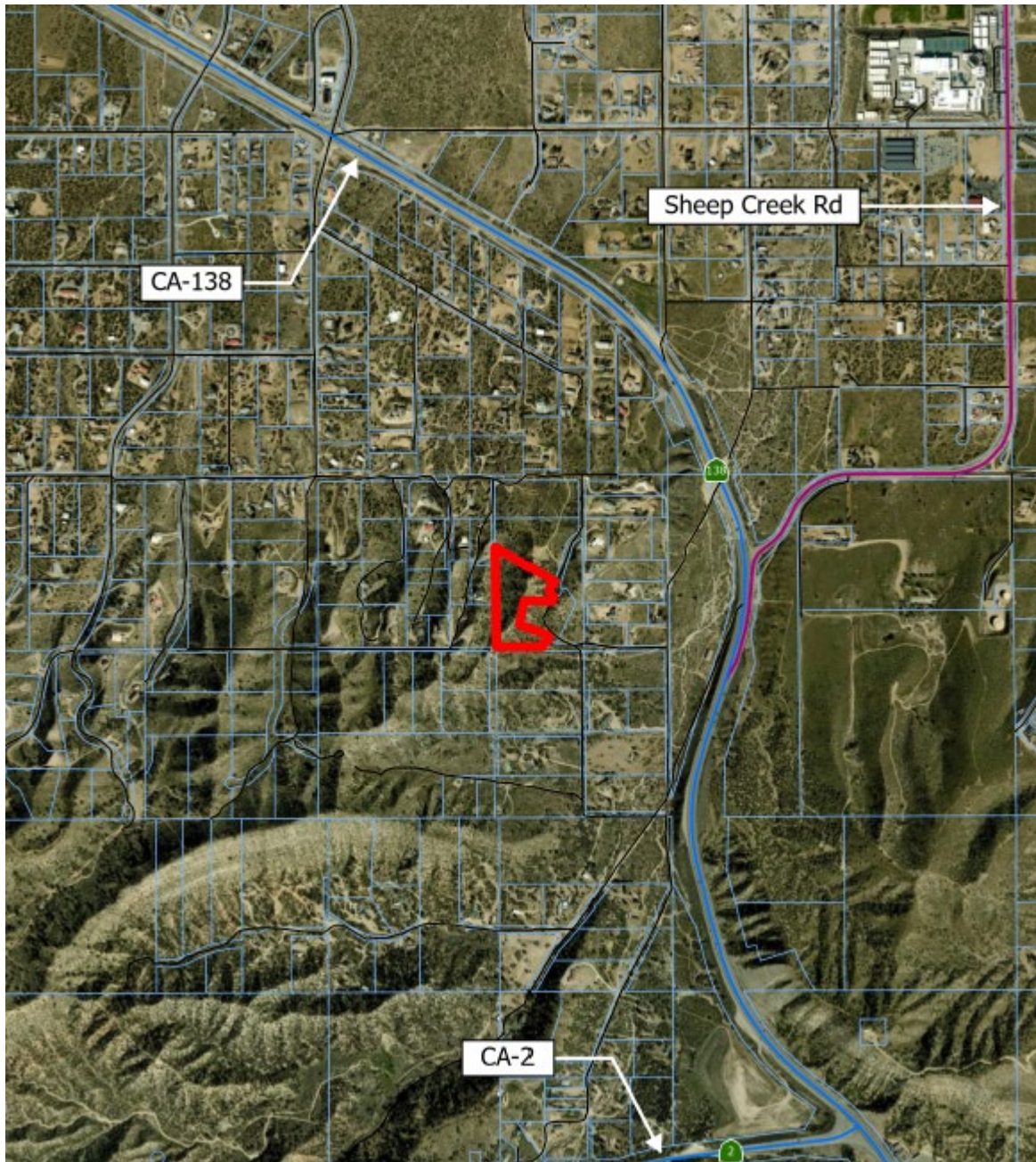
STAFF RECOMMENDATION: That the Zoning Administrator APPROVE the Minor Use Permit to allow grading on a slope greater than 40 percent for driveway to construct a single-family residence, ADOPT the Conditions of Approval and Findings as contained in the Staff Report and FILE the Notice of Exemption.

In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

Doyle Driveway MUP
PROJ-2026-00038/APN No.: 3037-031-03
Zoning Administrator Staff Report
Date of Hearing: October 15, 2026

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VICINITY MAP



SITE PHOTO

Center of Site Looking East



SLOPE ANALYSIS MAP



PROJECT DESCRIPTION:

The applicant is requesting approval of a Minor Use Permit to grade a natural slope greater than 40 percent to construct a driveway for the development of a single-family residence in the Rural Living (RL) Land Use Category, and Phelan/Pinon Hills Rural Living (PH/RL) Zoning District. The slope of the driveway after grading will be approximately 15 percent. The Minor Use Permit application is also associated with the following records for a single-family residence, grading permit, and a fire letter: SFR-2025-00617, GRAD-2025-000125 and FRFL-2025-01276.

PROJECT ANALYSIS:

The subject property is within the Rural Living (RL) Land Use Category and Phelan/Pinon Hills Rural Living (PH/RL) Zoning District. The RL Land Use Category intends to allow rural residential development set in expansive areas of open space that reinforce the rural lifestyle while preserving the County's natural areas. A single-family home is an allowed use in the RL Zoning District. Grading on slopes 15 percent or greater requires compliance with hillside grading standards and the establishment of a Minor Use Permit. There are three (3) different slope categories that range from moderate to steep. Chapter 83.08, Hillside Grading Standards establishes regulations for development within hillside areas to facilitate appropriate hillside development through standards and guidelines for hillside areas, providing a safe means of ingress, egress and traffic flow for all forms of permissible traffic within hillside areas. There are three (3) different slope categories that range from moderate to steep. The project site is located on a moderately to steeply sloped hillside. The area of the proposed driveway is on a natural slope greater than 40 percent. Per Table 83-8 of the San Bernardino County Development Code (SBCDC), this area falls within Slope Category No. 3, average slope greater than 40 percent. Slope Category No. 3 is identified as an excessive slope condition. Pad grading is not allowed, and grading for driveways and roads shall be reviewed through the Minor Use Permit application process.

Development Code Compliance Summary: As noted below, the Project satisfies all applicable standards of the Development Code for the Rural Living (RL) Zoning District, as illustrated in Table No. 2 and described below.

Table No. 2 Project Code Compliance			
Project Component	Development Code Standard		Proposed Project
Grading natural slope over 40% for driveway	MUP		MUP
Single Family Residence	Allowed by right		Allowed by right
Building Setbacks	Front:	25'	Approximately 70'
	Street Side:	25'	N/A
	Side Interior:	15'	Approximately 51'
	Rear:	15'	Approximately 202'
Parking	Two Parking Spaces		Two Covered Spaces Provided

Site Development/Grading: The proposed drive approach location is situated in the area that complies with San Bernardino County Standard Drawings Nos. 128, residential driveway approach with curb, and 130 driveways spacing. Grading has been designed to reduce and minimize impact on existing hillsides while still providing all setbacks. The proposed grading plan is designed to conform to hillside grading standards. All proposed slopes are less than 25 feet in height, and slopes are rounded so as not to create an “engineered” hard edge appearance.

Landscaping: All slopes will be planted with natural vegetation and maintained once grading is complete. The Western Joshua trees identify a 10-foot buffer which was determined to be sufficient by RCA Associates. Any removal of Western Joshua trees from their current position will require a California Endangered Species Act Incidental Take Permit, (CESA, ITP) or a Western Joshua tree Conservation Act Incidental Permit, (WJTCA, ITP) from California Department of Fish and Wildlife, (CDFW).

Fire Safety Overlay: Per SBCDC Section 82.13.050(g) private driveways or access roadways for residential units shall not exceed 150 feet in length unless approved by the Fire Authority in compliance with the California Fire Code. Additionally, a fire apparatus access road shall be a maximum of 12 percent at any point. The grade of a driveway providing fire access to a single family residence may be increased to a maximum of 16 percent for a distance not to exceed 500 feet in areas in which County or City Development Codes allow such increases and with the approval of the Fire Code Official. On October 21, 2025, the San Bernardino County Fire District approved the 15 percent slope per Fire Standard A-1. Where the average slope of the site is less than 15 percent, combustible vegetation is required to be removed at a minimum distance of 30 feet from all structures or to the property line, whichever is less. Where the average slope of the site is 15 percent or greater, combustible vegetation is required to be removed at a minimum of 100 feet from all structures.

ENVIRONMENTAL REVIEW:

Planning staff determined that the project proposal would be subject to the California Environmental Quality Act (CEQA) due to its size and proposed square footage of the new construction. The applicant prepared a biological resources assessment for the proposed driveway improvements. The project impact area was evaluated for the presence of habitat capable of supporting special status species known to occur in the region. The proposed driveway improvement area supports a native shrubland/ open woodland community that is typical of the Pinon Hills area. Western Joshua trees occur on site, but not within the proposed driveway alignment. No, federally or state-listed plant or wildlife were observed during the field investigation. Conditions of approval are in place to require a qualified biologist to conduct a pre-construction burrowing owl survey before land disturbing activities, and if vegetation removal or ground disturbing activities occur during the nesting bird season, (February 1 through August 31) a qualified biologist will conduct a pre-construction nesting bird survey no more than three days prior to the initiation of construction activities. The site is not located within a designated hazard area, (landslide, fault, liquefaction). The scope of grading will not have a significant effect on the environment due to unusual circumstances. With the conditions of approval, and compliance with the hillside grading standards, the proposed driveway improvements are not expected to result in significant impacts to biological resources or cause significant effect on the environment. With this assessment, the project falls under Class No. 3, Exemption No. 15303, New Construction or Conversion of Small Structures.

PUBLIC COMMENTS

The County Planning Division sent Project Notices to surrounding property owners within 300 feet of the project site on June 26, 2026, and Public Hearing Notices on September 30, 2026. No comments were received in response to the Project Notice or the Public Hearing Notice.

RECOMMENDATION: the Zoning Administrator:

1. **FIND** the project exempt from CEQA per Section 15303;; and
2. **ADOPT** the Findings for approval of the Minor Use Permit; and
3. **APPROVE** the Minor Use Permit (PROJ-2026-00038) to grade a slope greater than 40 percent to construct a driveway for a single-family residence, subject to the Conditions of Approval; and
4. **DIRECT** Land Use Services staff file a Notice of Exemption in compliance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A:** Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Notice of Exemption (NOE)
EXHIBIT D: Grading Plan

FINDINGS: MINOR USE PERMIT

A MINOR USE PERMIT TO GRADE A NATURAL SLOPE GREATER THAN 40 PERCENT TO CONSTRUCT A DRIVEWAY FOR A SINGLE-FAMILY RESIDENCE IN THE RUAL LIVING (RL) LAND USE CATEGORY, AND PHELAN/PINON HILLS RURAL LIVING (PH/RL) ZONING DISTRICT; 1ST SUPERVISORIAL DISTRICT; APN NO.: 3037-031-03

FINDINGS FOR ALL USE PERMITS

The following Section No. 85.06.040(a) *General findings for all Use Permits (Conditional and Minor)* must be made in the affirmative in order to approve the Project's Minor Use Permit:

- 1. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, OPEN SPACE, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

The proposed project site is adequate in shape and size to accommodate a single-family residence, and an approximately 185-foot driveway. The single-family residence proposal complies with parking, landscaping and development standards for a single-family residential structure. The proposed grading work complies with the Hillside Grading Standards in San Bernardino Development Code (SBCDC) Section No. 83.08.040.

- 2. THE SITE FOR THE PROPOSED USE HAS ADEQUATE ACCESS, WHICH MEANS THAT THE SITE DESIGN INCORPORATES APPROPRIATE STREET AND HIGHWAY CHARACTERISTICS TO SERVE THE PROPOSED USE.**

The site has adequate legal and physical access. The location of the driveway will comply with the San Bernardino County Standard Drawings Nos. 128, residential driveway approach, and 130, driveway spacing.

- 3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

The proposed use for the project is a single-family home. A single-family home is an allowed use in the PH/RL Zoning District. The site is surrounded by other single-family residences. The single-family home will not generate excessive noise, traffic, vibration, glare or other disturbance. The work associated with the grading for the driveway will generate short term noise, and limited traffic during the construction. All construction and associated land disturbance will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No

construction activities are permitted outside of these hours or on Sundays and Federal Holidays. Neither the use or the limits of grading will impact 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 AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.

The proposed Minor Use Permit to grade a natural slope greater than 40 percent to construct a driveway for a single-family home is consistent with the Goals, Maps, policies, and Standards of the County General Plan and Development Code. The proposed Project specifically implements the following San Bernardino Countywide Plan goals and policies:

Policy LU-2.3 Compatibility with natural environment

We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

Response: The proposed grading has been located, scaled and conditioned for compatibility with the surrounding natural environment. The project is consistent with Chapter No. 83.08 Hillside Grading Standards and has limited grading to only areas where the residence and driveway are proposed. The remaining portions of the lot will remain undisturbed. The applicant prepared a Biological Resources Assessment which found that there was adequate spacing from the Western Joshua trees onsite, and that with implementation of conditions of approval, related to burrowing owls, and nesting bird surveys, the scope of work would not impact biological resources.

Policy LU-2.4 Land Use Map consistency

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

Response: The proposed Project does not require a Land Use Map change and would undertake activities like those on the surrounding properties.

Policy LU-2.5 Hillside Preservation.

We require that new development in sloping hillside areas preserve the natural character of the surrounding environment and does not further exacerbate natural hazards or erosion.

Response: The proposed Project has designed the driveway in a manner to have the least amount of impact. The driveway is approximately 185 feet long and starts at an approximately 11% slope increasing to a maximum of 15% slope.

5. THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF THE DEVELOPMENT, TO ACCOMMODATE THE PROPOSED PROJECT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.

The proposed Project would be accommodated by available infrastructure that is consistent with the intensity of development. The single-family residential use and the grading will not significantly lower service levels.

6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

These conditions of approval will require the applicant to comply with the approved grading plan and adhere to the requirements of the Hillside Grading Standards. Compliance with the Hillside Grading Standards and the conditions of approval will ensure that adequate drainage, and soil erosion requirements are met to support the grading.

7. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.

The proposed Project was designed in a manner to not interfere with the future ability of the property owner to install a solar energy system. The project would not impede the development of solar energy generation systems on adjacent parcels.

FINDINGS SPECIFIC TO MINOR USE PERMITS

The following Section No. 85.06.040(b) *Additional Findings for Minor Use* must also be made in the affirmative in order to approve the Project's Minor Use Permit:

1. THERE ARE NO CIRCUMSTANCES THAT WOULD RESULT IN STANDARDS OR CONDITIONS NOT BEING ABLE TO ADEQUATELY MITIGATE ENVIRONMENTAL IMPACTS.

