



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

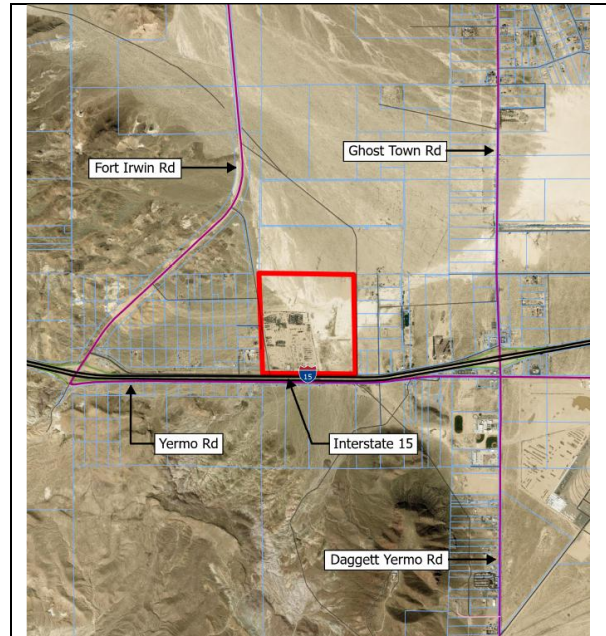
HEARING DATE: SEPTEMBER 17, 2026

AGENDA ITEM 2

PROJECT DESCRIPTION

Project No.: PROJ-2023-00094
Applicant: Iron Planet, Inc. / Tim Kirschbaum
App. Rep.: Steeno Design Studio / Sophie Steeno
Community: Yermo / 3rd District
Location: 34550 Outer Highway 15
APN: 0516-101-01

Proposal: Policy Plan Amendment from Resource Land Management to Commercial and Land Use Zoning District Amendment from Resource Conservation to Highway Commercial on 153.97 acres of a 164-acre parcel, and Conditional Use Permit to establish and operate a Surplus Military Equipment Storage & Virtual Online Auctions Facility on 50.13 acres of a total 164-acre parcel.



40 Public Hearing Notices Sent on: September 2, 2026

Report Prepared By: Oliver Mujica, Contract Planner III

TABLE 1 – SITE INFORMATION

	COMMENT
Project Site Size	50.13 acres of 164-acre parcel
Terrain	Relatively flat topography
Vegetation	Scattered desert landscaping

TABLE 2 – SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Surplus Military Equipment Storage & Virtual Online Auctions Facility	Resource Land Management (RLM)	Resource Conservation (RC)
North	Vacant	Resource Land Management (RLM)	Resource Conservation (RC)
South	Interstate 15	Commercial (C)	Highway Commercial (CH)
East	Vacant	Rural Living (RL)	Rural Living (RL)
West	Outdoor Storage Yard, Mobile Home Trailers, and Single-Family Residence	Limited Industrial (LI) / Rural Living (RL)	Community Industrial (IC) / Rural Living (RL)

TABLE 3 – AGENCY REVIEW

	AGENCY	COMMENT
City Shere of Influence	N/A	N/A
Water Service	Private	On-Site Well
Sewer Service	Private	Septic

STAFF RECOMMENDATION: That the Planning Commission recommend¹ the Board of Supervisors: **ADOPT** the Negative Declaration; **ADOPT** the Findings in support of the Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit; **ADOPT** a resolution amending the Land Use Category designation from Resource Land Management to Commercial on 153.97 acres of a 164-acre parcel; **ADOPT** an ordinance amending the Land Use Zoning District designation from Resource Conservation to Highway Commercial on 153.97 acres of a 164-acre parcel; **APPROVE** a Conditional Use Permit for the establishment and operation of a surplus military equipment storage and virtual online auctions facility on 50.13 acres of the subject 164-acre parcel, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department staff to file the Notice of Determination.

¹ This is a recommendation item. A disapproval recommendation by the Planning Commission shall terminate the application unless appealed in compliance with Chapter 86.08. In the event of the adoption of the staff recommendation, the Planning Commission Staff Report and attachments shall serve as the Planning Commission's written recommendation to the Board of Supervisors.

