



SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

200 East Third Street • San Bernardino, CA 92410 • (909) 918-2201 • Fax (909) 381-0071

Office of the Fire Marshal
Community Safety Section
sbcfire.org

Daniel R. Munsey
Fire Chief/Fire Warden

Monica S. Ronchetti
Fire Marshal

DATE: March 22, 2024

**Steve Gronlund
41911 5th Street
Temecula, Ca. 92590**

PROJECT NUMBER: PREA-2024-00062
LOCATION: Essex
PROJECT TYPE: Pre-Application
OCCUPANCY TYPE: A, B, M, R, S
APN: 0656-241-09
**PROPOSAL: A PRE-APPLICATION DEVELOPMENT REVIEW FOR THE PHASED DEVELOPMENT
OF A TRUCK AND TRAVEL CENTER TO INCLUDE: AUTO AND TRUCK FUELING STATIONS, ELECTRIC
VEHICLE CHARGING STATIONS, RETAIL STORES, LODGING, DINE-IN AND FAST FOOD RESTAURANTS,
AUTO REPAIR FACILITIES, RV PARK, SINGLE FAMILY RESIDENCES AND A RV/BOAT STORAGE**
PLANNER: Mindy Edwards

Dear Applicant:

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Protection District requires the following fire protection measures to be provided in accordance with applicable local ordinances, codes and/or recognized fire protection standards.

1. F01 Jurisdiction

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

2. F02 Fire Fee

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

3. F04 Fire Permit Expiration

Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has

occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

4. **F06 Inspection by Fire Department**

Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

5. **F08 Fire Safety Overlay**

The County General Plan designates this property as being within the Fire Safety Review Area. All construction shall adhere to all applicable standards and requirements of the Fire Safety Review Area as adopted in the San Bernardino County Development Code.

6. **F09 Building Plans**

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

7. **F10 Combustible Protection**

Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

8. **F11 Combustible Vegetation**

Combustible vegetation shall be removed as follows:

- a) 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.
- b) 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

9. **F15 Access – 30% slope**

Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

10. **F16 Access**

The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.

- a) Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

- b) Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

11. **F19 Surface**

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

12. **F20 Access – 150+ feet**

Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

13. **F21 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 Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

14. **F22 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 including width, vertical clearance and turnouts.

15. **F23 Secondary Access Paved**

Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

16. **F25 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.

17. **F26 Fire Flow Test**

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

18. **F27 Water System**

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be:
4000 GPM for a 4 hour duration at 20 psi residual operating pressure.

19. **F28 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. 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.

20. **F32 Rural Water System Commercial**

In areas without water serving utilities, the fire protection water system shall be designed to NFPA 1142 and shall be operational prior to framing. All NFPA 1142 systems shall provide an approved permanent water supply.

21. **F33 Water System Certification**

The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.

22. **F35 Hydrant Marking**

Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

23. **F36 Sprinkler Installation Letter**

The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.

24. **F37 Fire Sprinkler-NFPA #13**

An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. 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.

25. **F40 Roof Certification**

A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

26. **F41 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 licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

27. F45 Fire Extinguishers

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

28. F46 Hood and Duct Suppression

An automatic hood and duct fire extinguishing system is required. The applicant shall hire a licensed fire protection contractor to submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

29. F47 Above Ground Storage Tank

Above Ground Storage Tank plans shall be submitted to the San Bernardino County Fire Department for review and approval prior to any installation on-site. The required Fees shall be paid at time of plan submittal.

30. F48 Material Identification Placards

The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

31. F51 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 eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ($\frac{3}{4}$) inch stroke.

32. F55 Key Box

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

33. F69 Haz-Mat Approval

The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

34. F70 Additional Requirements

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. Residential Addressing will be required if Residential Homes are built.
2. A 13D Sprinkler System will be required for single residential homes.

35. F71 Proposal Changes

Any changes to this proposal shall require new Fire Department condition letter.

Sincerely,

A handwritten signature in cursive script that reads "Michael Havens".

**Michael Havens, Fire Prevention Specialist
San Bernardino County Fire Protection District
Community Safety Section**



Interoffice Memo

DATE: March 28, 2024

PHONE: (909) 387-8311

FROM: IAN SALDIVAR
Engineer II – Building and Safety Division
Land Use Services Department

TO: MINDY EDWARDS
Planner
Land Use Services Department

SUBJECT	BUILDING AND SAFETY CONDITIONS – PRE-APPLICATION APPLICANT: STEVE GRONLUND APN: 0656-241-09 PREA-2024-00062
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Preliminary Conditions/ Comments- Subject to change:

1. A geotechnical report shall be submitted to the Building and Safety Division for review and approval prior to land disturbance, issuance of building permits, or map recordation.
 - a. Parcel is located within Seismic Design Category D
2. Plans shall conform to the current California Building Codes in effect at the time of plan submittal.
3. Disabled access requirements shall include but is not limited to; path of travel from each road to the entrance, site access, parking stalls, and ramps, restrooms, counter heights, all accessories, etc. All items shall be delineated on the site plan at the time of submittal. Refer to Chapter 11B in California Building Code for additional information.
4. Western Joshua Trees are now protected by the State of California as a candidate for listing as an endangered species. At this time, San Bernardino County cannot issue a permit to take (by removal or transplanting) any Joshua Tree. Also, construction activity or land disturbance near Joshua Trees may impact the roots and damage the plant. Therefore, any proposed land disturbance within forty (40) feet of an existing Joshua Tree must be evaluated by a qualified professional to certify avoidance of impact to the Joshua Tree. All inquiries about the protected status and take permits for Joshua Trees should be directed to the California Department of Fish and Wildlife: (909) 484-0167 or WJT@wildlife.ca.gov.



Interoffice Memo

DATE: March 28, 2024

PHONE: (909) 387-4111

FROM: **BILL HEMSLEY, P.E.**
Land Use Services

TO: **MINDY EDWARDS,** Planner I
Land Use Services

SUBJECT: ROAD AND DRAINAGE CONDITIONS – PRE-APPLICATION
APPLICANT: STEVE GRONLUND APN: 0656-241-09 PREA-2024-00062

Preliminary Conditions/ Comments- Subject to change:

- Road dedications and improvements per Development Code will be required (Chapters 83.05, 83.09 and 83.12).
- A drainage study will be required to analyze the flood hazard impacting the site from the tributary offsite 100-year stormwater runoff. A drainage plan may require infrastructure (swales, storm drains, walls, driveways, curbs/gutters, and all other structures affecting flow patterns) in order to protect any proposed buildings from potential flood hazards without adversely impacting the surrounding property owners. The development of this site would also generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts and must comply with the County's Detention Basin Policy. The drainage study shall include a proposed mitigation plan of the increase of peak flow rates with calculations supporting the adequacy of the mitigation feature(s). A Preliminary Drainage Study with a viable drainage and mitigation plan must be submitted under a separate record within EZ Online Permitting (EZOP) for review and approval prior to project approval. An initial review fee deposit of \$750 for the review will be collected upon submittal to the Land Development Division. Review processed on an actual cost basis. The County's Detention Basin Policy can be found at: <http://www.sbcounty.gov/Uploads/lus/PW/DETENTIONBASINDESIGN.pdf>
- The site is located within Flood Zone D according to FEMA Panel Number 06071C4950H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible
- For grading/land disturbance of more than 100 cubic yards, Grading Plans shall be submitted under a separate permit for review and approval. The proposed grading of 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. County guidance documents can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>
- An Erosion Control Plan will be required. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
- A "Blue Line" stream traverses the proposed project site. Contact the California Department of Fish and Wildlife (CDFW) at (909) 484-0167 for a streambed alteration agreement if the streambed of this natural drainage course is to be altered or encroached. Provide CDFW approval to Building & Safety prior to building permit issuance.
- A natural drainage course traverses the proposed project site. Contact the California Department of Fish and Wildlife (CDFW) at (909) 484-0167 for their determination if a streambed alteration agreement is

required for the proposed design. Provide CDFW approval to Building & Safety prior to building permit issuance.

- Please contact the Land Development Division at LUS-LDinbox@lus.sbcounty.gov or (909) 387-8311 if you should have any follow-up questions. Please include the project number in all inquiries.

Site Plan comments:

1. Location and size of driveways and intersections shall be per San Bernardino County Standards and be evaluated at the time of formal submittal.
2. Show all proposed road improvement infrastructure on the site plan in accordance with the San Bernardino County Standards and Road Classifications, per development code.
3. Continuous legal and paved access to the nearest publicly paved and maintained road will be required.
4. Show all proposed drainage infrastructure on the site plan in accordance with the approved preliminary drainage study.
5. Please contact Caltrans for comments and conditions for work within Caltrans right-of-way.
6. Site plans must show the location of all Joshua trees on a parcel. All ground disturbance must be a minimum of 40 feet away from any Joshua trees in order for the design to be acceptable. If a proposed ground disturbance is within 40 feet of any Joshua tree(s), then a survey of the parcel by a licensed arborist is required in order to determine if the proposed design will detrimentally affect the tree(s).
<http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>

ES/VD



Interoffice Memo

DATE: 07/09/2024

PHONE: 909-386-8961

FROM: VICTOR REBOLLAR
Solid Waste Management Division
Department of Public Works

TO: MINDY EDWARDS
Planner
Land Use Services

SUBJECT

**SWMD CONDITIONS – APPLICANT: STEVE GRONLUND
APN: 0656-241-09-0000 PROJECT #: PREA-2024-00062**

The Department of Public Works (DPW)/Solid Waste Management Division (SWMD) recommends:

THIS PROJECT, subject to the following Conditions of Approval. The refuse/recycling facilities are acceptable.