There are no circumstances that would result in standards or conditions not being able to adequately mitigate environmental impacts. The Biological Resources Assessment identified that the proposed driveway improvement area supports a native shrubland/ open woodland community. During the field investigation, no federally or State-listed plant or wildlife species were observed, and specifically there was no evidence of desert tortoise, burrowing owl, or mohave ground squirrel within the proposed disturbance area. With the incorporation of conditions of approval requiring a qualified biologist to conduct a pre-construction burrowing owl survey, and a pre-construction nesting bird survey during nesting bird season, the proposed driveway improvements will not result in conditions not being able to adequately mitigate environmental impacts.

2. THE PROJECT IS PLANNED FOR IMMEDIATE DEVELOPMENT AND DOES NOT INCLUDE A PHASED DEVELOPMENT.

The Project does not propose a phased development, as it is the applicant's intent to complete the grading permit and building permit applications to construct one single-family residence.

- 3. THE PROJECT IS NOT LIKELY TO RESULT IN CONTROVERSY. IF THE PROPOSED PROJECT FAILS TO SATISFY ANY OF THE FINDINGS IDENTIFIED IN THIS SUBDIVISION, IT SHALL ONLY BE PROCESSED AS A CONDITIONAL USE PERMIT IN COMPLIANCE WITH THIS CHAPTER.**

Project Notices were sent to a radius of 300 feet, no responses from property owners, or agencies were provided. Additionally, the Project is not proposing to subdivide the property, therefore, the project will not need a Conditional Use Permit.

FINDINGS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 1. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.**

The proposed Project qualifies for a Categorical Exemption Section No. 15303, Class No. 3 which applies to new construction or conversion of small structures. The grading does not trigger a reasonable possibility that the activity will have a significant effect on the environment. It is not located in a designated hazard area such as a landslide, fault, or liquefaction area. The Project will not have a significant adverse impact on the environment with the implementation of the required conditions of approval.



Conditions of Approval

Record:	PROJ-2026-00038	System Date:	09/09/2026
Record Type:	Project Application	Primary APN:	3037031030000
Record Status:	In Review	Application Name:	MINOR USE PERMIT
Effective Date:		Expiration Date:	
Description:	DOYLE RESIDENCE - MINOR USE PERMIT (RESIDENTIAL)		

A MINOR USE PERMIT TO PLACE A DRIVEWAY ON A SLOPE GREATER THAN 40% FOR A SINGLE-FAMILY RESIDENCE, LOCATED AT 8370 MALPASO RD., PINON HILLS, ON 4.82 ACRES, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND PHELAN-PINON HILLS/RURAL LIVING (PH/RL) ZONING DISTRICT; 1ST SUPERVISORIAL DISTRICT; APN: 3037-031-03

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

1 Continuous Maintenance - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside

storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

2 **Project Location** - Status: Outstanding

The Project site is located 8370 Malpaso Road.

3 **Indemnification** - Status: Outstanding

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

4 **Additional Permits** - Status: Outstanding

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

a. FEDERAL:

b. STATE:

c. COUNTY: Land Development, Fire Prevention, Planning, Building and Safety, Environmental Health Services.

d. LOCAL:

5 Expiration - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

6 Extension of Time - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

7 Clear Sight Triangle - Status: Outstanding

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

8 Construction Hours - Status: Outstanding

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

9 Construction Noise - Status: Outstanding

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

10 Cultural Resources - Status: Outstanding

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

INFORMATIONAL

County Fire - Community Safety

11 **F70 Additional Requirements** - Status: Outstanding

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. 1. 82.13.040 (C) They will need to meet this section as we condition for it on the residential fire letter when they apply "Combustible vegetation shall be removed as follows: • Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. • Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586" 82.13.050 they will also need to abide by with the exception of (f), (h), (i)(1) through (3) (l). 16% is the max slope we will allow for up to two SFR's. 2. Residential Fire Letter will be required for all new SFR and ADU's.

Land Use Services - Land Development

12 **Natural Drainage** - Status: Outstanding

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

13 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

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

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

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

15 **Ground disturbing activities** - Status: Outstanding

If ground-disturbing activities commence more than 30 days after the July 6, 2026, field investigation, a qualified biologist should conduct a pre-construction burrowing owl survey in accordance with current California Department of Fish and Wildlife recommendations.

Nesting Bird Survey

If vegetation removal or ground-disturbing activities occur during the nesting bird season (generally February 1 through August 31), a qualified biologist should conduct a pre-construction nesting bird survey no more than three days prior to the initiation of construction activities. If active nests are identified, appropriate avoidance buffers shall be established and maintained until the young have fledged or the nest is otherwise determined to be inactive.

Land Use Services - Land Development

- 16 **Erosion Control Installation.** - Status: Outstanding
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- 17 **FEMA Flood Zone.** - Status: Outstanding
FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C6450H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
- 18 **Grading Plans** - Status: Outstanding
Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
- 19 **Joshua Trees.** - Status: Outstanding
This parcel is flagged for Joshua Trees. Project plans, including, but not limited to, the site plan must reflect type, locations, and distances of Joshua Trees to any proposed land disturbance, including grading areas, proposed structures, and/or staging areas. If Eastern Joshua Trees are on the parcel, the site plan shall state that there are Eastern Joshua Trees; this statement shall also be signed by the property owner, engineer, or applicant and shall be shown on the site plan. If Western Joshua Trees are more than 50' from any land disturbance, the site plan shall show such trees, 50' buffer areas, and include the signature from the property owner, engineer, or applicant. If Western Joshua Trees are within 50 feet of any land disturbance, approval from the California Department of Fish and Wildlife (CDFW) is required. Please contact CDFW at WJT@wildlife.ca.gov or the Region 6 office serving San Bernardino County at (909) 484-0167 or AskRegion6@wildlife.ca.gov. Quick reference guide can be found here: https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT_Quick-Reference-Guide_REV-2-25-2026.pdf
- 20 **State Construction Stormwater General Permit:** - Status: Outstanding
Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Land Development

- 21 **Road Improvements** - Status: Outstanding
Road Improvements: Malpaso Road (Local Street Less Than 1000 ADT – 50 feet) • Driveway Approach. Design driveway approach per County Standard 128B and located per County Standard 130.

PRIOR TO OCCUPANCY

Land Use Services - Land Development

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

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

23 **LDD Requirements** - Status: Outstanding

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

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

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	

APN: 3037031030000

Effective Date:

PROJ-2026-00038

Expiration Date:

External Agencies (Caltrans, U.S. Army, etc.)

See condition text for contact information...

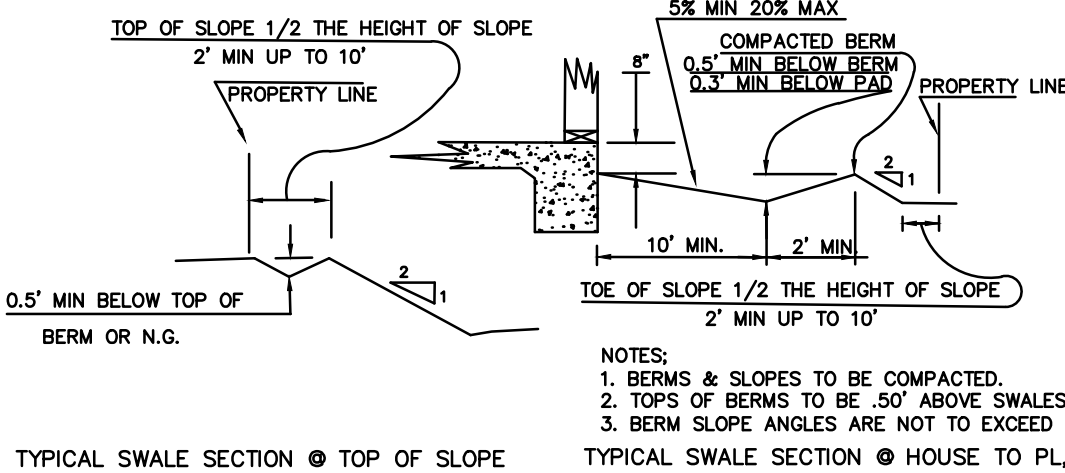
Grading Notes:

- All grading shall conform to the latest California Building Code (CBC) Chapters 17, 18, Appendix-J and all applicable sections.
- A grading permit shall be obtained prior to commencement of any work on the site.
- Issuance of a grading permit does not eliminate the need for permits from other regulatory agencies with regulatory responsibilities for construction activities associated with the work authorized in this plan.
- All work under this permit shall be limited to work within the property lines. A separate construction, excavation or encroachment permit from the Department of Public Works may be required for any work within the County right-of-way.
- Approval of these plans does not authorize any work or grading to be performed until the effective property owners permission has been obtained and valid grading permit has been issued.
- This plan is for grading purposes only and is not to be used for the purpose of constructing onsite or offsite improvements. Issuance of a permit based on this plan does not constitute approval of driveway locations or sizes, parking lot structural sections or layout, ADA-related requirements, building locations or foundations, walls, curbing, offsite drainage facilities or other items not related directly to the basic grading operation. Onsite improvements shall be constructed in accordance to the approved building permit plans. Offsite improvements shall be constructed in accordance to plans approved for this purpose by the Public Works Department.
- Maximum cut and fill slope = 2:1 (horizontal to vertical) and maximum vertical height = 30 feet, unless an approved geotechnical report can justify a steeper and taller slope.
- No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material.
- Fill slopes shall not have less than 90% relative compaction, or as recommended on the approved geotechnical report.
- It is the grading contractor's responsibility to ensure that adequate compaction has been attained on the entire grading site, including fill areas outside the building pads and on all fill slopes.
- Unless otherwise recommended in an approved geotechnical report, over-excavation shall be at least 24 inches minimum below the bottom of footings or to competent native soil or bedrock materials, whichever is deeper, as approved by the project's geotechnical engineer or geologist.
- Earthwork Volumes:Cut:12,207 (cy), Fill:382 (cy),15% Shrinkage, Export:11,825. Total Disturbed Area:=38,350 S.F.
- Earthwork quantities are shown for grading permit purposes only, and San Bernardino County is not responsible for their accuracy.
- A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
- Any onsite retaining walls shown on the grading plans that are over 4' in height, measured from top of wall to bottom of footing, are for reference only. Retaining walls over 4' in height are not checked, permitted, or inspected per the grading permit. A separate retaining wall permit is required for all retaining walls over 4' in height.
- Any walls, fences, structures and/or appurtenances adjacent to this project are to be protected in place. If grading operations damage or adversely affect said items in any way, the contractor and/or developer is responsible for working out an acceptable solution to the satisfaction of the affected property owner(s).
- For sites with protected species or trees, the proposed grading may be subject to a separate permit.
- Adequate fire access around buildings (including garages) should be provided as approved by County Fire.
- Existing drainage courses shall not be obstructed, altered, or diverted without prior approval from the County of San Bernardino, Land Development Division. A streambed alteration agreement may also be required from the California Department of Fish and Wildlife.
- Drainage easements shall not be obstructed, altered or diverted without prior approval of the County of San Bernardino, Land Development Division.
- Setbacks and building locations shown on this plan are for reference only and must be reviewed and approved under a separate building permit.
- Utility and septic improvements shown on this plan are for reference only and must be reviewed and approved under a separate building permit.
- On projects disturbing one acres or more, the following note must be added: A Notice of Intent (NOI) has been, or will be filed with the State Water Resources Control Board (SWRCB) and a Storm Water Pollution Prevention Plan (SWPPP) has been or will be prepared in accordance with the requirements of California General Permit for storm water discharges associated with construction activity (Permit No. CAS000002) for all operations associated with these plans. The permittee shall keep a copy of the SWPPP on site and available for review by County.
- In conjunction with the California General Permit for proposed disturbance over one acre, an active Wastewater Discharge ID # (WVID) N/A must be included on the final grading plan.
- For engineered grading, a final grading certification will be collected by the building inspector at the final building inspection or prior a grading final status on the permit. The final grading certification is to be completed by the Engineer of Record on the approved grading plans.
- The Soils Engineer shall provide a final soil grading report including locations and elevations of field density tests, summaries of field and laboratory test and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the soil engineering investigation report. It shall also provide information as to location and nature of test, statements relative to be expansive nature of soil and/or rock material, limits of compacted fill shown on the as-graded plan and certification as to the adequacy and stability of the site for the intended use.
- If applicable, the Engineering Geologist shall provide a geologic grading report including a final description of the geology of the site including any new information disclosed during the grading and effect of same on recommendations incorporated in the approved grading plan. The Engineering Geologist shall provide certification as to the adequacy of the site for the intended use as affected by geologic factors. Where necessary, a revised geologic map and crosssections, and any recommendations regarding special building restrictions or foundation setbacks shall be include.
- Should the excavation disclose soil and/or rock conditions where cut slopes are unstable, the Engineering Geologist and/or the Soils Engineer shall recommend necessary treatment to the Building Official for approval.
- Geological and Soils Engineering Reports by __, Dated: __ and all soils reports addendum (da) shall be incorporated herewith and made part of this grading plan.
- The Contractor shall implement preventive measures to assure that no rocks, soil, dust, or debris of any form shall fall, slide or flow onto adjoining properties or public ways. All vehicle loads shall be trimmed and watered or otherwise secured to prevent spillage from the equipment.
- All export and import of material over dedicated and improved streets shall be undertaken or conducted by equipment that complies in all respects to the State Vehicle Code. Repair to any damaged dedicated or improved streets shall be made to the satisfaction of the Building Official and is the responsibility of the owner, permittee, and the grading Contractor.
- All flood zone requirements must be reflected or accounted for on the grading plans. Elevations or construction notes must be included in the plans to ensure compliance with all applicable first floor elevation requirements per FEMA and San Bernardino County Development Code guidelines. This lot is in FEMA Zone "D".
- All grading shall comply with SBC Development Code Section 82.14.050.c:if fill is placed to elevate pads above base elevation, it must be demonstrated that fill will not settle and is protected from erosion, scour, or differential settlement, as follows.
 - The Pad elevation shall be certified to meet or exceed the elevation required by the applicable Floodplain Safety Review Area, and it must be demonstrated that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the surface elevation of the base flood at any point within the community.
 - Fill shall be compacted to 95% per ASTM (American Society of Testing Materials) Standard D-698.
 - Fill slopes shall be no steeper than two feet horizontal to one foot vertical ratio unless substantiating data for steeper slopes is provided, and the slopes are approved by the County.
 - Fill slopes adjacent to a water course may be required to be armored with stone, rock or approved equal protection.

Note: Additional requirements may be applicable, as determined by the Building Official.