FIGURE 1 – REGIONAL MAP

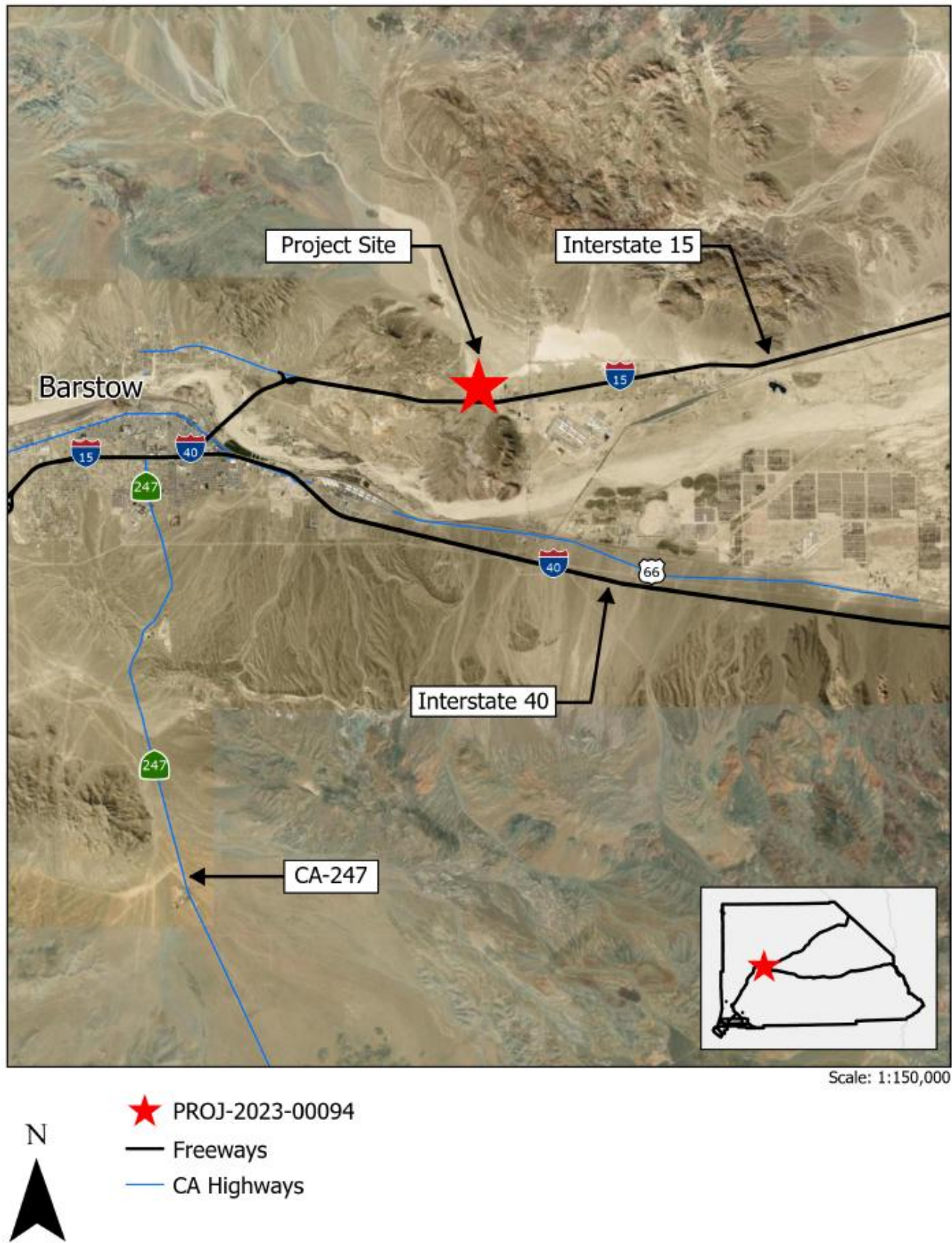
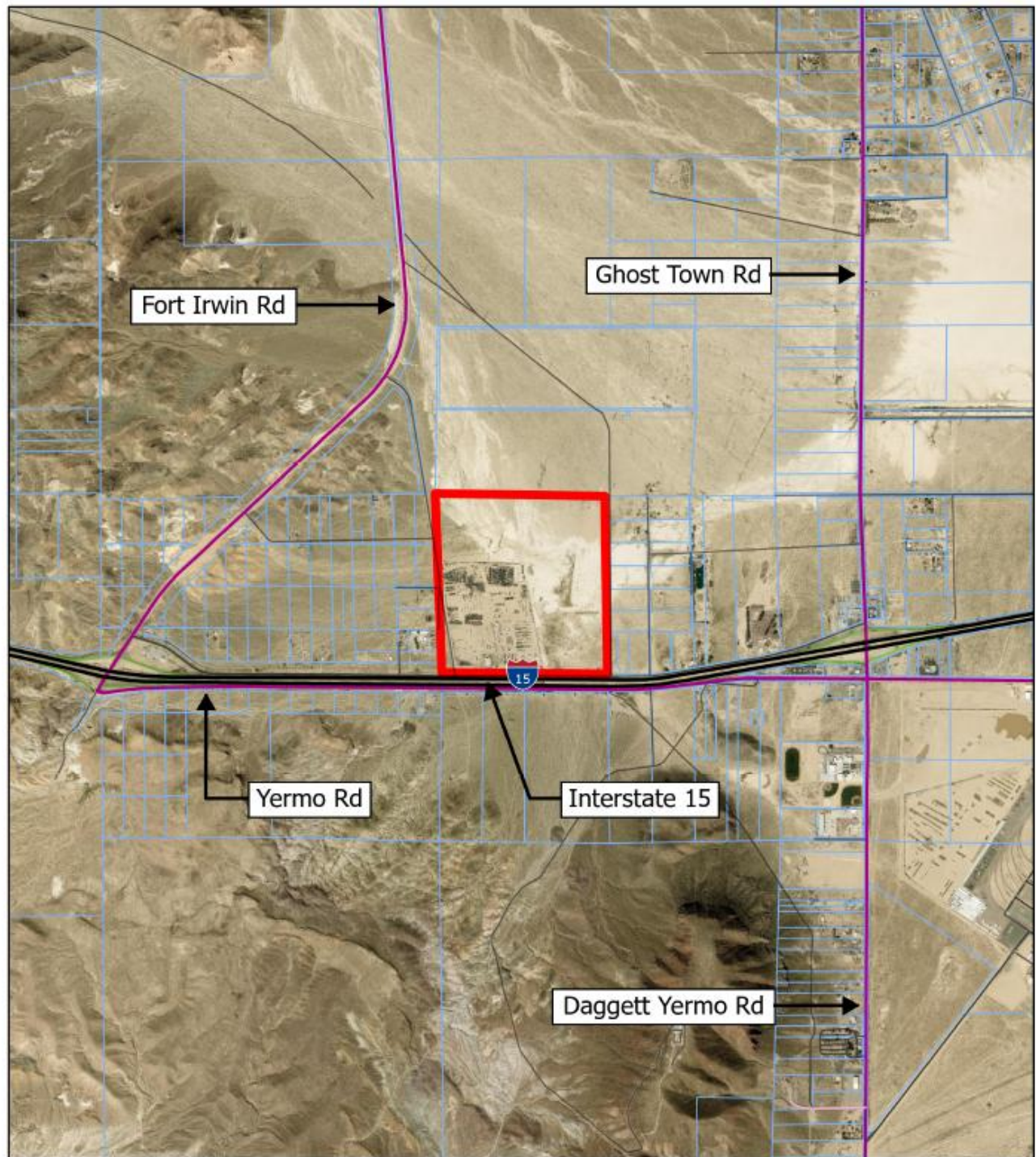