A REVISED SITE PLAN IS REQUIRED

Do not release approval of this project until the following refuse/recycling facilities are provided:

- Redesign the refuse/recycling storage area to allow double bin capacity.
- Refuse enclosure location and size is not listed on site map. Provide updated site plan specifying refuse and recycling storage enclosure dimensions. Refer to County Development Code Section 84.24.040 to determine minimum enclosure size requirements.
- Refuse enclosures do not meet the requirements of County Development Code Section 84.24.040.

DPW/SWMD recommends the following Conditions of Approval:

GENERAL REQUIREMENTS

Conditions of Operation and Procedures (Not Subject to Condition Compliance Sign Off)

Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste, Burrtec Waste and Recycling, Republic Services).

Community Service District Hauler Service Area – This project falls within the . If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors should comply with the Solid Waste collection requirements prescribed through the . Additionally, all owners/occupants of a dwelling or a commercial or industrial unit within the area shall, upon notice thereof, be required to accept the solid waste handling and collection requirements set forth by the Community Service District.

Class “A” Permit Hauler Service Area – This project falls within a County Permit Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the Class “A” permitted waste hauler in the corresponding Permit Area (Burrtec Waste, Burrtec Waste and Recycling, Republic Services).

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 California Assembly Bill (AB) 2176.

Mandatory Commercial Recycling – California Assembly Bill (AB) 341 requires businesses that generate 4 or more cubic yards of solid waste per week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. Applicant will be required to report to the County or contract waste hauler on recycling efforts once operational.

Mandatory Trash, Recycling, and Green Waste Service – This property falls within a Uniform Handling Service area and is subject to California Senate Bill (SB) 1383. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement for trash, recycling, and green waste collection services and pay the rates of such services; or apply to the County for a self-haul exemption from uniform handling service. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5.

Mandatory Trash, Recycling, and Organic Waste Service – This property falls within a Uniform Handling Service area and is subject to California Senate Bill (SB) 1383. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement for trash, recycling, and organic waste (includes green waste and food waste) collection services and pay the rates of such services; or apply to the County for a self-haul exemption from uniform handling service. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5.

Mandatory Commercial Organics Recycling – California Assembly Bill (AB) 1826 requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste (includes green waste and food waste). A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to

report to the County or contract waste hauler on efforts to recycle organics materials once operational.

Recycling and Organic Waste Collection Container Information – California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

Demolition Debris – San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The following shall be completed

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

PRIOR TO ISSUANCE OF FINAL INSPECTION/OCCUPANY

The following shall be completed

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



Interoffice Memo

DATE: March 29, 2024

PHONE: (909) 387-8186

FROM: OSVALDO ROQUE, P.E.
Supervising Engineer
Department of Public Works – Traffic Division

TO: MINDY EDWARDS, PLANNER
Land Use Services Department – Planning Division

SUBJECT	TRAFFIC CONDITIONS – PRE-APPLICATION; APN: 0656-241-09 APPLICANT: STEVE GRONLUND; PROJECT NUMBER: PREA-2024-00062
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Pre-Application Comments - Subject to change

Department of Public Works / Traffic Division recommends:

- Traffic Impact Study is Required:** Please have the applicant's engineer call the Traffic Division at (909) 387-8186 to discuss the scope of the report. Reviews of traffic studies and VMT analyses are processed through the Land Use Services EZOP portal (<http://wp.sbcounty.gov/ezop/>) and billed on the basis of actual cost. There is a \$1,802 initial deposit required (charge will be based on actual cost) for the Department of Public Works review time.
- Schedule a scoping meeting with Traffic Division to discuss the methodology prior to initiation of work on the report.
- The "Scope for Traffic Study" document on the Traffic webpage and [is linked here](#) for convenience.
- Traffic study review and approval will require coordination with other agencies including Caltrans.
- Show the truck turning template(s) in accordance with the latest AASHTO design manual on the site plan for ingress and egress adjacent to the project site. The truck turning templates shall be identified according to the appropriate AASHTO figure, demonstrate all truck movements including wheel tracking and overhang will stay within the prescribed travel lanes, and will not encroach on driveway aprons. Project driveways driveway(s) shall be designed to accommodate safe and proper turning movements.

- Number of driveways and spacing shall be consistent with the Road Planning and Design Standards, Article VI and County Standard 130.
- Project vehicles shall not back up into the project site nor shall they back out into the public roadway.
- The project driveway access will be restricted to right in/right out only.
- The Applicant is required to obtain approvals from Caltrans prior to final conditions from County Traffic.

OR/EV
Cc: File