ABBREVIATIONS:

- T.C. = TOP OF CURB
F.L. = FLOW LINE
E.P. = EDGE OF PAVEMENT
T.B.M. = TEMPORARY BENCH MARK
P.E. = PAD ELEVATION
P.P. = POWER POLE
(XX.XX) = EXISTING ELEV.
XX.XX = PROPOSED GRADE
F.G. = FINISH GRADE
F.F. = FINISH FLOOR
T.S.W. = TOP OF STEM WALL
I.P. = IRON PIPE AT PROPERTY CORNER



NO GRADING OR LAND DISTURBANCE ALLOWED WITHIN THE AVOIDANCE AREA AROUND THE JOSHUA TREES AS SHOWN ON PLAN AND PER JOSHUA TREE REPORT. PROVIDE 4' HIGH ORANGE SAFETY FENCE/NETTING AS NEEDED AT THE PERIMETER OF THE AVOIDANCE AREAS

UNAUTHORIZED CHANGES AND USES:

THE PREPARER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

COUNTY OF SAN BERNARDINO
MINOR USE PERMIT
FOR GRADING DRIVEWAY ON A SLOPE GREATER THAN 40%
A.P.N.: 3037-031-03
8370 MALPASO Rd Pinon Hills, CA 92372
PROJ-2026-00038
FRFL-2025-01276
SFR-2025-00617
GRAD-2025-000125

MINOR USE PERMIT FOR GRADING THE DRIVEWAY ON A SLOPE GREATER THAN 40% FOR A SFR.

ALL GRADING IS DESIGNED AND SHALL CONFORM TO HILLSIDE GRADING STANDARDS

NO SLOPES ARE OVER 30' IN HEIGHT

ALL SLOPES SHALL BE PLANTED WITH NATURAL VEGETATION AND MAINTAINED ONCE GRADING IS COMPLETE.

GRADING HAS BEEN DESIGNED TO REDUCED AND TO MINIMIZE IMPACT ON EXISTING HILLSIDES WHILE STILL PROVIDING ALL SETBACKS, MEETING ALL STANDARDS FOR HILLSIDE GRADING, FIRE DEPARTMENT REQUIREMENTS

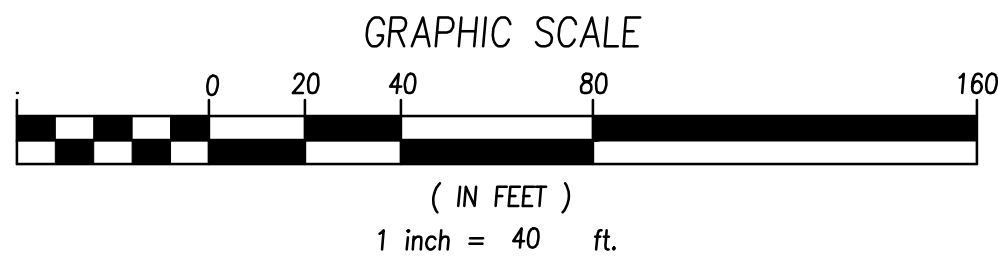
COMBUSTIBLE VEGETATION SHALL BE REMOVED AS FOLLOWS

WHERE THE AVERAGE SLOPE OF THE SITE IS LESS THAN 15% COMBUSTIBLE VEGETATION SHALL BE REMOVED A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS LESS.

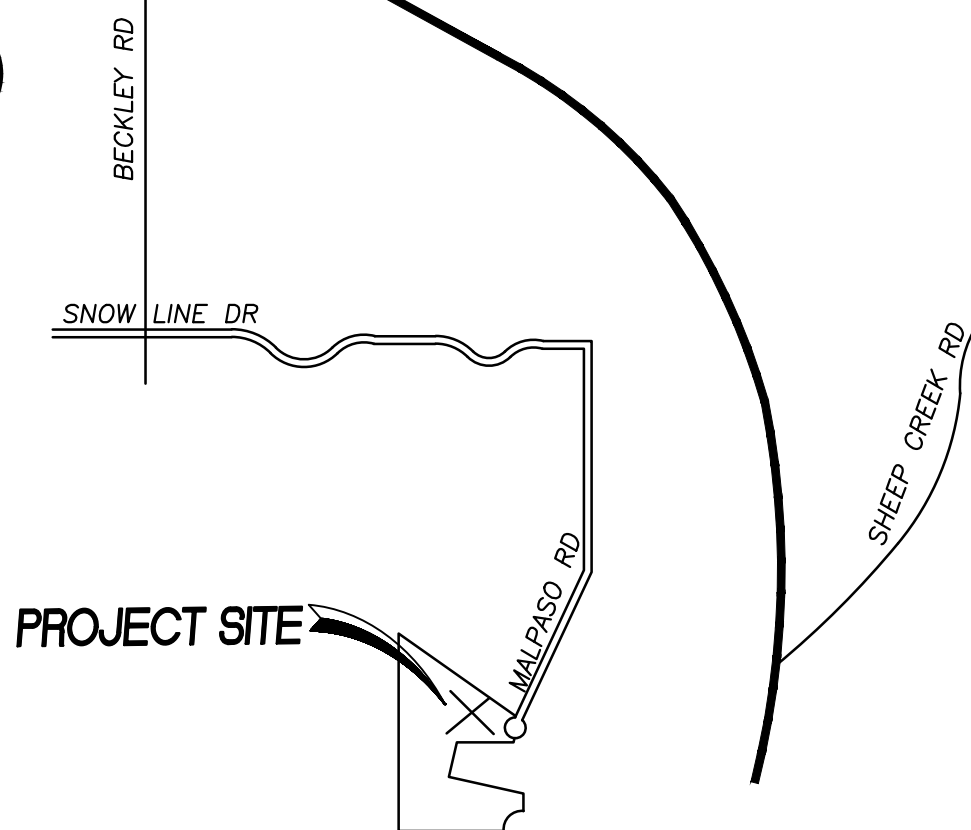
WHERE THE AVERAGE SLOPE OF THE SITE IS 15% OR GREATER COMBUSTIBLE VEGETATION SHALL BE REMOVED A MINIMUM ONE HUNDRED (100) FEET FROM ALL STRUCTURES.

SHEET INDEX:

COVER SHEET: SHEET 1
GRADING PLAN: SHEET 2
EROSION CONTROL PLAN: SHEET 3
NATURAL SLOPE ANALYSIS: SHEET 4
PROPOSED SLOPE ANALYSIS: SHEET 5
CUT/FILL PLAN: SHEET 6
CROSS-SECTIONS/DETAILS: SHEET 7



VICINITY MAP
NOT TO SCALE



"OFFICIAL USE ONLY"

OWNER:

Trevor & Kayce Doyle
2126 Marco Rd
Pinon Hills, CA 92372
909-362-7778

UTILITY NOTIFICATION LIST:

SOUTHERN CALIFORNIA EDISON COMPANY ONSITE SEPTIC SYSTEM (SEWER)
12353 HESPERIA ROAD
VICTORVILLE, CA 92392
(800) 442-4950
SAN BERNARDINO COUNTY FIRE UNDERGROUND SERVICE ALERT
598 S TIPPECANOE AVE (800) 227-2600
SAN BERNARDINO, CA 92408
(909) 387-5974
SHEEP CREEK WATER CO. (WATER) CR&R ENVIRONMENTAL SERVICES (TRASH)
4200 Sunnyslope Rd 9828 BUCKWHEAT RD
Phelan, CA 92371 PHELAN, CA 92371
(760) 868-3755 (760) 868-4232

CUT/FILL:

CUT: 12,207 C.Y.
FILL: 382 C.Y.
Export: 11,825 C.Y.
15% SHRINKAGE

LEGAL DESCRIPTION:

Parcel Map: 7828
Parcel: 3
Book 81 Page 8

PERC REPORT:

Hilltop Geotechnical Inc.
786 S. Gifford Ave
San Bernardino CA 92408
909-890-9079

FEMA_ZONE:

FEMA_ZONE "D"
MAP ID: 06071C6450H
DATE: 08/28/2008

JOSHUA TREE REPORT:

RAC Associates
15555 Main St, #D4-235
Hesperia CA 92345
760-596-0017

Perc Report Dated: 2-9-2024

Report Dated: 8-14-2025

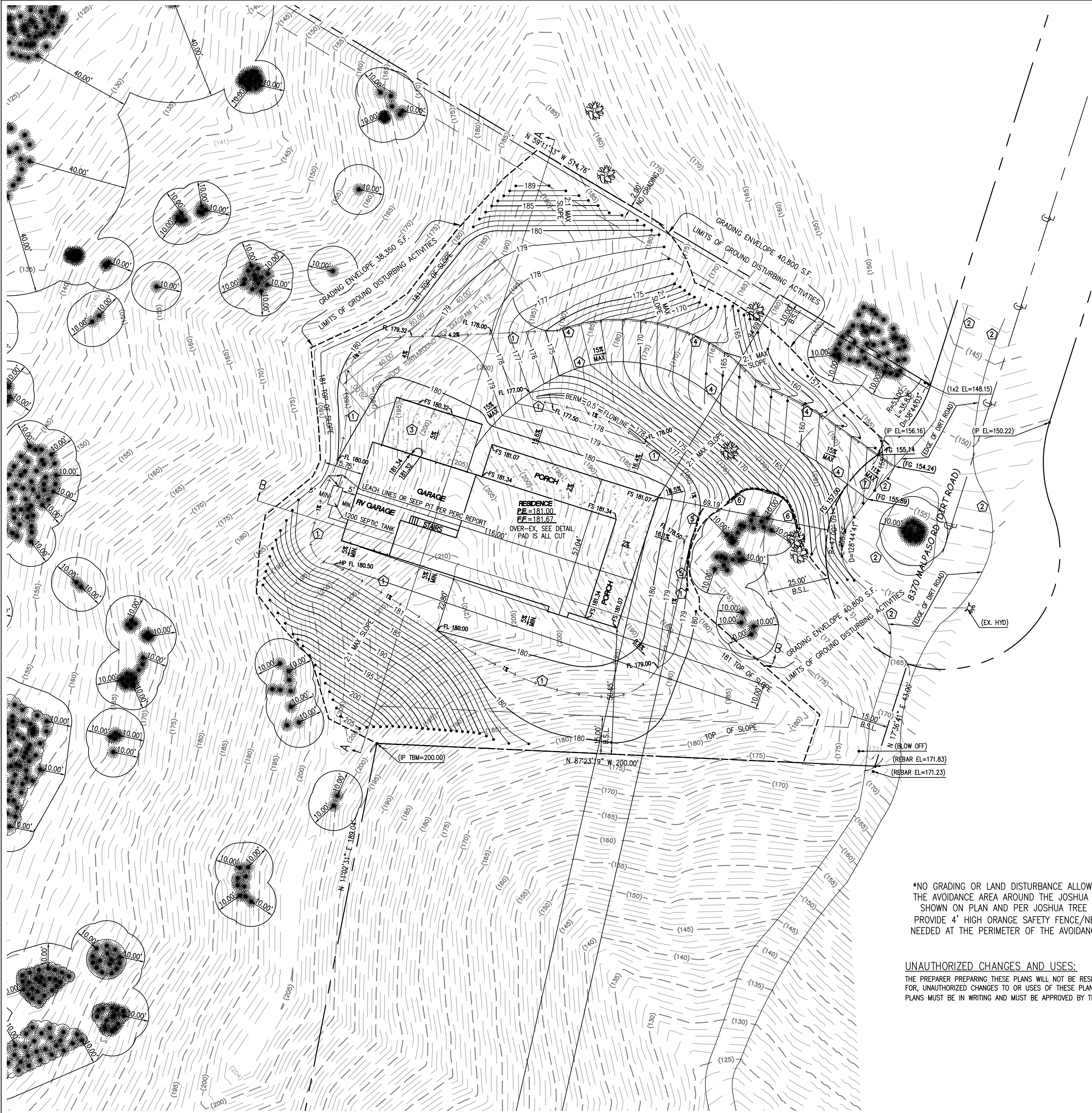
IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREA:
EXISTING ROOF: 0 s.f.
EXISTING NON-ROOF: 0 s.f.
PROPOSED IMPERVIOUS AREA:
PROPOSED ROOF: 5,776 s.f.
PROPOSED NON-ROOF: 1,206 s.f.
TOTAL: 6,982 s.f.
RETENTION REQUIREMENTS:
(PER SBC PCWB CALCULATOR) N/A
PROPOSED ON-SITE RETENTION: N/A
GRADING LIMITS: 38,350 s.f.
TOTAL LOT SIZE: 210,334 s.f.
TOTAL LOT COVERAGE: 3.32%

BEARINGS AND DISTANCES ARE PER
RECORD P.M. 7828 P.M. 81/8

TOPO PROVIDED VIA GPS UNDER SUPERVISION OF PLS 8763 SHELLY
JONES DATED 01-15-25 THIS IS NOT A SURVEY

PROJ-2026-00038 FRFL-2025-01276	BUILDING PERMIT# SFR-2025-00617 GRADING PERMIT# GRAD-2025-000125	COUNTY OF SAN BERNARDINO DEPARTMENT OF LAND USE SERVICES	SCALE: 1"=40'
	UNDERGROUND SERVICE ALERT CALL: 811 TWO FULL WORKING DAYS BEFORE YOU DIG	Prepared by: Shelly Jones 18055 Cherry St. Hesperia, Ca 92345 (760)244-2717	DRAWN BY: NAJ DESIGNED BY: NAJ SHEET 1 OF 7
DATE: 05-26-2026		DRAWING NUMBER# 2025-005	