FIGURE 2 – VICINITY MAP



Scale: 1:24,000



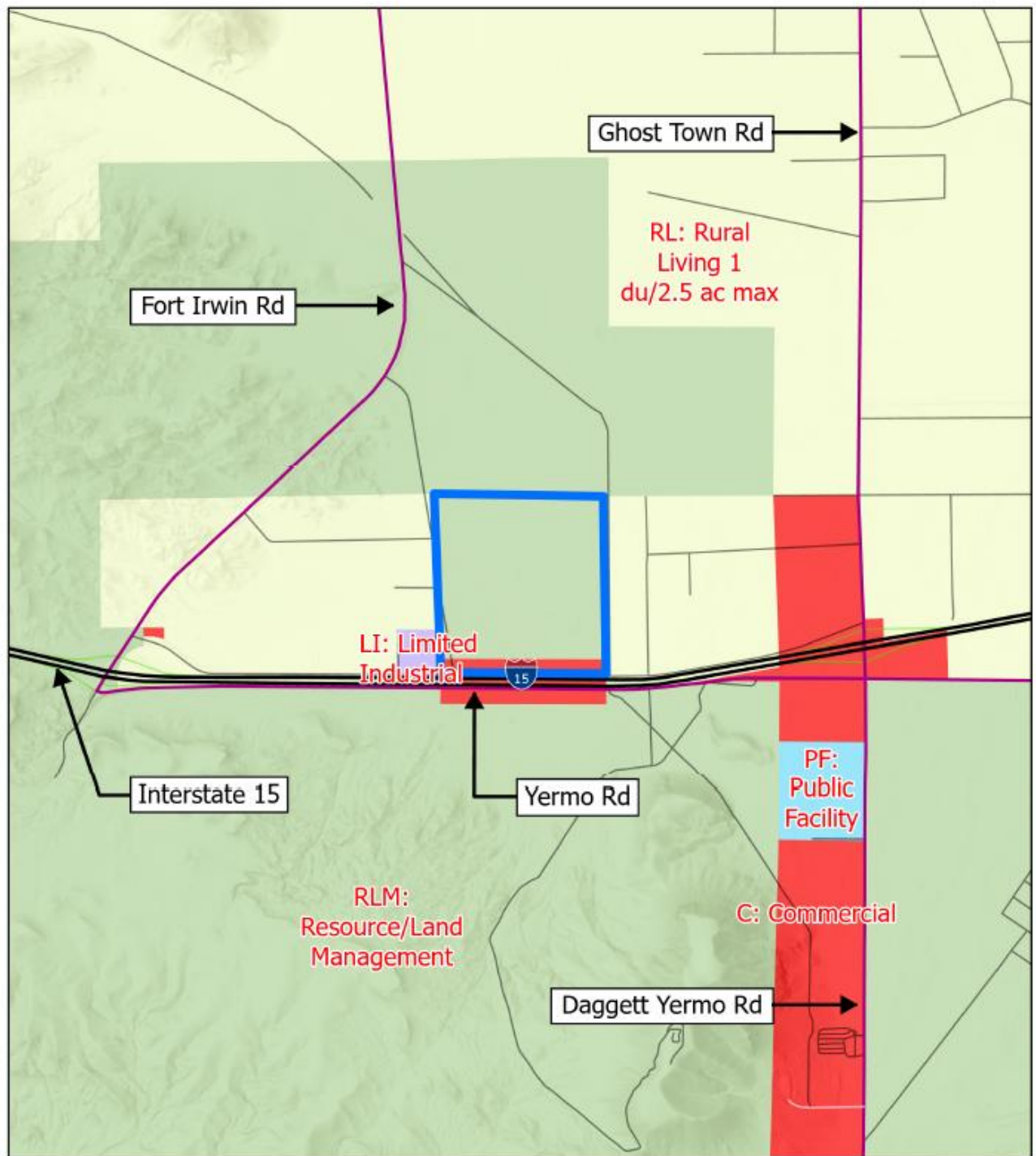
FIGURE 3 – SITE LOCATION MAP



Scale: 1:7,500



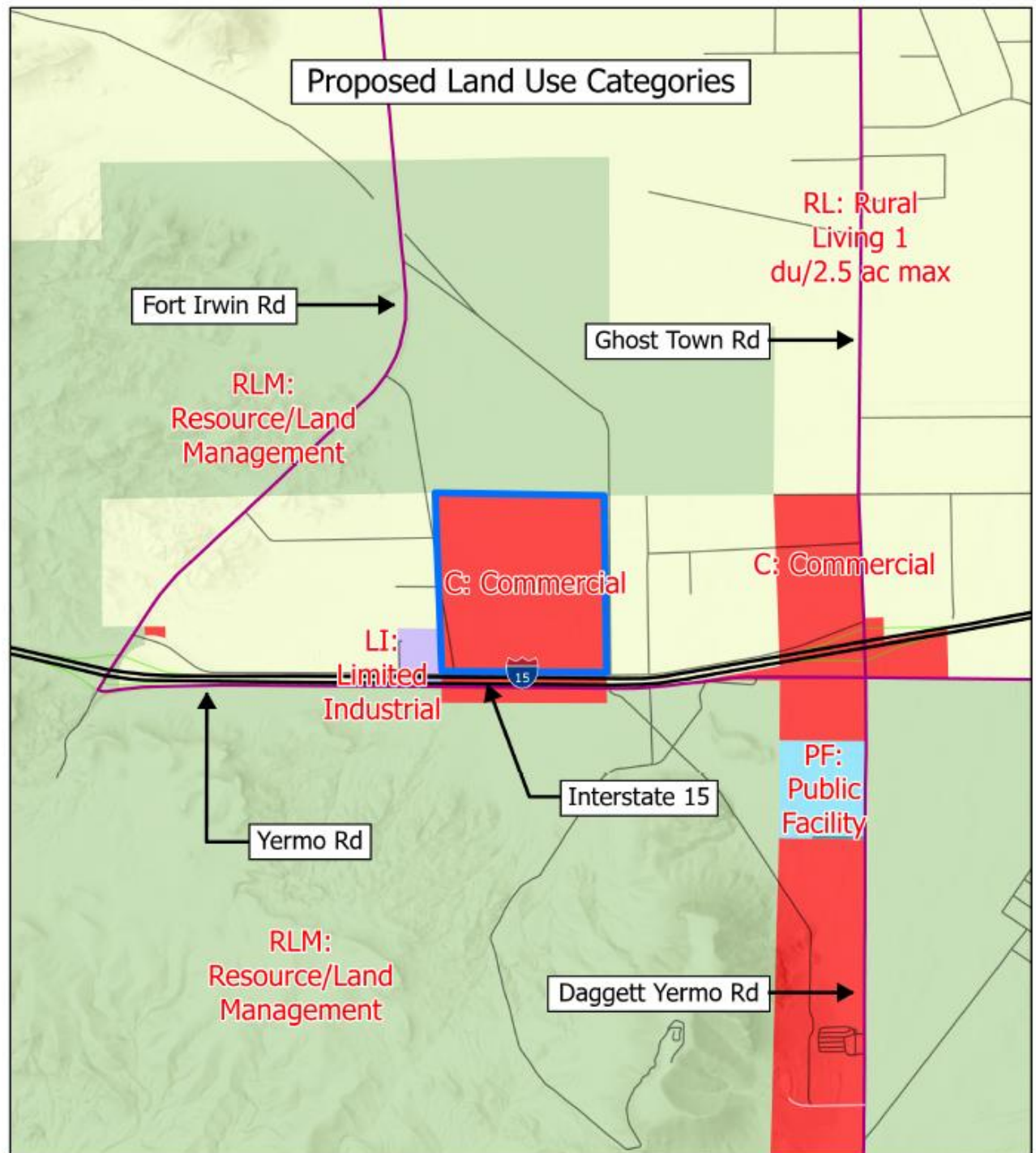
FIGURE 4 – EXISTING LAND USE CATEGORY MAP



Scale: 1:24,000



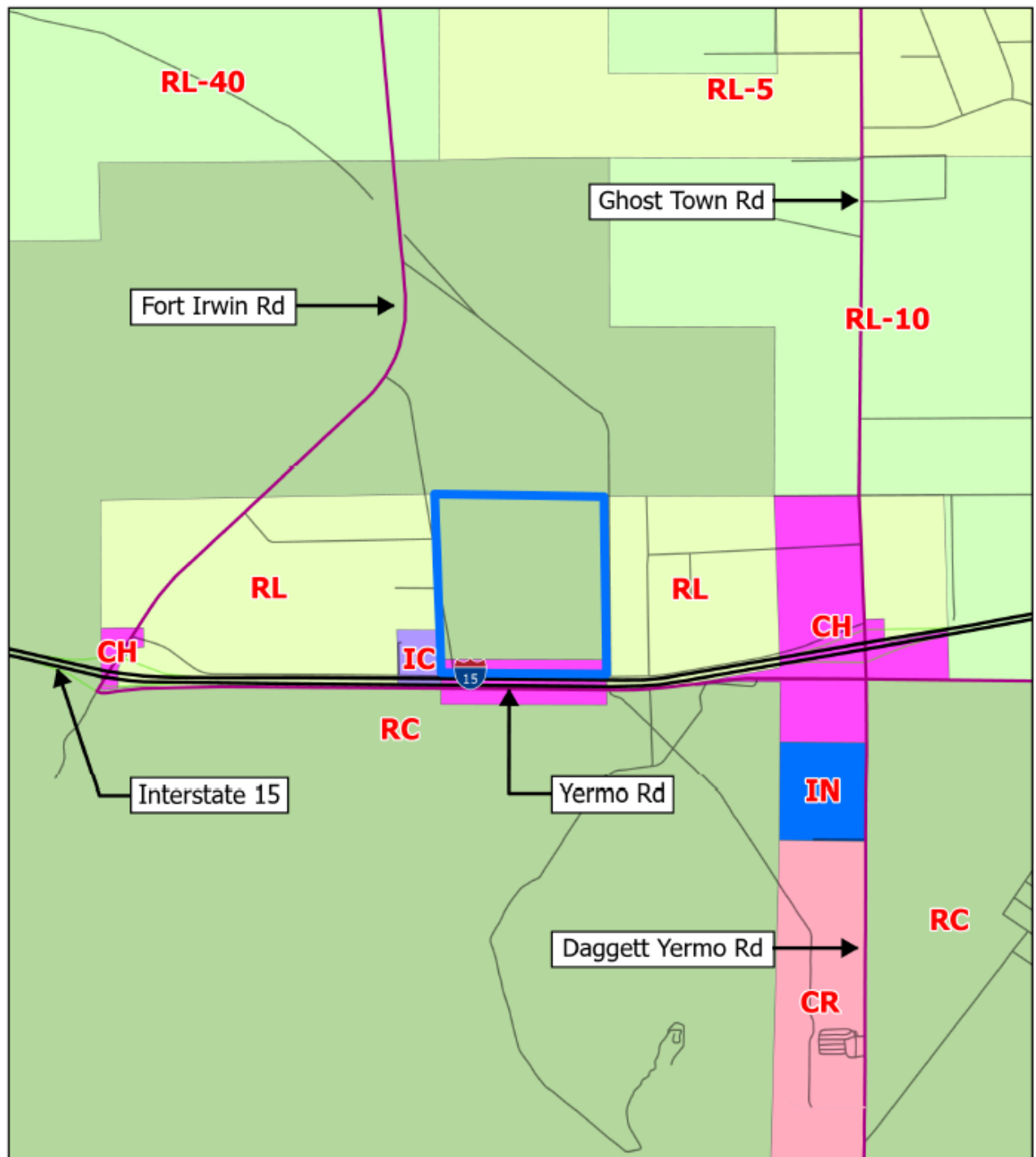
FIGURE 5 – PROPOSED LAND USE CATEGORY MAP



Scale: 1:24,000



FIGURE 6 – EXISTING ZONING DISTRICT MAP



Scale: 1:24,000

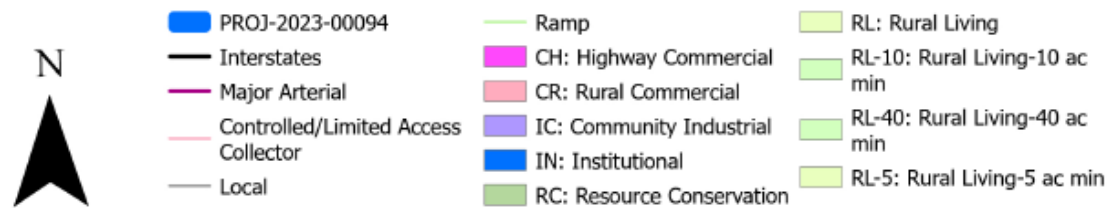


FIGURE 7 – PROPOSED ZONING DISTRICT MAP

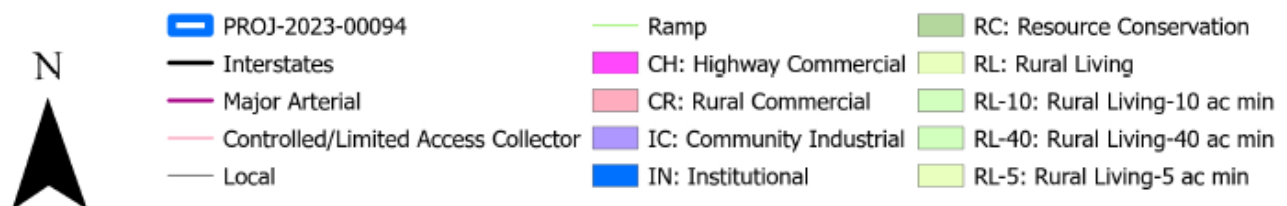
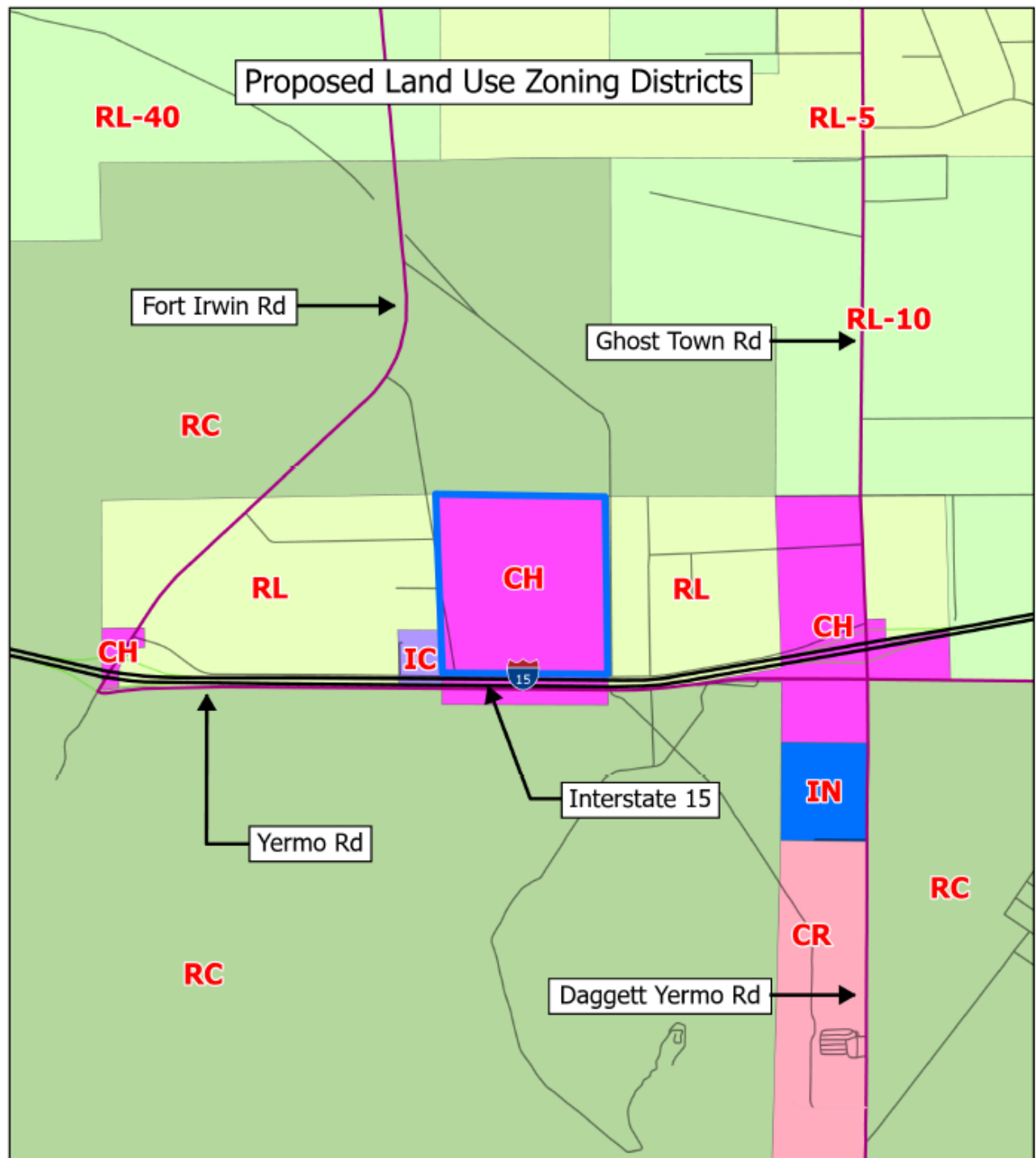