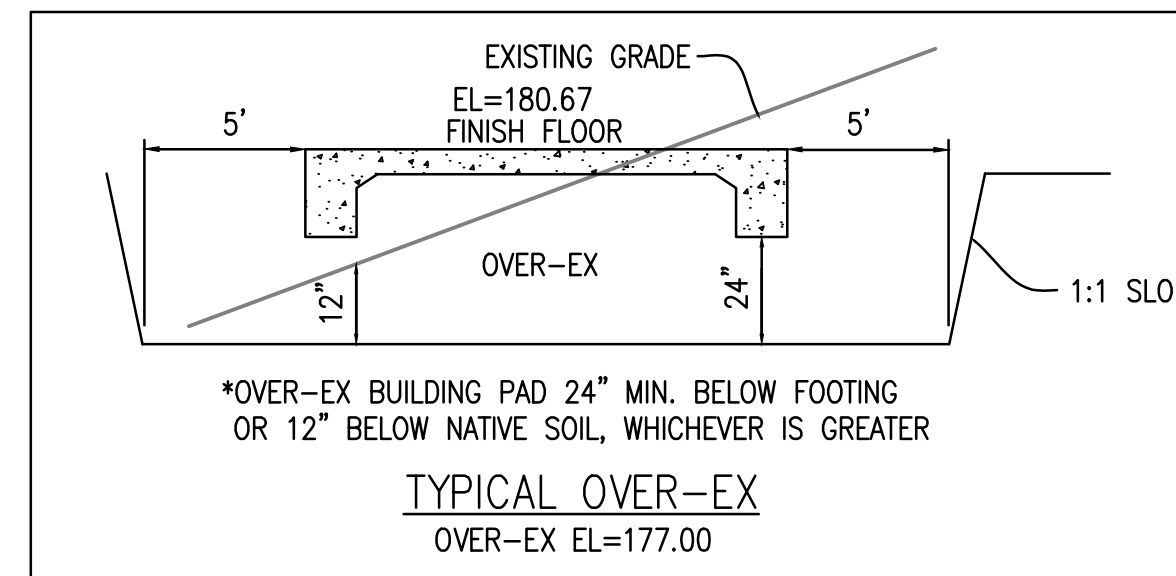
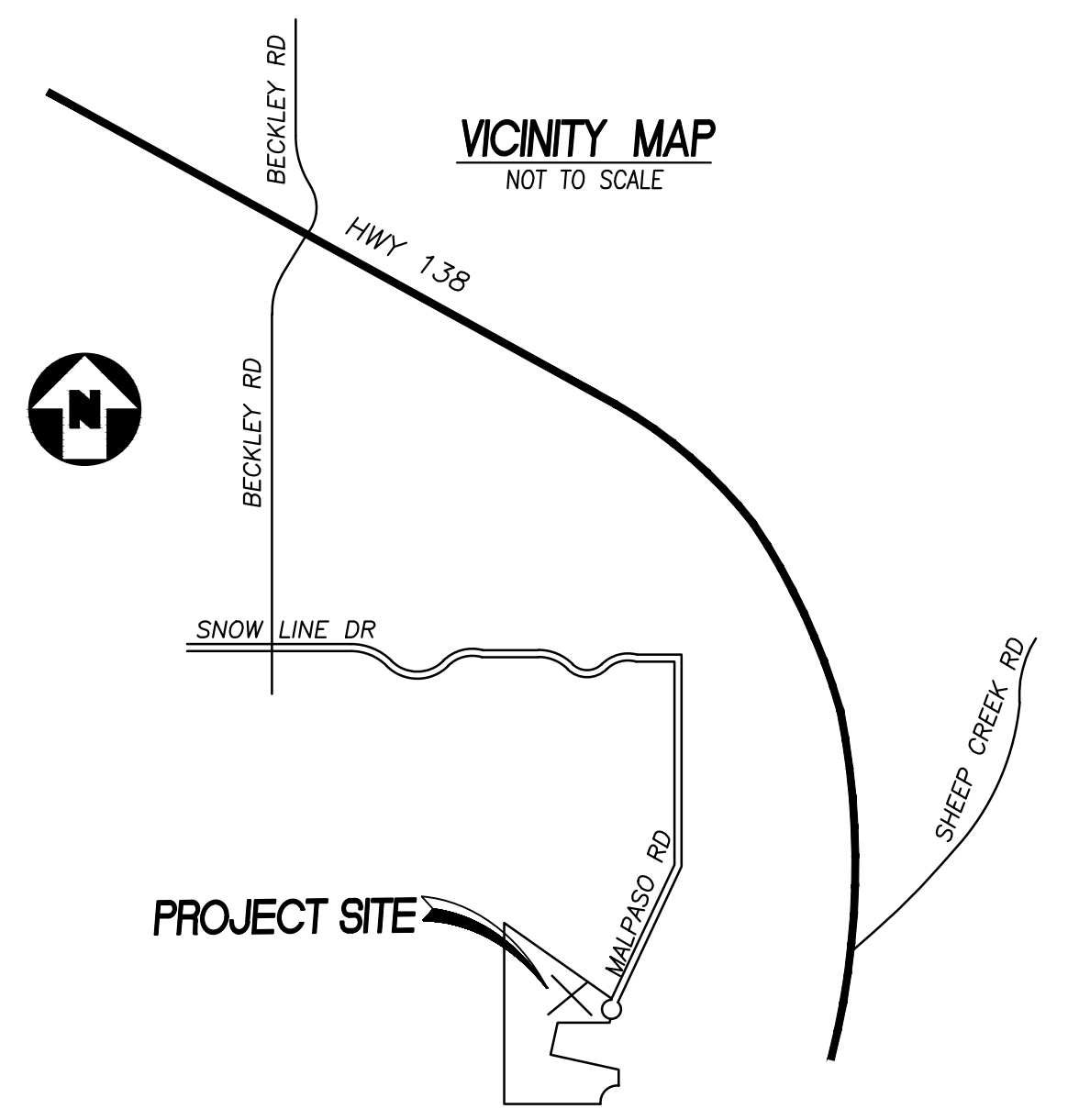


- LEGEND**
- CENTER LINE
 - - - - - PROPERTY LINE
 - - - (100) - - - EX. MAJOR CONTOURS LINES
 - - - (101) - - - EX. MINOR CONTOURS LINES
 - - - 102 - - - PROPOSED FINISH CONTOURS
 - EX. FENCE
 - // EDGE OF EXISTING ASPHALT ROAD
 - - - BUILDING BACK SET LINES AND P.U.E.'s
 - - - FLOW LINE 1% MIN. 20% MAX
 - ☼ JOSHUA TREE PROTECT IN PLACE
 - ☼ JUNIPER TREE REMOVE AS NEEDED
 - CONC. WALKS AND DRIVES
- GRADE SHALL SLOPE AWAY FROM STRUCTURE FOR A MINIMUM OF 5% FOR THE FIRST 10' (0.5' IN 10'), ON CONCRETE GRADE SHALL SLOPE AWAY MINIMUM OF 2% FOR THE FIRST 10' (0.2' IN 10')
- WATERLINE TO BE UNDER SEPARATE PERMIT.
- SEPTIC SYSTEM TO BE UNDER SEPARATE PERMIT.
- ① SWALE 1% MIN.
 - ② EXISTING ALL WEATHER DIRT ROAD
 - ③ PROPOSED CONC. DRIVE
 - ④ PROPOSED ALL WEATHER DIRT DRIVEWAY, PER SBC STD 130
 - ⑤ 2.33' PROPOSED STACKING WALL, TW=179.00/TF=176.67
 - ⑥ 2.00' PROPOSED STACKING WALL, STEP AS NEEDED
 - ⑦ DIRT APPROACH, SBC STD 128B

OWNER:
Trevor & Kayce Doyle
2126 Marco Rd
Pinon Hills, CA 92372
909-362-7778

CUT/FILL:
CUT: 12,207 C.Y.
FILL: 382 C.Y.
Export: 11,825 C.Y.
15% SHRINKAGE

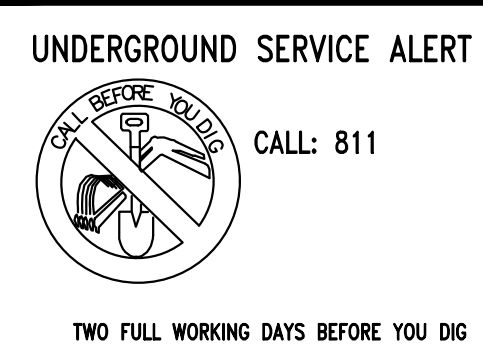
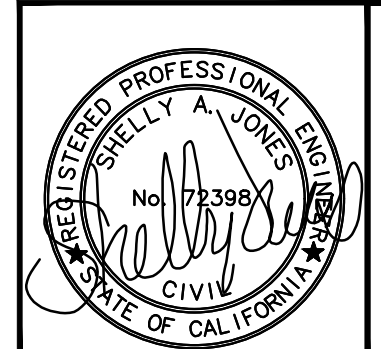
BENCHMARK:
TEMPORARY BENCHMARK TO BE USED.
CORNER OF PROPERTY SOUTH OF HOUSE
IP EL=200.00



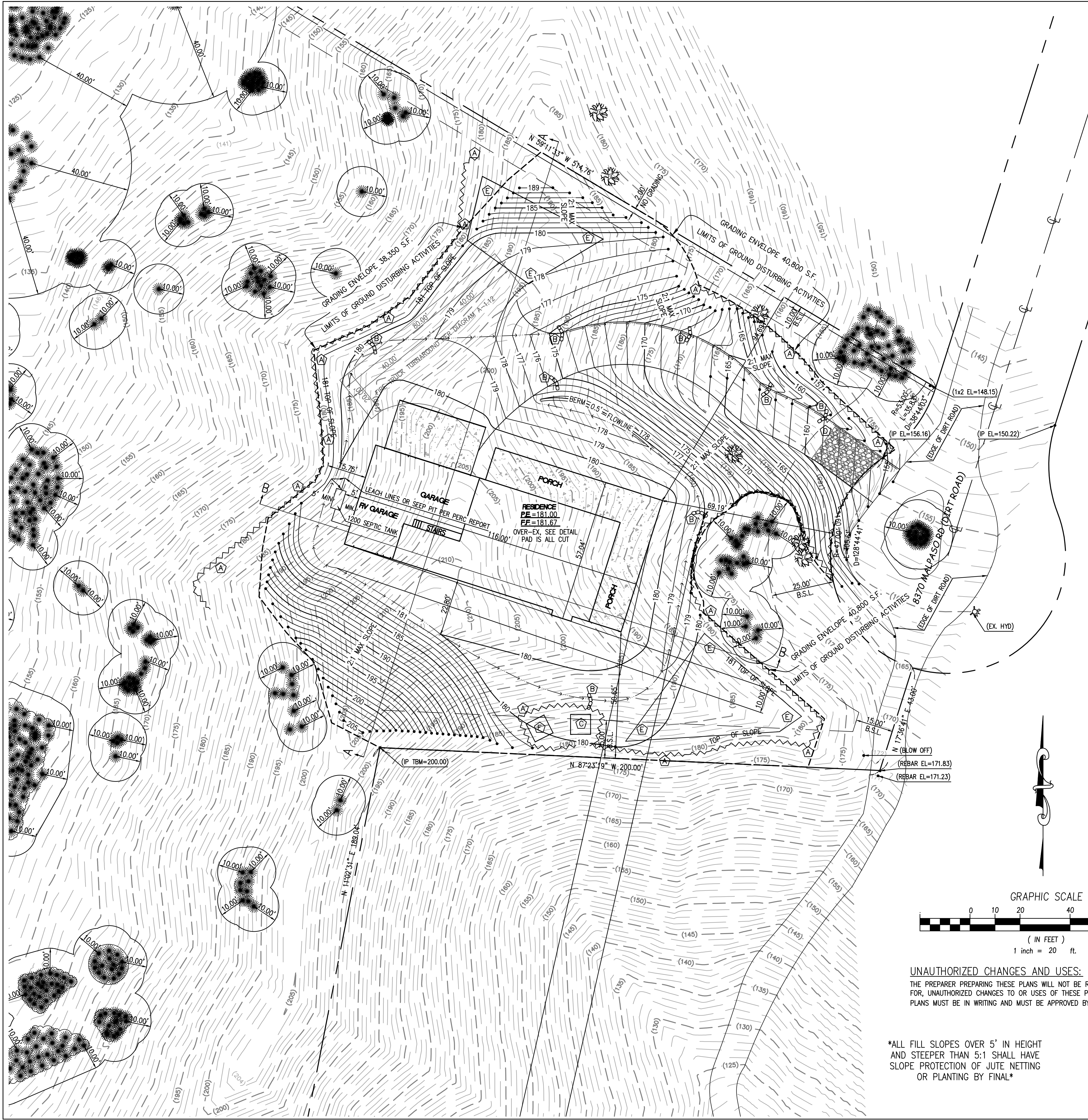
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BUILDING PERMIT# SFR-2025-00 GRADING PERMIT# GRAD-2025-000125		COUNTY OF SAN BERNARDINO DEPARTMENT OF LAND USE SERVICES		SCALE: 1"=20'
ND SERVICE ALERT CALL: 811 WORKING DAYS BEFORE YOU DIG	Prepared by: Shelly Jones 18055 Cherry St. Hesperia, Ca 92345 (760)244-2717	Grading Plan APN: 3037-031-03, Par: 3, P.M.:7828 8370 Malpado Rd Pinon Hills, CA 92372 Owner: Trevor & Kayce Doyle 909-362-7778		DRAWN BY: NAJ
				DESIGNED BY: NAJ
				SHEET 2 OF 7
		DATE: 02-19-2026		DRAWING NUMBER# 2025-005



CALL: 811



- Erosion Control Notes:
- In case of emergency, call Trevor Doyle 909-362-7778
 - Pollution and erosion prevention measures, also known as Best Management Practices (BMPs), must be installed prior to grading. These measures, including the prevention of sedimentation or flood damage, to offsite property shall be adequate whether or not an erosion control permit is required.
 - Eroded sediments and other pollutants must be retained onsite and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
 - Erosion Control devices shall be functioning at all times. In case of failure, rapid construction of emergency devices shall be implemented.
 - Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
 - Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
 - Excess or waste concrete must be contained onsite. Provisions shall be made to retain concrete wastes onsite until they can be disposed of as solid waste.
 - Developers/contractors are responsible to ensure all Erosion Control Devices and BMPs are installed and functioning properly per plan. Proper precaution shall be considered when 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
 - Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
 - Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
 - All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
 - All storm water capture devices shall be protected at all times.
 - Erosion and sediment control practices should be in conformance with the "California Stormwater Best Management Practice Handbook" (www.casqa.org) erosion control measures are:
 - Scheduling (EC-1)
 - Preservation of Existing Vegetation (EC-2)
 - Stockpile Management (WM-3)
 - Silt Fence (SE-1)
 - Fiber Rolls (SE-5)
 - Sandbag Barrier (SE-8)
 - Straw Bale Barriers (SE-9)
 - Storm Drain Inlet Protect (SE-10)
 - Concrete Waste Management (WM-8)
 - Vehicle And Equipment Fueling (NS-9)
 - Vehicle And Equipment Maintenance (NS-10)
 - Stabilized Construction Entrance/Exit (TC-1)
 - Entrance/Exit Tire Wash (TC-3)
 - Wind Erosion Control (WE-1)
 - Dust shall be controlled by watering.

LEGEND

- CENTER LINE
- PROPERTY LINE
- EX. MAJOR CONTOURS LINES
- EX. MINOR CONTOURS LINES
- PROPOSED FINISH CONTOURS
- EX. FENCE
- EDGE OF EXISTING ASPHALT ROAD
- BUILDING BACK SET LINES AND P.U.E.'s
- FLOW LINE 1% MIN. 20% MAX
- JOSHUA TREE PROTECT IN PLACE
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- GRADE SHALL SLOPE AWAY FROM STRUCTURE FOR A MINIMUM OF 5% FOR THE FIRST 10' (0.5' IN 10'), ON CONCRETE GRADE SHALL SLOPE AWAY MINIMUM OF 2% FOR THE FIRST 10' (0.2' IN 10')
- WATERLINE TO BE UNDER SEPARATE PERMIT.
- SEPTIC SYSTEM TO BE UNDER SEPARATE PERMIT.
- FIBER ROLLS
- FIBER ROLLS IN FLOW LINES
- FIBER ROLLS 665' L.F.
- FIBER ROLLS IN FLOW LINE AFTER GRADING IS COMPLETE.
- CONCRETE WASHOUT PER DETAIL WM-8
- STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1 AFTER GRADING IS COMPLETE.
- SOIL STOCKPILING LOCATION
- WASTE DISPOSAL AREA

DUST CONTROL TO BE MITIGATED BY USE OF WATER TRUCK, SPRINKLERS OR HAND WATERING AS NEEDED TO COMPLY WITH SBC 88.02.040.