FIGURE 8 - PROJECT SITE

View looking west on Outer Highway 15



FIGURE 9 - PROJECT SITE

View looking northeast at the corner of Outer Highway 15 and Old Yermo Road



FIGURE 10 - PROJECT SITE

View looking east on Outer Highway 15



FIGURE 13 – COMMERCIALLY DESIGNATED PROPERTIES



FIGURE 14 – PROPOSED CHAIN LINK SCREENING FENCE
 (along Old Yermo Road frontage)

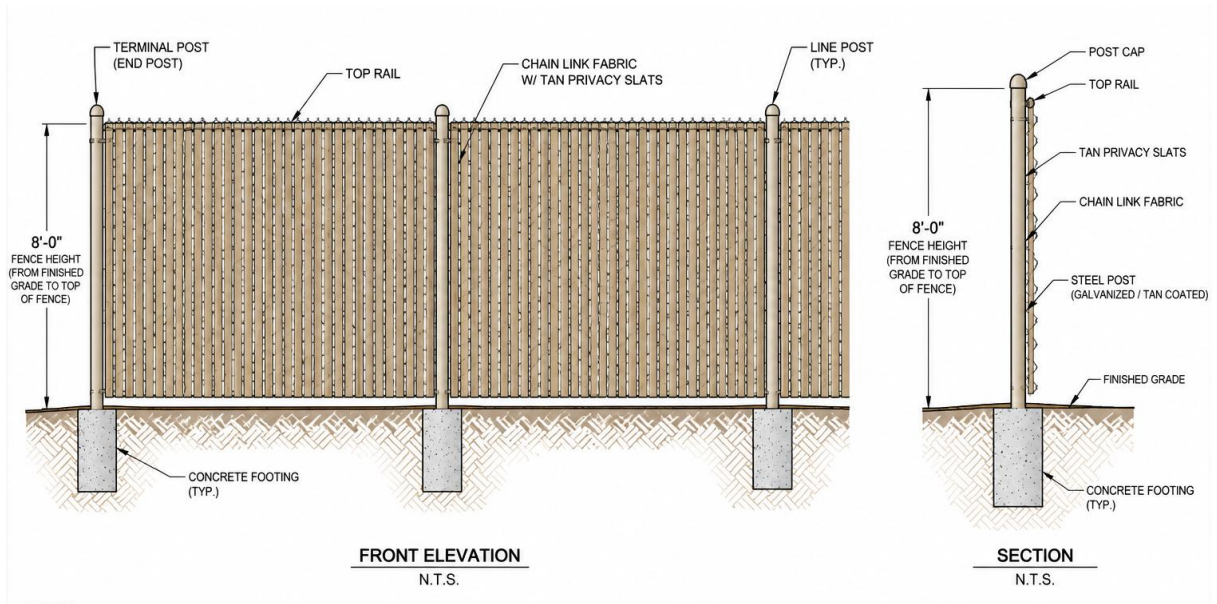
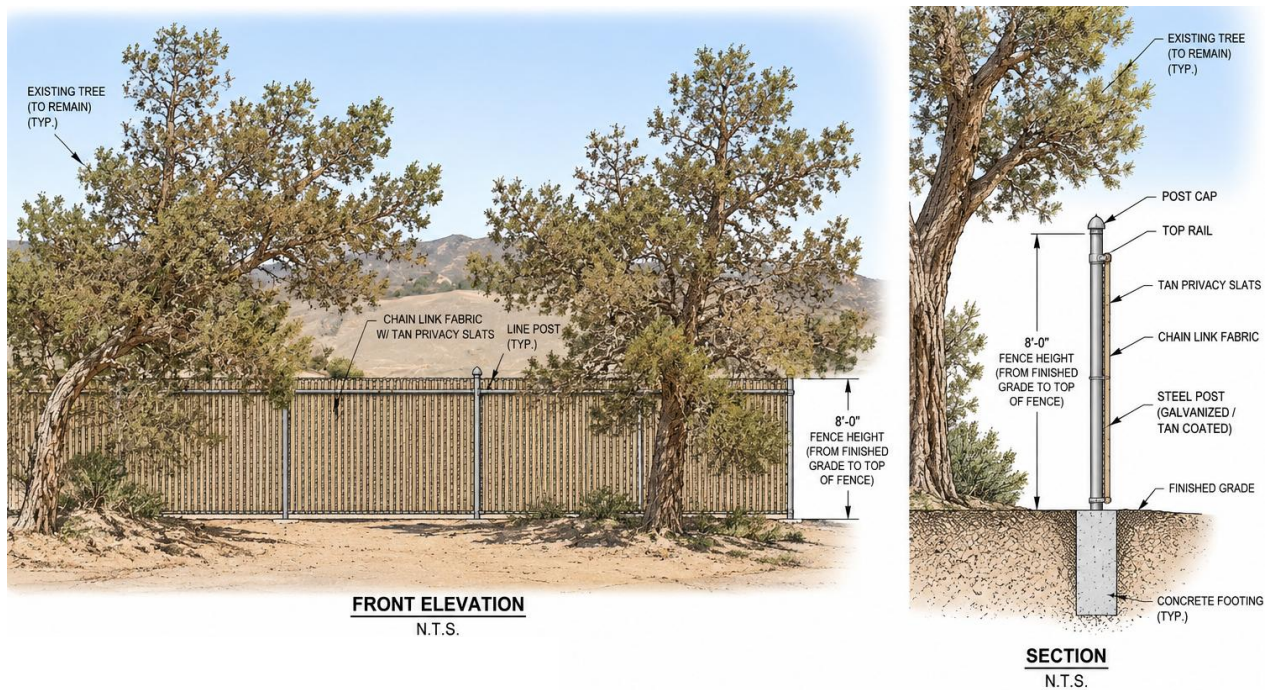


FIGURE 15 – PROPOSED CHAIN LINK SCREENING FENCE W/TREES
 (along Outer Highway 15 frontage)



PROJECT DESCRIPTION

Proposed Project:

Applicant is requesting approval of a Policy Plan Amendment from Resource Land Management (RLM) to Commercial (C) and a Land Use Zoning District Amendment from Resource Conservation (RC) to Highway Commercial (CH) on 153.97 acres of a 164-acre parcel, and a Conditional Use Permit to establish and operate a surplus military equipment storage and virtual online auctions facility on 50.13 acres of the subject 164-acre parcel (Project).