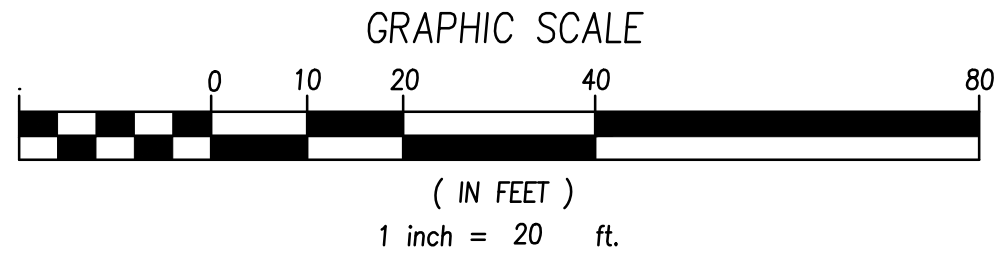
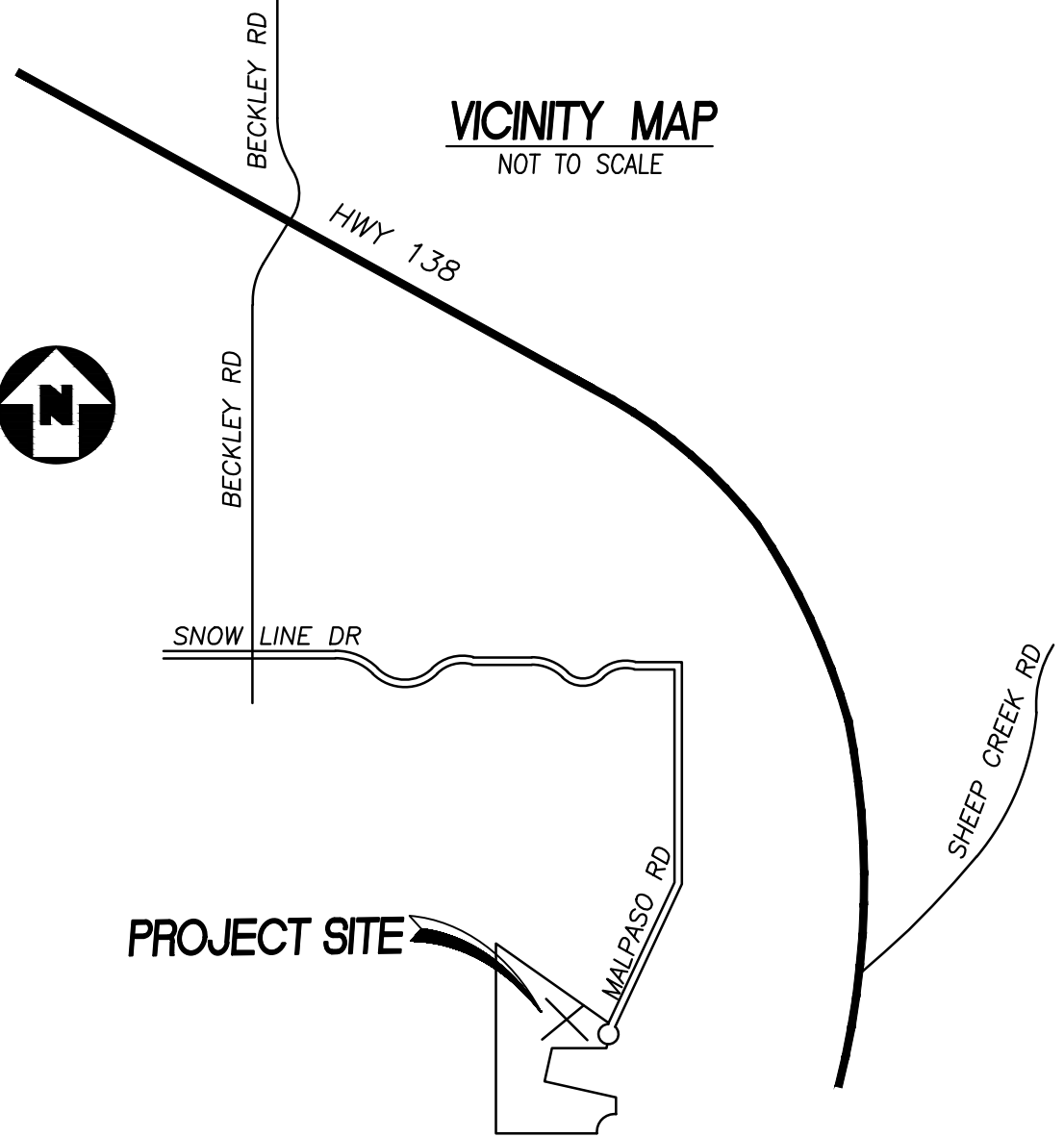
CONSTRUCTION MATERIALS TO BE PROTECTED WITH USE OF TARPS AS NEEDED.

OWNER:
Trevor & Kayce Doyle
2126 Marco Rd
Pinon Hills, CA 92372
909-362-7778

CUT/FILL:
CUT: 12,619 C.Y.
FILL: 382 C.Y.
Export: 12,170 C.Y.
15% SHRINKAGE

BENCHMARK:
TEMPORARY BENCHMARK TO BE USED.
CORNER OF PROPERTY SOUTH OF HOUSE
IP EL=200.00

VICINITY MAP
NOT TO SCALE



UNAUTHORIZED CHANGES AND USES:
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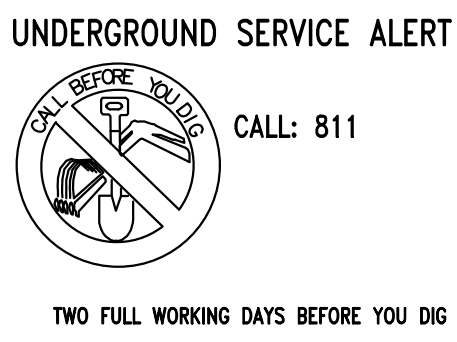
NO GRADING OR LAND DISTURBANCE ALLOWED WITHIN THE AVOIDANCE AREA AROUND THE JOSHUA TREES AS SHOWN ON PLAN AND PER JOSHUA TREE REPORT. PROVIDE 4' HIGH ORANGE SAFETY FENCE/NETTING AS NEEDED AT THE PERIMETER OF THE AVOIDANCE AREAS

BEARINGS AND DISTANCES ARE PER RECORD P.M. 7828 P.M. 81/8
TOPO PROVIDED VIA GPS UNDER SUPERVISION OF PLS 8763
SHELLY JONES DATED 01-15-25 THIS IS NOT A SURVEY

BUILDING PERMIT# SFR-2025-00
GRADING PERMIT# GRAD-2025-000125

COUNTY OF SAN BERNARDINO
DEPARTMENT OF LAND USE SERVICES

SCALE:
1"=20'



Prepared by:
Shelly Jones
18055 Cherry St.
Hesperia, Ca
92345
(760)244-2717

Erosion Control Plan
APN: 3037-031-03, Par: 3, P.M.:7828
8370 Malpado Rd Pinon Hills, CA 92372
Owner: Trevor & Kayce Doyle
909-362-7778

DRAWN BY:
NAJ
DESIGNED BY:
NAJ
SHEET
3 OF 7

DATE: 02-19-2026
DRAWING NUMBER# 2025-005

ALL FILL SLOPES OVER 5' IN HEIGHT AND STEEPER THAN 5:1 SHALL HAVE SLOPE PROTECTION OF JUTE NETTING OR PLANTING BY FINAL



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	18144.68	Green
2	15.00%	30.00%	51419.53	Yellow
3	30.00%	40.00%	40126.78	Cyan
4	40.00%	50.00%	57655.82	Orange
5	50.00%	100.00%	43062.75	Red

OWNER:
Trevor & Kayce Doyle
2126 Marco Rd
Pinon Hills, CA 92372
909-362-7778

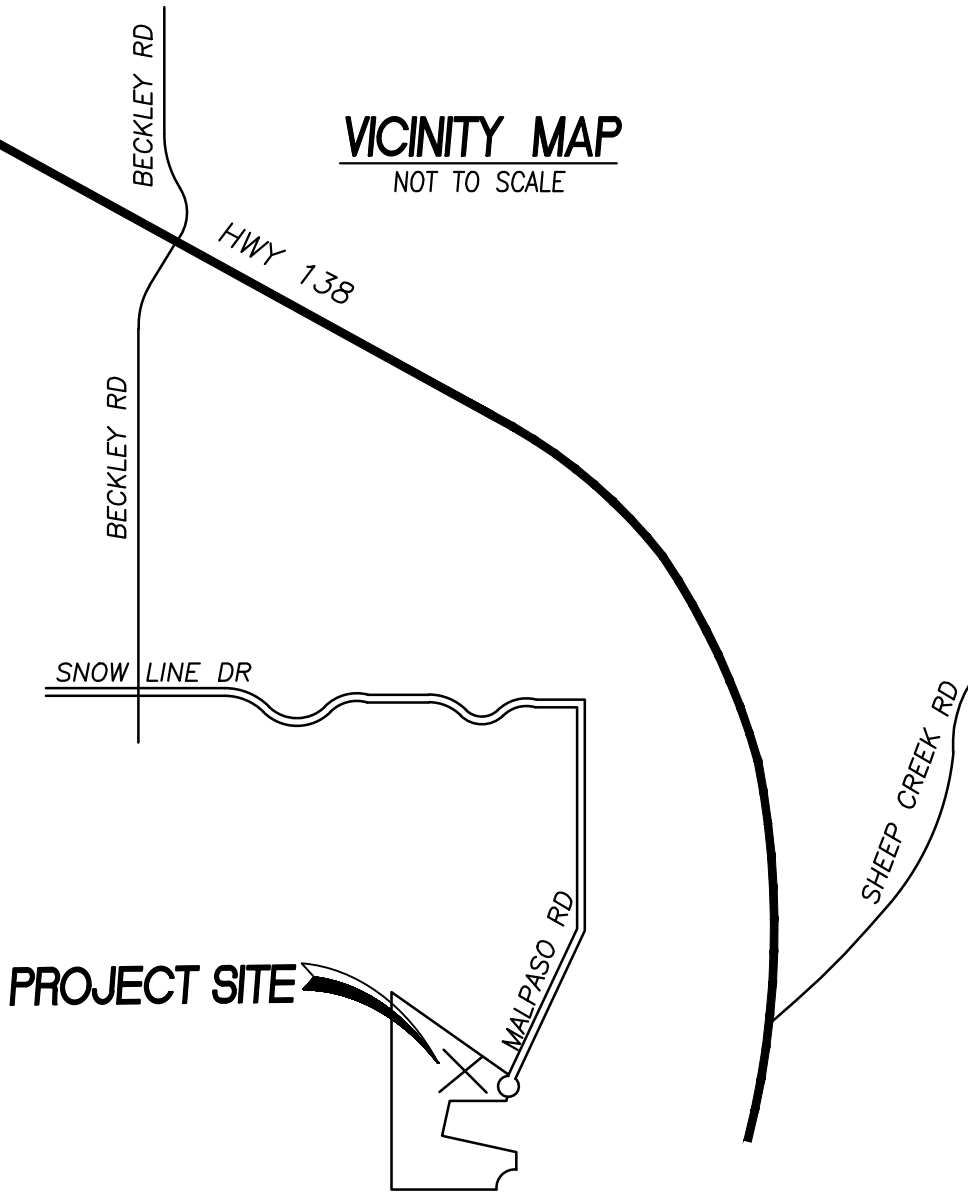
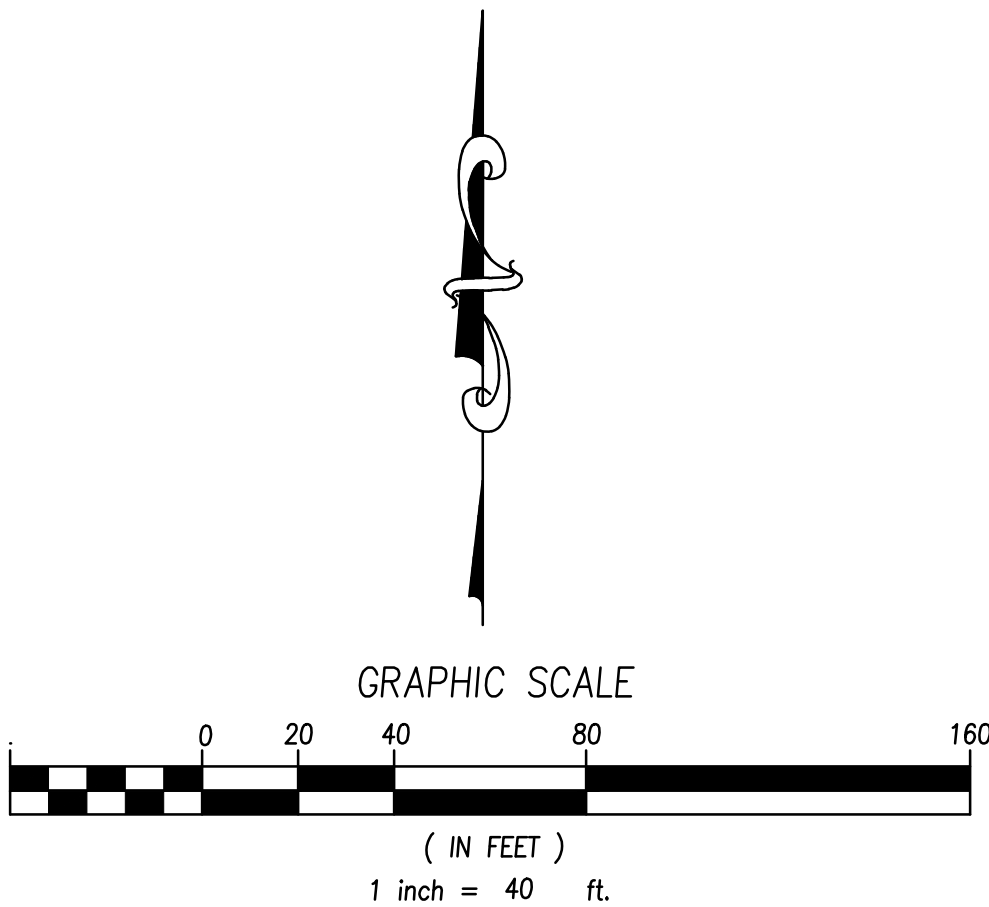
CUT/FILL:
CUT: 12,207 C.Y.
FILL: 382 C.Y.
Export: 11,825 C.Y.
15% SHRINKAGE