Pursuant to Development Code Subsection 82.01.020(c)(3)(F), “[t]he CH (Highway Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.” Correspondingly, pursuant to Table 82-11 of Subsection 82.05.040(b) of the Development Code, “Motor vehicle storage/Impound facility” is a permitted use within the Highway Commercial (CH) zoning district subject to the approval of a Conditional Use Permit. The virtual online auctions has been determined to be an accessory to the surplus military equipment storage as an office use permitted by the Development Code.

The site is currently developed with vehicle storage yard area and administration buildings. The Project does not propose any new construction or ground disturbance beyond that which presently exists.

Property History:

The property history for the Application has been as follows:

- On February 11, 2020, a Code Enforcement violation (C202000345) was issued for unpermitted military surplus sales, distribution and sales yard on the subject property.
- On June 7, 2022, a Conditional Use Permit (PROJ-2023-00094) application was submitted by the Applicant requesting the approval of a surplus military equipment resale facility on 50.13 acres of the subject 164-acre parcel.
- On April 22, 2026, the application was amended to include a request for the approval of the Policy Plan Amendment and Zoning Amendment for 153.97 acres of the subject 164-acre parcel in order to allow for the relocation of the Applicant’s other facilities and future growth on the remaining 113.87 acres.

PROJECT ANALYSIS

Project Setting:

The Project is located at 34550 Outer Highway 15 with Old Yermo Road crossing through the western portion of the property. The Project site is bordered on the north by vacant properties within the Resource Conservation (RC) zoning district. Vacant properties are located east of the Project site within the Rural Living (RL) zoning district and a rodeo arena, and a campground are located further east. Directly west of the Project site is unimproved property that includes land being used for an outdoor storage yard within the Community Industrial (IC) zoning district, and two (2) mobile home trailers, and a single-family residence within the Rural Living (RL) zoning district.

Land Use:

The Project site (Figure 11) will be utilized for the storage of surplus military equipment, for the purpose of virtual online sales. The proposed operation includes the following:

- Warehouse (9,189 square feet) with Administration Office (951 square feet)
- Hours of Operation: Monday through Friday from 7:00 a.m. to 3:00 p.m.

- Up to 20 employees working in 2 shifts.
- 2 employees per shift for security and housekeeping.
- 5 deliveries per day, 5 days per week.
- 10-20 sales pick-ups per day.

Site Design:

The Project site plan has been reviewed and accepted by the Land Use Services Department's Building and Safety, Geology, and Land Development Divisions, the Environmental Health Services, and Public Works (Traffic and Solid Waste Management) Departments, and the San Bernardino County Fire Protection District.

Access/Circulation:

The entrance into the Project site is located on the Outer Highway 15 frontage near the west side of the existing warehouse and administration building, and the Project has been conditioned to construct a new driveway approach. The width and configuration of the on-site vehicular circulation of the internal drive aisles meet the Development Code and County's Land Use Services and Public Works Department's standards, as well as the San Bernardino Fire Protection District standards.

Landscaping/Buffering:

Pursuant to Development Code Subsection 83.10.080(c)(2), "[p]lant materials shall be a cohesive mix of evergreen and deciduous trees, shrubs, groundcovers, succulents, and native plant material that are drought and infestation tolerant; turf shall be minimized[.]" Accordingly, xeriscape landscaping will be utilized within the Project site.

Pursuant to Development Code Subsection 83.02.060(c), "[t]he use of outdoor areas for storage purposes shall be subject to the following standards: (A) Outside storage areas shall be screened with a solid sight-obscuring wall not less than six feet nor more than eight feet in height, of a type and design approved by the Director. The wall shall include sight-obscuring gates. The wall and gate(s) shall be continuously maintained in good repair[;] (B) Stored materials shall be kept below the level of the fence or other screening mechanism[;] (C) Site operations in conjunction with outdoor storage, including the loading and unloading of materials and equipment, shall be conducted entirely within a walled area, [and] (D) Exterior storage shall comply with Title 3 (Health and Sanitation and Animal Regulations) of the County Code." In compliance with this requirement, screening the vehicles and equipment, the conditions of approval include the requirement to provide an eight (8) foot high solid screen along the western property line facing Old Yermo Road (Figure 14) and provide an eight (8) foot high solid screen with evergreen trees along the southern property line facing Outer Highway 15 (Exhibit 15) which match the existing tree type and spacing subject to the approval of the Director.

Parking:

Based on the number of on-site personnel (20), Section 83.11.040 (Number of Parking Spaces Required) of the Development Code requires eleven (11) parking spaces, including one (1) ADA accessible parking space. The Project will include 22 parking spaces including one (1) ADA accessible parking space.

Drainage:

The Preliminary Drainage Study has been approved by the Land Development Division, and the proposed Project has been conditioned to provide adequate provisions 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. Due to the limited amount of impervious surface area (11% of the site area), based on the drainage study, post-development stormwater runoff is found to remain on site.

Code Compliance Summary:

The Project satisfies all applicable standards of the Development Code for development within the proposed Highway Commercial (CH) zoning district for the proposed Project, as summarized in Table 4 below:

TABLE 4: DEVELOPMENT CODE COMPLIANCE

Project Component	San Bernardino Development Code		Project Plans
Parking	11 spaces		22 spaces
Minimum Setbacks	Front Yard	25 Feet	58 Feet
	Interior Side Yard	10 Feet	800 Feet
	Street Side Yard	25 Feet	450 Feet
	Rear Yard	10 Feet	1,500 Feet
Maximum Building Height	35 Feet		18 Feet
Maximum Lot Coverage	80% (1,746,981 Square Feet)		11% (239,659 Square Feet)

Countywide Policy Plan Compliance Summary:

The Project is consistent with the Countywide Policy Plan for development within the proposed Commercial (C) land use category, as summarized in Table 5 below:

TABLE 5: COUNTYWIDE POLICY PLAN CONSISTENCY

Policy LU-1.1: Growth	Consistency
We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.	The expansion of the Commercial land use category for the Project site from 10.03 acres to 164 acres will allow for the use of the surplus military equipment storage and virtual online auctions facility and the intended future relocation and consolidation of the Applicant's existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site; thereby, supporting the economic growth within the Yermo community.
Policy LU-2.1: Compatibility with Existing Uses	Consistency
We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	The site design and development features for the development of the surplus military equipment storage facility have been developed to be consistent with the Development Code. Along with the implementation of the sight-obscuring measures consisting of an eight (8) foot high solid screen along the western property line facing Old Yermo Road and an eight (8) foot high solid screen with evergreen trees along the southern property line facing Outer Highway 15, which match the existing tree type and spacing, the Conditions of Approval ensure the development and operation of the Project will minimize potential negative

	impacts on the surrounding land uses and adjacent neighborhoods.
Policy LU-2.4: Land Use Map Consistency	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.	The development of the Project conforms with the performance standards that are identified in the Project plans for the Conditional Use Permit as governed under the Development Code. With approval of the Policy Plan and Zoning Amendments, the development of the surplus military equipment storage and virtual online auctions facility is an allowed use within the Highway Commercial (CH) zoning district, subject to the approval of a Conditional Use Permit and will be compatible and consistent with surrounding land uses and the community's identity.
Policy LU-2.11: Office and industrial development in the Desert Regions	Consistency
We allow new office and industrial uses in unincorporated Desert regions in order to meet the service, employment, and support needs of the unincorporated areas.	The establishment and operation of the surplus military equipment storage and virtual online auctions facility and the intended future relocation and consolidation of the Applicant's existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site supports the service and employment needs within the Yermo community.
Policy ED-1.3: Site Aggregation	Consistency
We may assist in aggregating smaller lots and parcels to create more marketable and developable sites in employment focus areas.	The Project encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor.
Policy ED-3.1 Countywide Jobs-Housing Ratio	Consistency
We strive to achieve countywide job growth in excess of household growth to improve the jobs-housing ratio, reduce out-commuting, and enhance quality of life.	The Project will provide employment opportunities in an area with a limited amount of commercial/industrial activity; thereby, increasing countywide job growth in excess of household growth within the Yermo community.

COUNTYWIDE POLICY PLAN

As previously mentioned, the Applicant is requesting approval of a Policy Plan Amendment from Resource Land Management (RLM) to Commercial (C) for 153.97 acres of the subject 164-acre parcel. The remaining 10.03 acres of the subject parcel along Outer Highway 15 is currently within the Commercial (C) land use category, therefore the proposed amendment is an expansion of an existing abutting commercial area. In order to establish and operate the existing surplus military equipment storage and virtual online auctions facility on the 50.13 acres of the 153.97-acre portion of the Project site, this Policy Plan Amendment is requested. Additionally, the applicant intends to relocate and consolidate their existing heavy equipment sales, auto sales, and military surplus

warehouse operations to the Project site, subject to approval of future land use applications. In order to do so, an expansion of the existing Commercial land use category is requested. The available commercially designated properties in the vicinity are of insufficient land area to accommodate the proposed Project and future expansion.

The transition from resource land management to commercial use in the area is managed through Policy LU-2.1, as the site design incorporates buffering and screening, including 8-foot-high solid screen along the Outer Highway 15 and Old Yermo Road frontages and evergreen trees along the Outer Highway 15 frontage, ensuring that the commercial expansion remains compatible with the surrounding uses. Further, the Project aligns with Economic Development Policy ED-1.3, which encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor. Lastly, the Project will provide employment opportunities in an area with a limited amount of commercial/industrial activity, thereby advancing policy ED-3.1, increasing countywide job growth in excess of household growth. Therefore, the proposed Policy Plan Amendment is consistent with the Countywide Policy Plan without undertaking a comprehensive Land Use Plan amendment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Negative Declaration (IS/ND) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) (Exhibit A). As originally evaluated, the Project consisted of a Conditional Use Permit (CUP) to allow the continued operation of the existing surplus military equipment storage and virtual online auction facility on approximately 50.13 acres of the subject parcel. The IS/ND concluded that the Project would not have a significant effect on the environment. A Notice of Availability/Notice of Intent to adopt a Negative Declaration (ND) was advertised and distributed for public review and comment for a 30-day period from July 18, 2024 through August 18, 2024. No comment letters were received.

Following circulation of the IS/ND, the application was revised to include a Policy Plan Amendment from Resource Land Management (RLM) to Commercial (C) and a Land Use Zoning District Amendment from Resource Conservation (RC) to Highway Commercial (CH) on approximately 153.97 acres of the subject parcel. The amendments would accommodate the existing use and allow the applicant to seek approval of additional commercial development on the property in the future. The current Project, however, does not approve construction or expansion of those future uses and does not authorize new construction or ground disturbance beyond the existing development.

Because the Policy Plan Amendment and Land Use Zoning District Amendment were added following circulation of the IS/ND, the County prepared an addendum (Revised IS/ND) to evaluate the environmental effects of the revised Project. The Revised IS/ND expressly evaluates the Policy Plan Amendment and Zoning Amendment throughout the applicable CEQA environmental issue areas and considers the reasonably foreseeable uses contemplated by the amendments, including heavy equipment sales, automobile sales, military vehicle sales, and a potential 200,000-square-foot warehouse. The Revised IS/ND concludes that approval of the revised Project would not result in a significant environmental effect and does not identify any mitigation measures necessary to reduce a potentially significant environmental effect to less than significant.

The County also considered whether the Policy Plan Amendment and Zoning Amendment, independent of the physical development presently authorized by the CUP, could result in reasonably foreseeable indirect environmental effects from future commercial development of the property. The Revised IS/ND evaluates the land use changes and contemplated future uses in its analysis of the applicable environmental resource areas. The current Project nevertheless does not authorize the physical development of the contemplated future uses. The CUP is limited to continuation of the existing operation on the 50.13-acre Project site and does not permit expansion of that operation beyond the CUP area. Any future construction or expansion on the remaining

property, including the contemplated heavy equipment sales, automobile sales, or warehouse development, would require approval of separate discretionary land use entitlements. The environmental effects of any such development would therefore be subject to additional CEQA review based upon the development actually proposed at that time.

CEQA Guidelines section 15073.5 requires recirculation of a negative declaration when the document is substantially revised after public notice. For purposes of section 15073.5, a substantial revision includes the identification of a new, avoidable significant environmental effect requiring mitigation or the addition of a mitigation measure necessary to reduce a new potentially significant environmental effect to less than significant. Recirculation is not required where revisions merely clarify or amplify the analysis or where project revisions do not result in new potentially significant environmental effects.

The County reviewed the revisions to the Project and the Revised IS/ND under this standard. Although the addition of the Policy Plan Amendment and Zoning Amendment expands the land area subject to the requested entitlements, the Revised IS/ND evaluates those amendments and their reasonably foreseeable environmental effects and does not identify a new potentially significant environmental effect, a substantial increase in the severity of an environmental effect previously identified, or a new mitigation measure necessary to reduce an environmental effect to less than significant. The Revised IS/ND instead supplements and expands the environmental analysis to account for the additional land use entitlements while retaining the conclusion that the Project will not have a significant effect on the environment. Accordingly, the revisions do not constitute a substantial revision requiring recirculation under CEQA Guidelines section 15073.5, and recirculation of the ND is not required. The Revised IS/ND, together with the original circulated IS/ND and the materials contained in the administrative record, provides the environmental analysis supporting adoption of the Negative Declaration.

PUBLIC COMMENTS

On July 11, 2023, a Project Notice was mailed to 40 surrounding property owners within 700 feet of the Project site, in accordance with Section 85.03.080 of the Development Code. There were no comment letters received.