BENCHMARK:
TEMPORARY BENCHMARK TO BE USED.
CORNER OF PROPERTY SOUTH OF HOUSE
IP EL=200.00

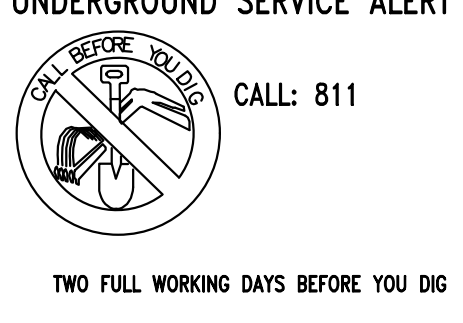
FEMA ZONE:
FEMA ZONE "D"
MAP ID: 06071C6450H
DATE: 08/28/2008

LEGAL DESCRIPTION:
Parcel Map: 7828
Parcel: 3
Book 81 Page 8

NO GRADING OR LAND DISTURBANCE ALLOWED WITHIN THE AVOIDANCE AREA AROUND THE JOSHUA TREES AS SHOWN ON PLAN AND PER JOSHUA TREE REPORT. PROVIDE 4' HIGH ORANGE SAFETY FENCE/NETTING AS NEEDED AT THE PERIMETER OF THE AVOIDANCE AREAS



UNAUTHORIZED CHANGES AND USES:
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		Prepared by: Shelly Jones 18055 Cherry St. Hesperia, Ca 92345 (760)244-2717	BUILDING PERMIT# SFR-2025-00 GRADING PERMIT# GRAD-2025-000125	COUNTY OF SAN BERNARDINO DEPARTMENT OF LAND USE SERVICES	SCALE: 1"=40'
			APN: 3037-031-03, Par: 3, P.M.:7828 8370 Malpado Rd Pinon Hills, CA 92372 Owner: Trevor & Kayce Doyle 909-362-7778	DRAWN BY: NAJ DESIGNED BY: NAJ SHEET 4 OF 7	
DATE: 02-19-2026				DRAWING NUMBER# 2025-005	



OWNER:
Trevor & Kayce Doyle
2126 Marco Rd
Apple Valley, CA 92372
909-362-7778

CUT/FILL:
CUT: 12,619 C.Y.
FILL: 382 C.Y.
Export: 12,170 C.Y.
15% SHRINKAGE

BENCHMARK:
TEMPORARY BENCHMARK TO BE USED.
CORNER OF PROPERTY SOUTH OF HOUSE
IP EL=200.00

LEGAL DESCRIPTION:
Parcel Map: 7828
Parcel: 3
Book 81 Page 8

FEMA ZONE:
FEMA ZONE "D"
MAP ID: 06071C6450H
DATE: 08/28/2008

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	2.00%	7318.69	Green
2	2.00%	5.00%	5273.10	Yellow
3	5.00%	10.00%	6074.20	Light Green
4	10.00%	20.00%	7845.68	Light Blue
5	20.00%	33.00%	2574.02	Orange
6	33.00%	50.00%	8681.49	Red

IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREA:
EXISTING ROOF: 0 s.f.
EXISTING NON-ROOF: 0 s.f.

PROPOSED IMPERVIOUS AREA:
PROPOSED ROOF: 5,776 s.f.
PROPOSED NON-ROOF: 1,206 s.f.

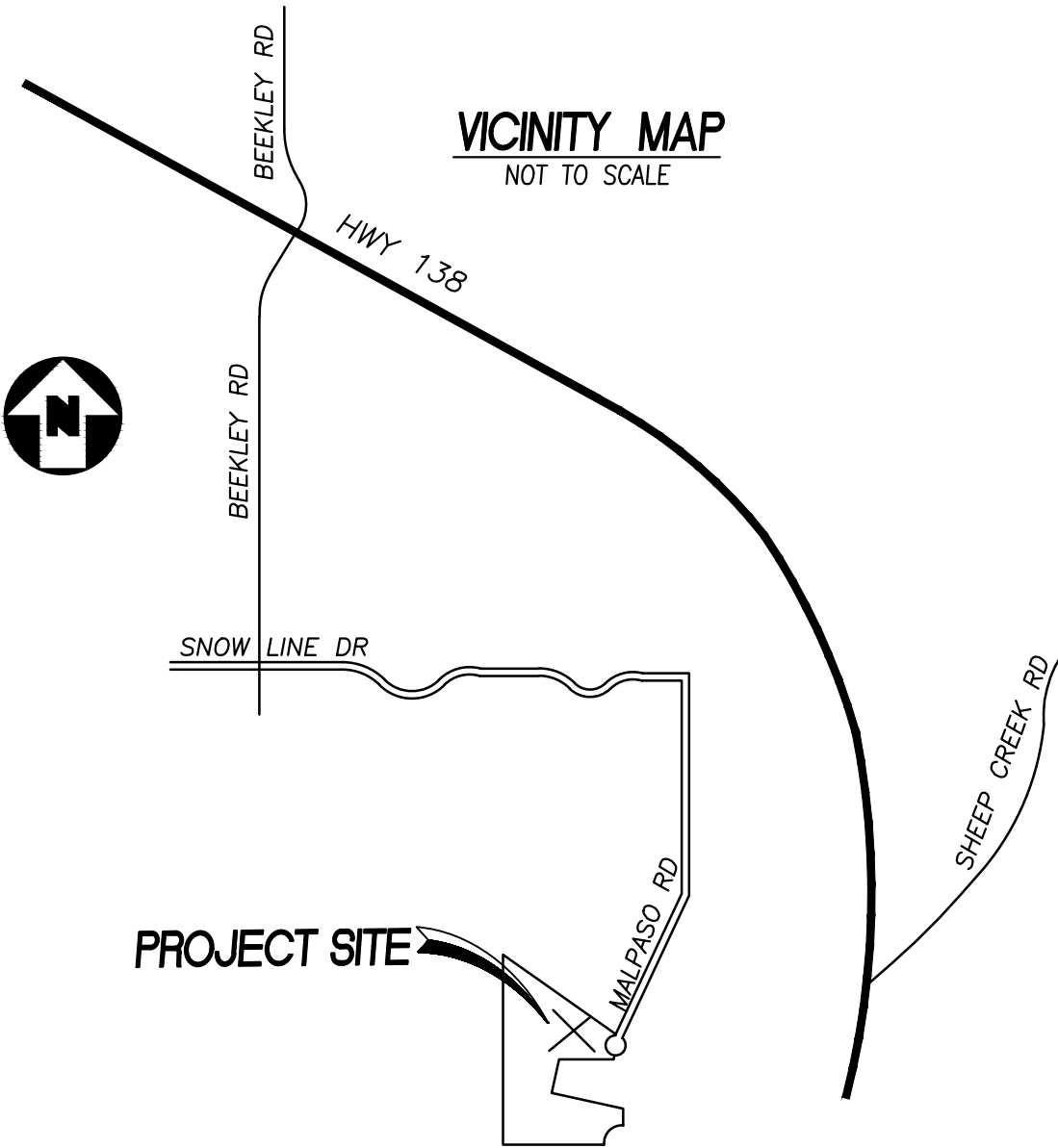
TOTAL: 6,982 s.f.

RETENTION REQUIREMENTS:
(PER SBC PCWB CALCULATOR) N/A

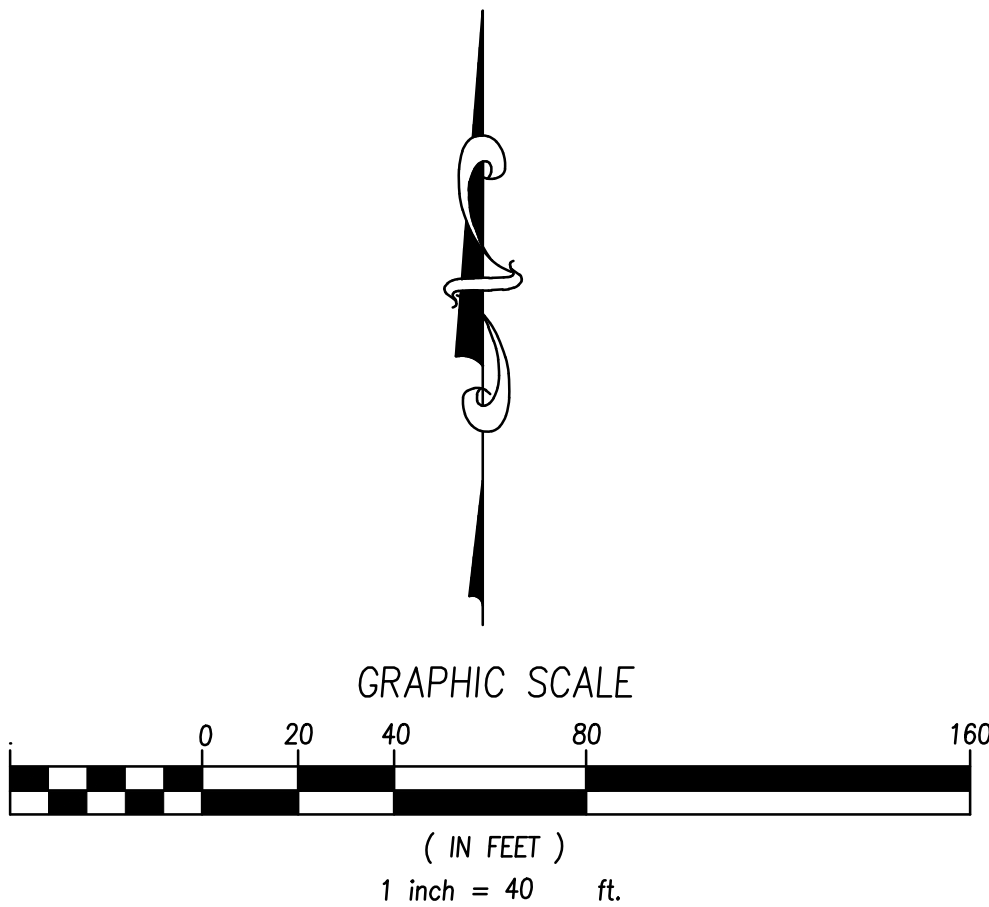
PROPOSED ON-SITE RETENTION: N/A

GRADING LIMITS: 40,800 s.f.
TOTAL LOT SIZE: 210,334 s.f.

TOTAL LOT COVERAGE: 3.32%



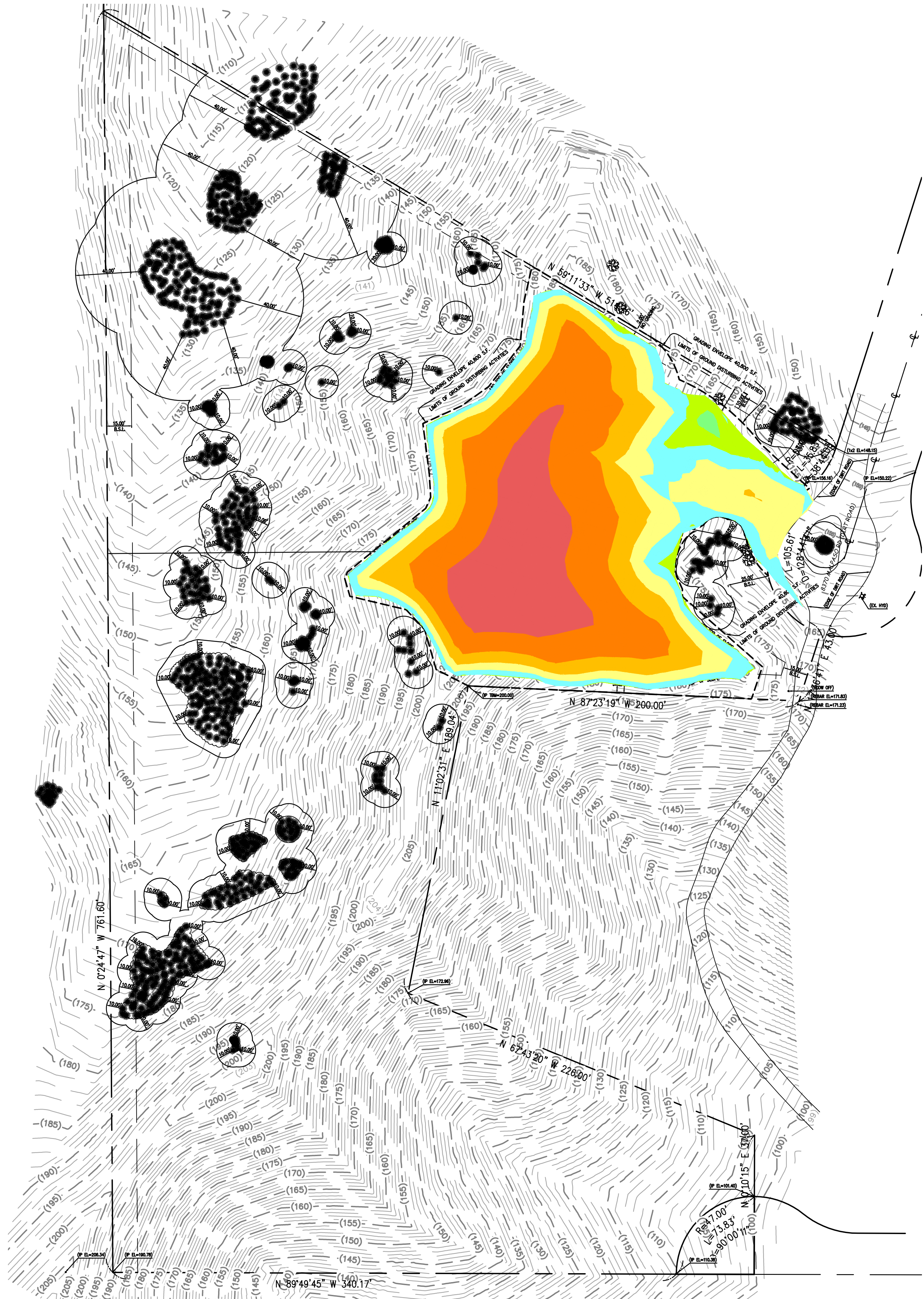
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TOPO PROVIDED VIA GPS UNDER SUPERVISION OF PLS 8763
SHELLY JONES DATED 01-15-25 THIS IS NOT A SURVEY

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	 CALL: 811 TWO FULL WORKING DAYS BEFORE YOU DIG	Prepared by: Shelly Jones 18055 Cherry St. Hesperia, Ca 92345 (760)244-2717	BUILDING PERMIT# SFR-2025-00 GRADING PERMIT# GRAD-2025-000125		COUNTY OF SAN BERNARDINO DEPARTMENT OF LAND USE SERVICES	SCALE: 1"=40'
			APN: 3037-031-03, Par: 3, P.M.:7828 8370 Malpado Rd Pinon Hills, CA 92372 Owner: Trevor & Kayce Doyle 909-362-7778		DRAWN BY: NAJ	
			DATE: 01-06-2026		DRAWING NUMBER# 2025-005	



OWNER:
Trevor & Kayce Doyle
2126 Marco Rd
Pinon Hills, CA 92372
909-362-7778

CUT/FILL:
CUT: 12,207 C.Y.
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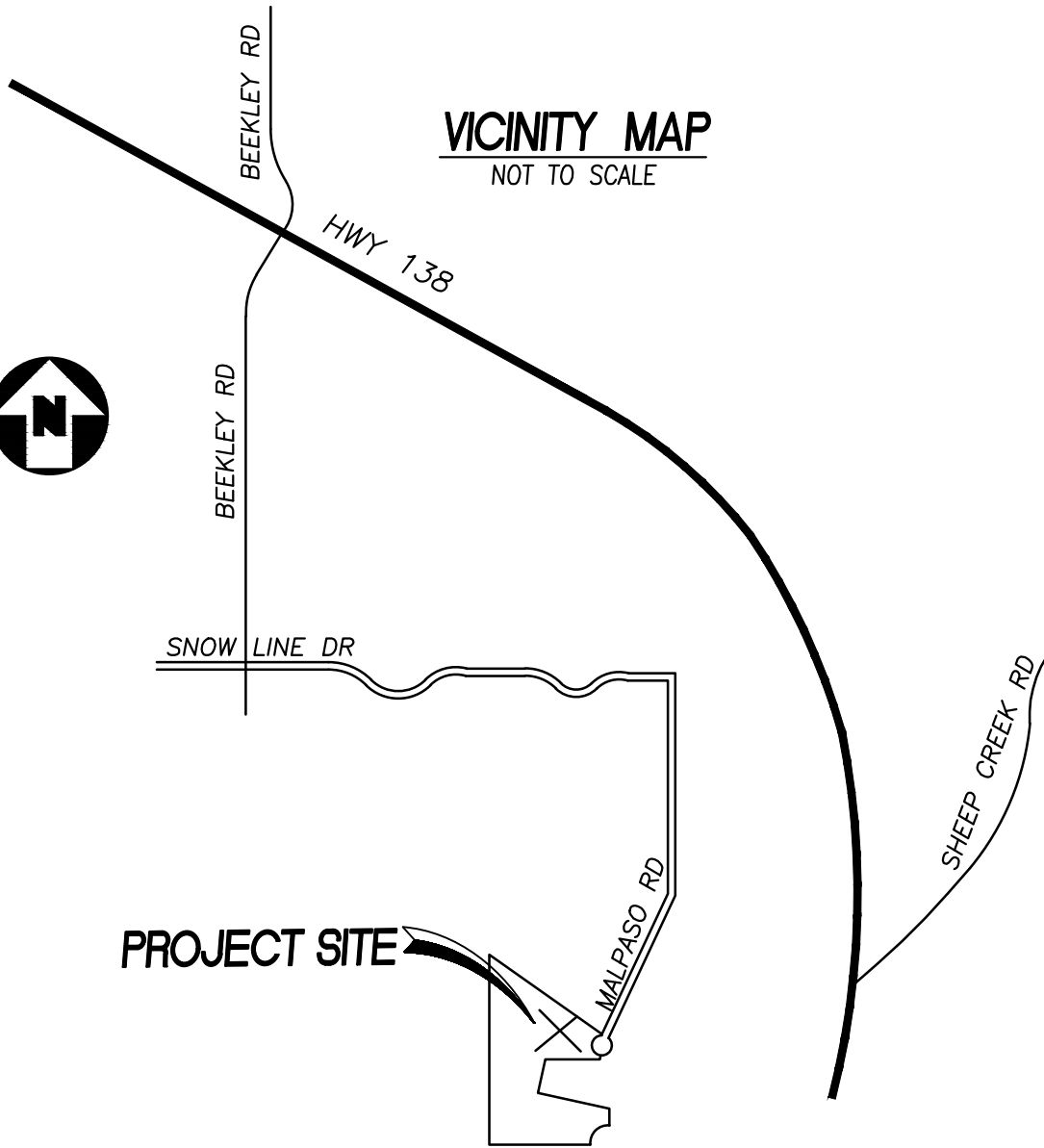
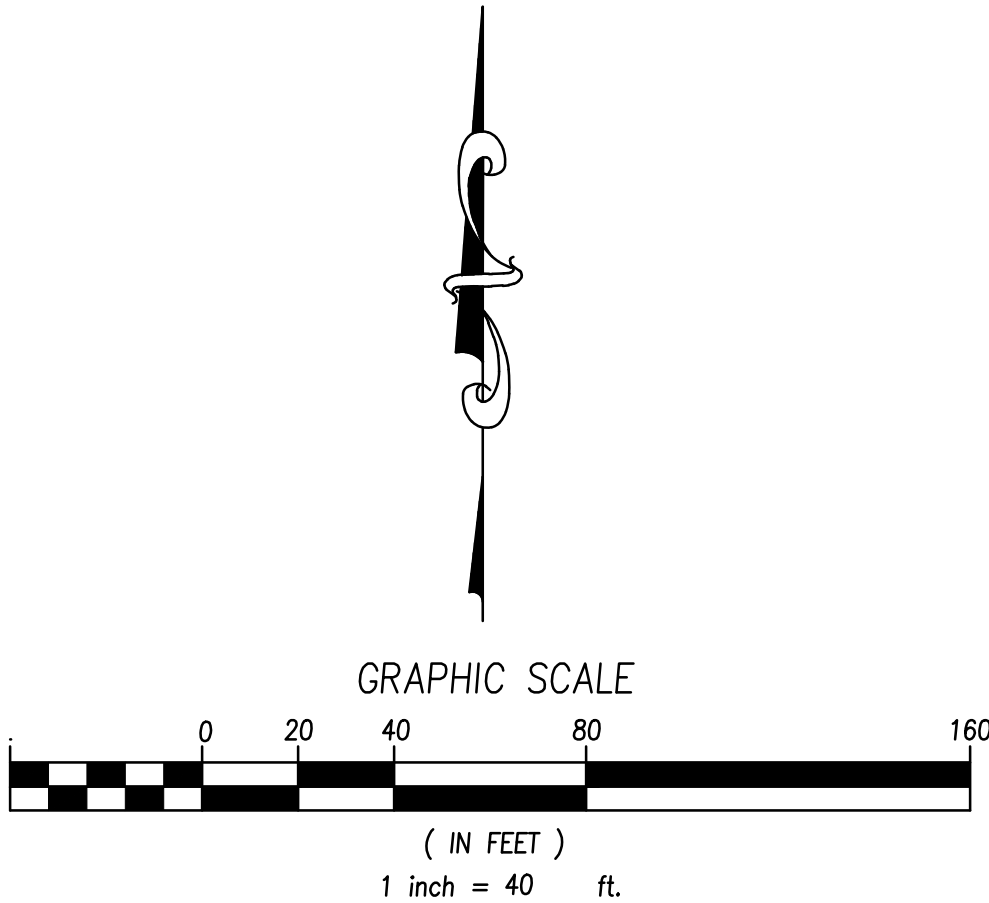
LEGAL DESCRIPTION:
Parcel Map: 7828
Parcel: 3
Book 81 Page 8

BENCHMARK:
TEMPORARY BENCHMARK TO BE USED.
CORNER OF PROPERTY SOUTH OF HOUSE
IP EL=200.00

FEMA ZONE:
FEMA ZONE "D"
MAP ID: 06071C6450H
DATE: 08/28/2008

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-35.00	-20.00	6521.15	Red
2	-20.00	-10.00	10961.49	Orange
3	-10.00	-5.00	7041.87	Yellow
4	-5.00	-2.00	7087.44	Light Green
5	-2.00	0.00	4860.10	Light Blue
6	0.00	2.00	1189.19	Light Yellow
7	2.00	4.00	124.53	Light Green

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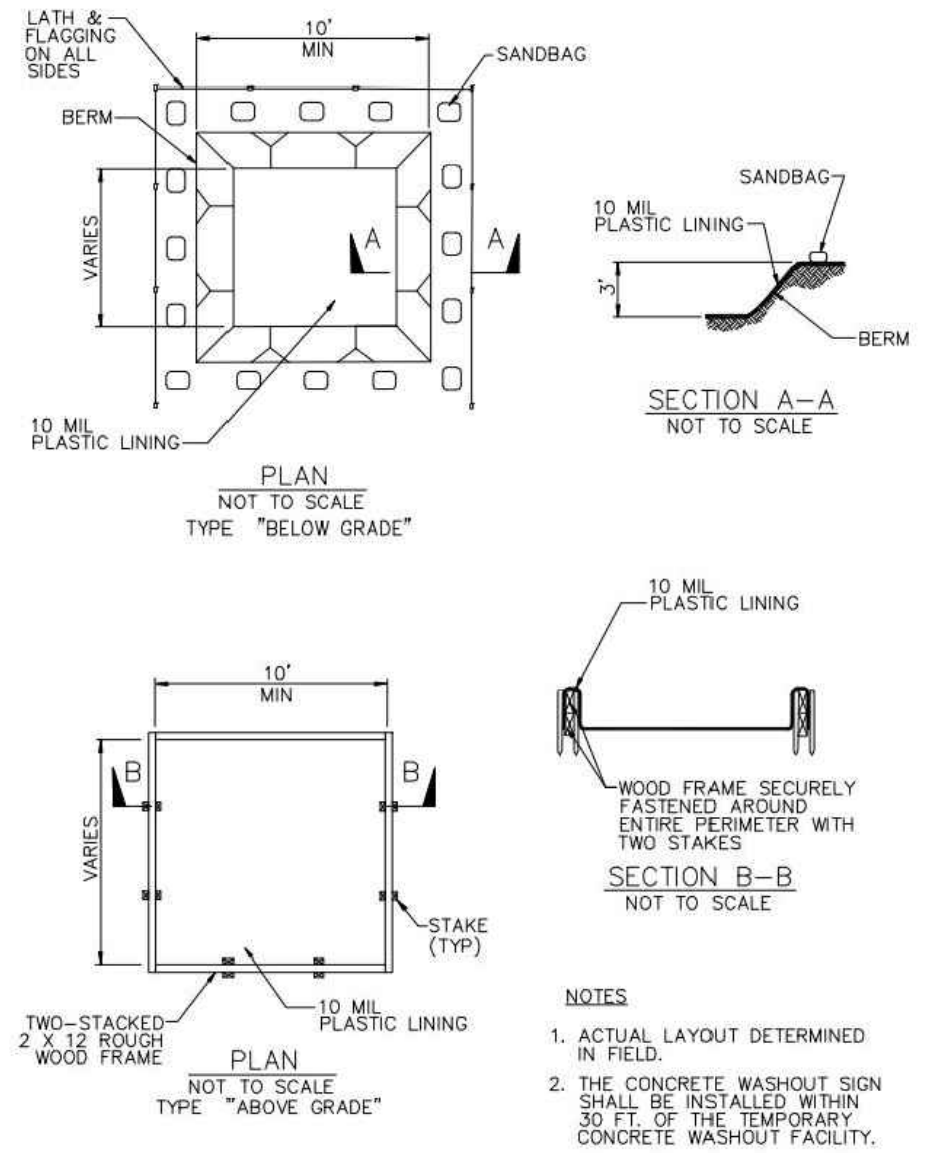


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TOPO PROVIDED VIA GPS UNDER SUPERVISION OF PLS 8763
SHELLY JONES DATED 01-15-25 THIS IS NOT A SURVEY

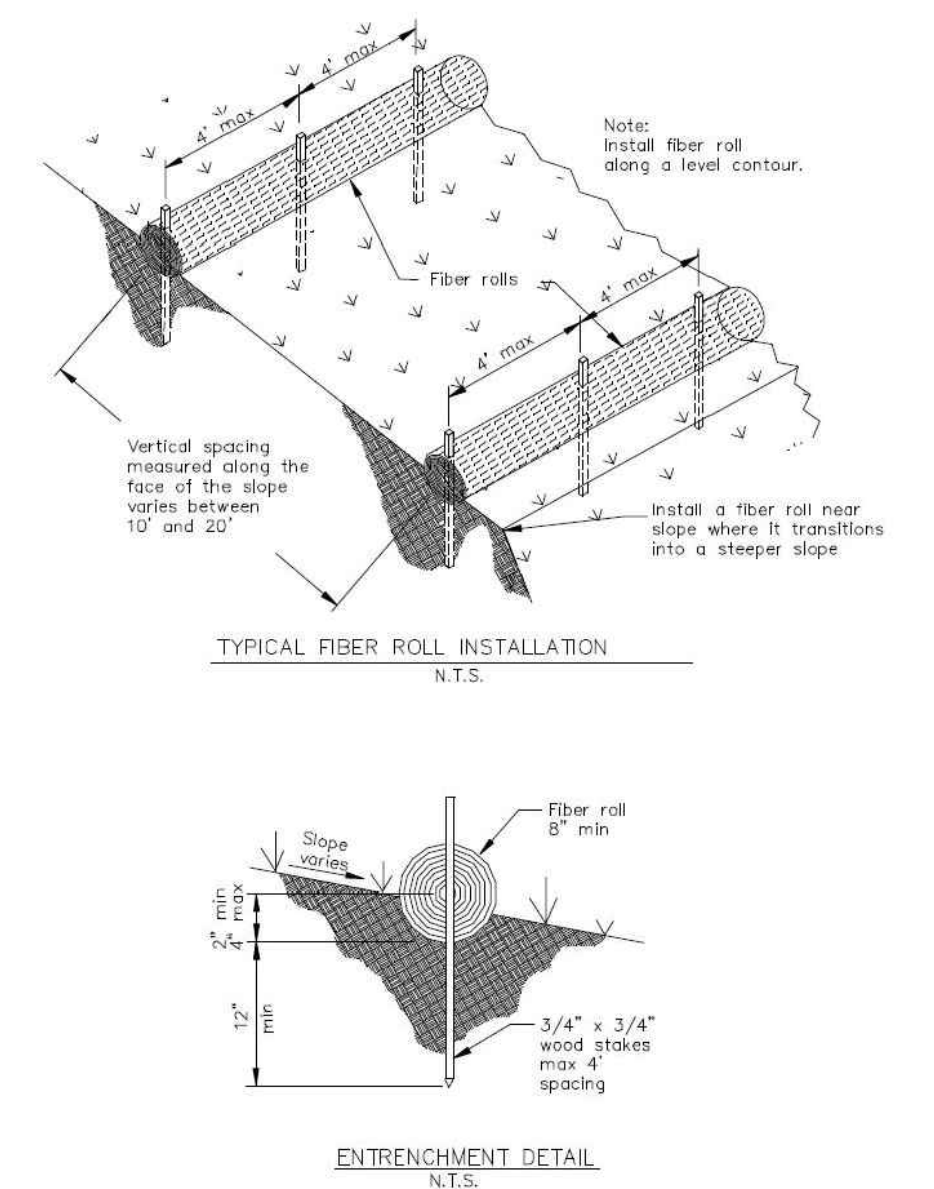
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		Prepared by: Shelly Jones 18055 Cherry St. Hesperia, Ca 92345 (760)244-2717	COUNTY OF SAN BERNARDINO DEPARTMENT OF LAND USE SERVICES	SCALE: 1"=40'
			Cut/Fill Plan	DRAWN BY: NAJ
			APN: 3037-031-03, Par: 3, P.M.:7828 8370 Malpado Rd Pinon Hills, CA 92372 Owner: Trevor & Kayce Doyle 909-362-7778	DESIGNED BY: NAJ
BUILDING PERMIT# SFR-2025-00 GRADING PERMIT# GRAD-2025-000125			DATE: 02-19-2026	DRAWING NUMBER# 2025-005

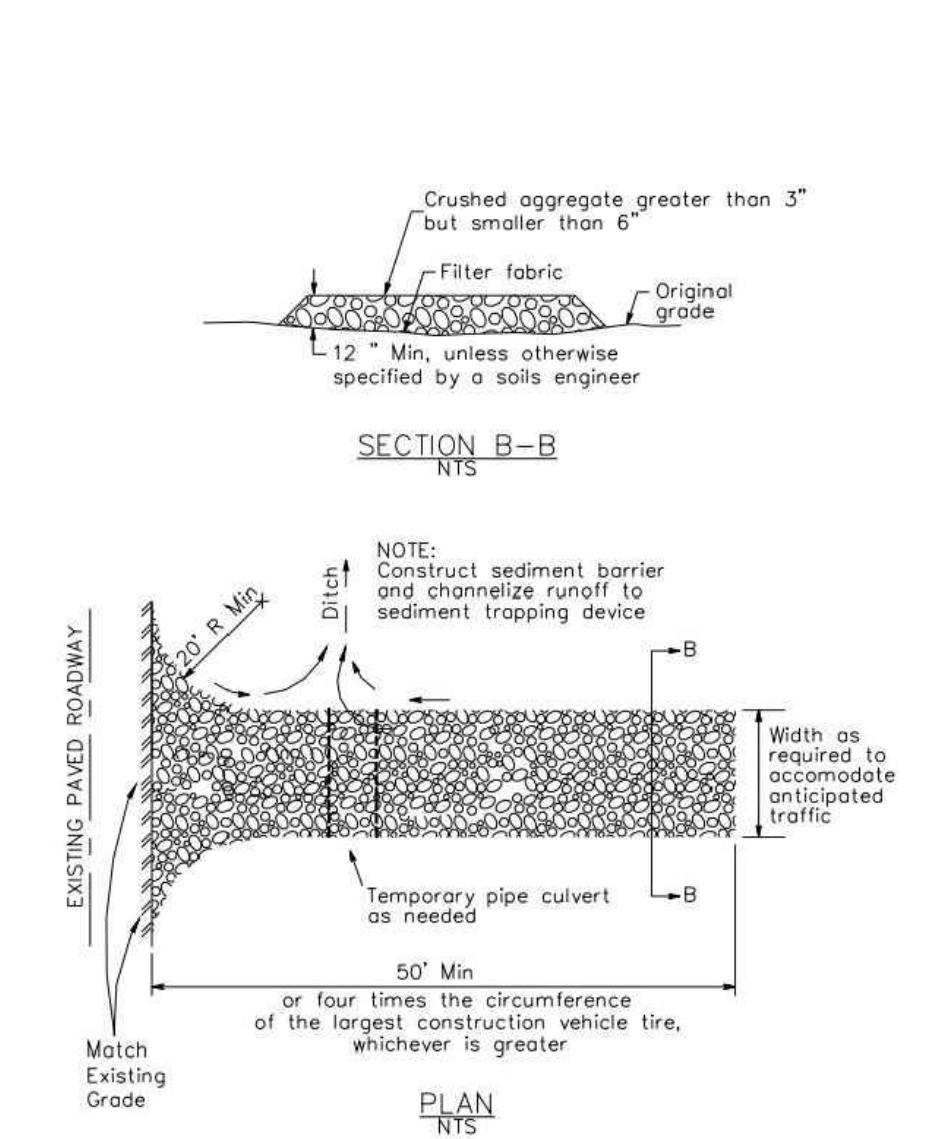
Concrete Waste Management WM-8



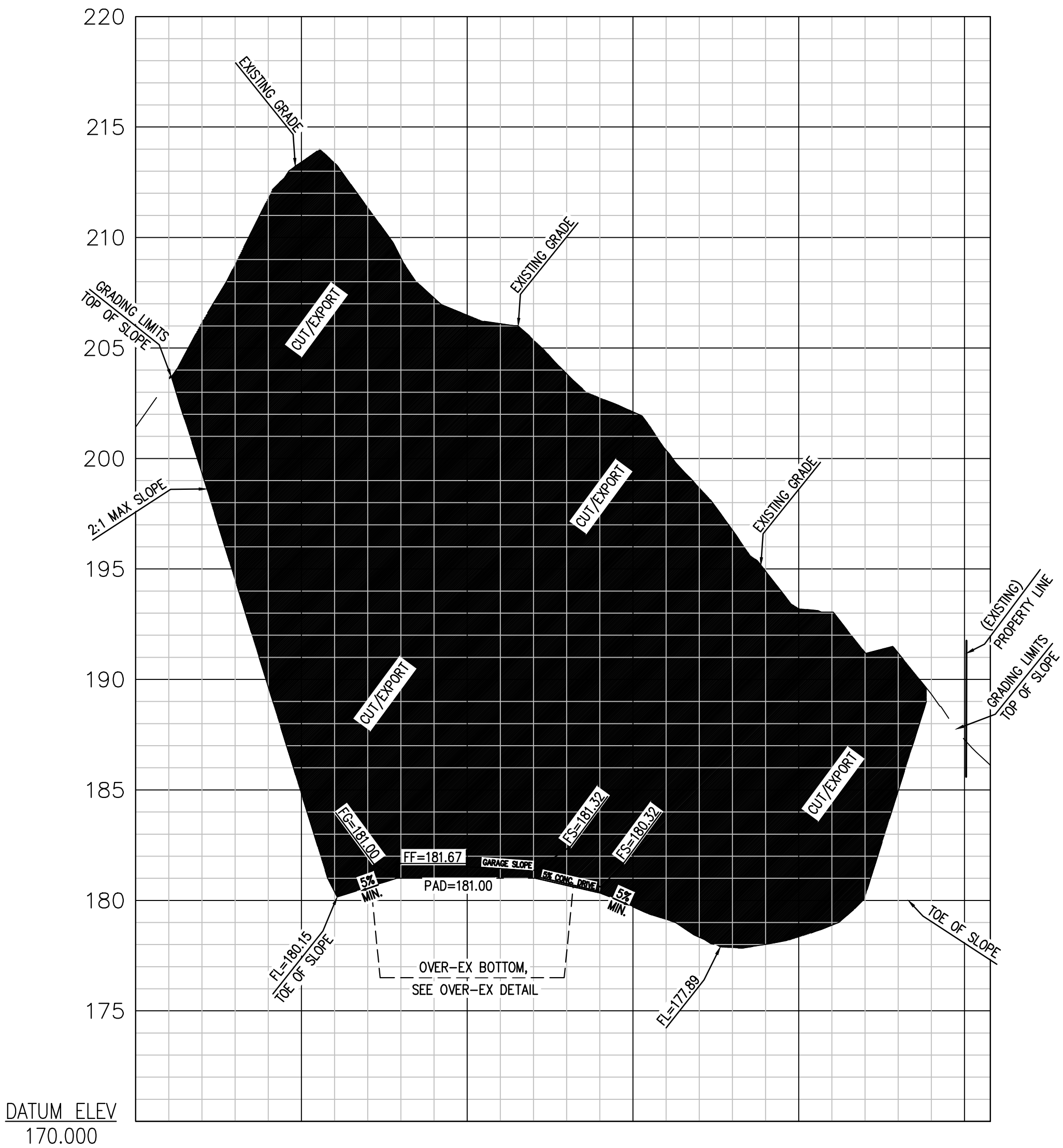
Fiber Rolls SE-5



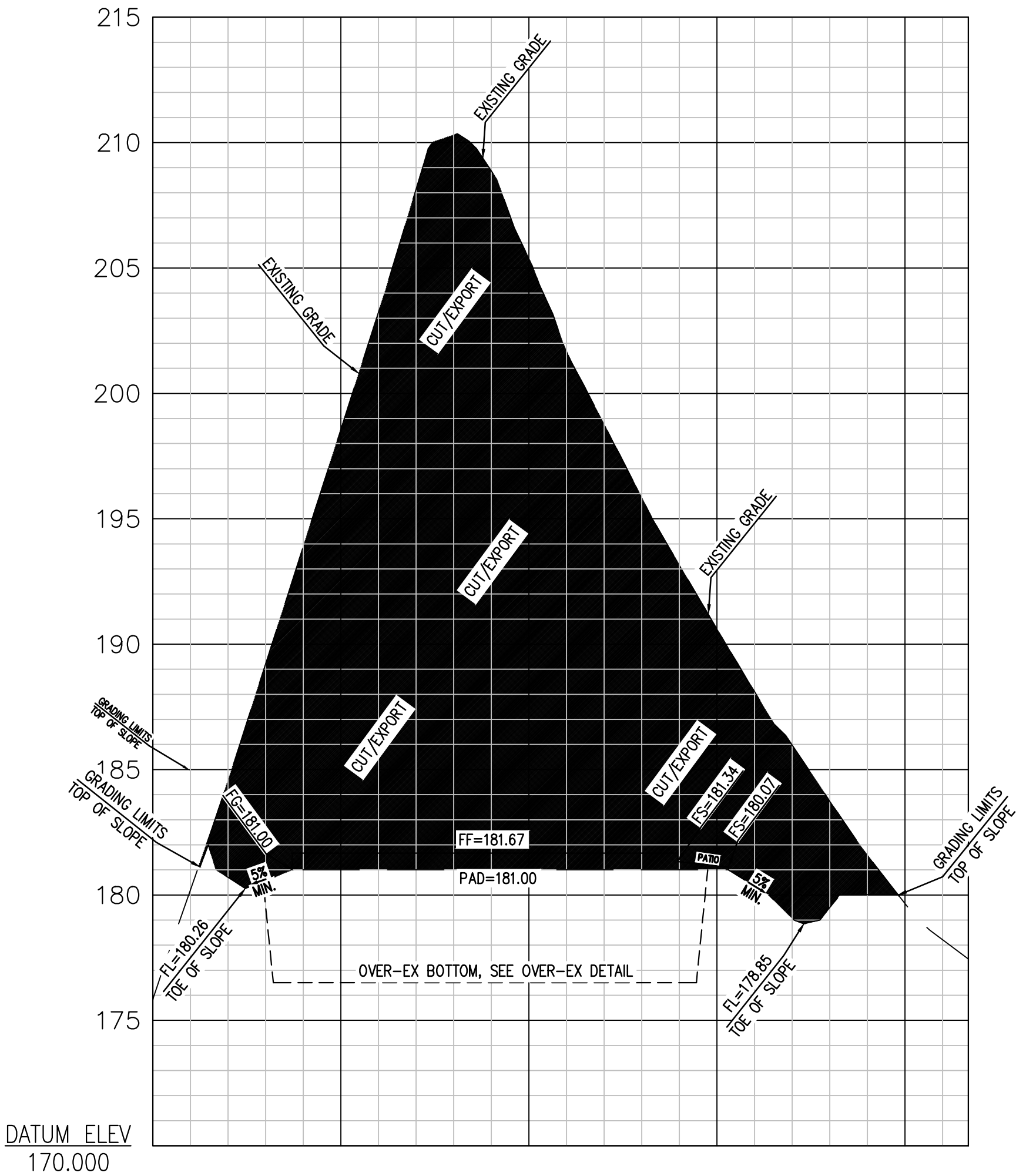
Stabilized Construction Entrance/Exit TC-1



SECTION AA
SCALE: 1'=30'
VERTICAL: 1'=3'



SECTION BB
SCALE: 1'=30'
VERTICAL: 1'=3'



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		BUILDING PERMIT# SFR-2025-00 GRADING PERMIT# GRAD-2025-000125		COUNTY OF SAN BERNARDINO DEPARTMENT OF LAND USE SERVICES		SCALE: 1"=20'	
		UNDERGROUND SERVICE ALERT  CALL: 811 TWO FULL WORKING DAYS BEFORE YOU DIG		Prepared by: Shelly Jones 18055 Cherry St. Hesperia, Ca 92345 (760)244-2717		Details APN: 3037-031-03, Par: 3, P.M.:7828 8370 Malpado Rd Pinon Hills, CA 92372 Owner: Trevor & Kayce Doyle 909-362-7778	
				DATE: 02-19-2026			DRAWING NUMBER# 2025-005

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Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: San Bernardino County
Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

☒ Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130

Project Description

PROJECT TITLE: Doyle Driveway MUP
APN: 3037-031-03
APPLICANT: Kayce Doyle
PROPOSAL: A Minor Use Permit to grade a slope greater than 40% to construct a driveway for a single-family residence, subject to the Conditions of approval
PROJECT #: PROJ-2026-00038
COMMUNITY: Phelan/ Pinon Hills Community
LOCATION: 8370 Malpasos Road, Phelan

Applicant

Kayce Doyle

Name

8370 Malpasos Road

Address

Phelan, CA 92372

(760)709-2257

Phone

Representative

Same as above

Name

Address

Elena Barragan, Principal Planner

Lead Agency Contact Person

(909)387-4422

Area Code/Telephone Number

Phone

Exempt Status: (check one)

- ☐ Ministerial [Sec. 21080(b)(1); 15268];
☐ Declared Emergency [Sec. 21080(b)(3); 15269(a)];
☐ Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];

☒ Categorical Exemption. State type and section number: Class 3 Exemption 15303

☐ Statutory Exemptions. State code number: _____

☐ Other Exemption: _____

Reasons why project is exempt: Class 3 under Section 15303 which applies to the new construction of a single-family home and associated grading will not have a significant effect on the environment due to unusual circumstances.

Signature _____ Title Principal Planner

10/08/2026

Date

☒ Signed by Lead Agency ☐ Signed by Applicant
Date received for filing at OPR: _____

Land Use Services Department - Revised December 2020