NOTICE OF HEARING

On August 2, 2026, pursuant to the Development Code, a notice of the Planning Commission public hearing on this item was mailed to the surrounding 40 property owners within a 700-foot radius of the Project site. As of the date of the preparation of this staff report, no comment letters have been received.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors take the following actions:

1. **ADOPT** the Negative Declaration (Exhibit A and B);
2. **ADOPT** the Findings in support of the Policy Plan Amendment, Land Use Zoning District Amendment, and Conditional Use Permit (Exhibit C);
3. **ADOPT** a resolution amending the Land Use Category designation from Resource Land Management to Commercial on 153.97 acres of a 164-acre parcel;
4. **ADOPT** an ordinance amending the Land Use Zoning District designation from Resource Conservation to Highway Commercial on 153.97 acres of a 164-acre parcel;
5. **APPROVE** the Conditional Use Permit for the establishment and operation of a surplus military equipment storage and virtual online auctions facility on 50.13 acres of the subject 164-acre parcel, subject to the Conditions of Approval; and

- 6. DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Negative Declaration, link:
<https://lus.sbcounty.gov/planning-home/environmental/desert-region/#docaccess-3cc6a905c8724a557d134634110e07d78f7349e8577b5aab0de46bfba867302e>
- EXHIBIT B: Revised Negative Declaration, link:
<https://lus.sbcounty.gov/planning-home/environmental/desert-region/#docaccess-5b4d058f186a012e787fbb578d4be668>
- EXHIBIT C: Findings for Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit
- EXHIBIT D: Conditions of Approval
- EXHIBIT E: Project Plans

EXHIBIT A

EXHIBIT A

Negative Declaration, link:

<https://lus.sbcounty.gov/planning-home/environmental/desert-region/#docaccess3cc6a905c8724a557d134634110e07d78f7349e8577b5aab0de46bfba867302e>

EXHIBIT B

EXHIBIT B

Revised Negative Declaration, link:

<https://lus.sbcounty.gov/planning-home/environmental/desert-region/#docaccess-5b4d058f186a012e787fbb578d4be668>

EXHIBIT C

PROJECT DESCRIPTION. A Policy Plan Amendment from Resource Land Management to Commercial and Land Use Zoning District Amendment from Resource Conservation to Highway Commercial on 153.97 acres of a 164-acre parcel, and a Conditional Use Permit to establish and operate a Surplus Military Equipment Storage & Virtual Online Auctions Facility (collectively the Project) on 50.13 acres of the subject 164-acre parcel (Project Site).

FINDINGS: POLICY PLAN AND ZONING AMENDMENT. The Policy Plan Amendment and Zoning Amendment are collectively referred to herein as the proposed amendment. The following are the required findings per Development Code Section 86.12.060 and supporting facts for approval of the proposed amendment:

1. The proposed amendment is internally consistent with all other provisions of the respective plan, the Policy Plan or an applicable specific plan.

The proposed amendment is for 153.97 acres of the subject 164-acre parcel. The remaining 10.03 acres of the subject parcel along Outer Highway 15 is currently within the Commercial (C) land use category, therefore the proposed amendment is an expansion of an existing abutting commercial area. In order to establish and operate the existing surplus military equipment storage and virtual online auctions facility on the 50.13 acres of the 153.97-acre portion of the Project site the proposed amendment is requested. As explained in the Planning Commission Staff Report and supporting documents, the applicant also intends to relocate and consolidate their existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site, subject to approval of future land use applications. In order to do so, an expansion of the existing Commercial (C) land use category is requested. The available commercially designated properties in the vicinity are of insufficient land area to accommodate the proposed Project and future expansion. The transition from resource land management to commercial use in the area is managed through Policy LU-2.1, as the site design incorporates buffering and screening, including 8-foot-high solid screen along the Outer Highway 15 and Old Yermo Road frontages and evergreen trees along the Outer Highway 15 frontage, ensuring that the commercial expansion remains compatible with the surrounding uses. Further, the Project aligns with Economic Development Policy ED-1.3, which encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor. Lastly, the Project will provide employment opportunities in an area with a limited amount of commercial/industrial activity, thereby advancing policy ED-3.1, increasing countywide job growth in excess of household growth. Therefore, the proposed amendment is consistent with the Countywide Policy Plan without undertaking a comprehensive Land Use Plan amendment.

Policy LU-1.1: Growth

We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Consistency:

The expansion of the Commercial land use category for the Project site from 10.03 acres to 164 acres will allow for the use of the surplus military equipment storage and virtual online auctions facility and the intended future relocation and consolidation the Applicant's existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site; thereby, supporting the economic growth within the Yermo community.

Policy LU-2.1 Compatibility with Existing Uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency:

The site design and development features for the development of the surplus military equipment storage facility have been developed to be consistent with the Development Code. Along with the implementation of the sight-obscuring measures consisting of an eight (8) foot high solid screen along the western property line facing Old Yermo Road and an eight (8) foot high solid screen with evergreen trees along the southern property line facing Outer Highway 15, which match the existing tree type and spacing, the Conditions of Approval ensure the development and operation of the Project will minimize potential negative impacts on the surrounding land uses and adjacent neighborhoods.

Policy LU-2.4 Land Use Map Consistency

We consider the 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.

Consistency:

The proposed amendment and development of the Project conforms with the performance standards that are identified in the Project plans for the Conditional Use Permit as governed under the Development Code. With approval of the proposed

amendment, the development of the surplus military equipment storage and virtual online auctions facility is an allowed use within the Highway Commercial (CH) zoning district, subject to the approval of a Conditional Use Permit and will be compatible and consistent with surrounding land uses and the community's identity.

Policy LU-2.11: Office and Industrial Development in the Desert Regions

We allow new office and industrial uses in unincorporated Desert regions in order to meet the service, employment, and support needs of the unincorporated areas.

Consistency:

The establishment and operation of the surplus military equipment storage and virtual online auctions facility and the intended future relocation and consolidation of the Applicant's existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site supports the service and employment needs within the Yermo community.

Policy ED-1.3: Site Aggregation

We may assist in aggregating smaller lots and parcels to create more marketable and developable sites in employment focus areas.

Consistency:

The Project encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor.

Policy ED-3.1 Countywide Jobs-Housing Ratio

We strive to achieve countywide job growth in excess of household growth to improve the jobs-housing ratio, reduce out-commuting, and enhance quality of life.

Consistency:

The Project will provide employment opportunities in an area with a limited amount of commercial/industrial activity; thereby, increasing countywide job growth in excess of household growth within the Yermo community.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The proposed amendment was analyzed through the preparation of an Initial Study/Negative Declaration and found not to have a significant impact on the environment. The Project will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements within the vicinity and instead will utilize and improve upon existing roadways and services offered to the surrounding area. Therefore, the Project would

not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

3. The proposed amendment is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised.

The Policy Plan currently designates the interchange of Interstate 15 and Ghost Town Road as a Commercial (C) land use category designation with an implementing Highway Commercial (CH) zoning district. The proposed amendment will expand the commercial development opportunities within the interchange area and provide access to a variety of commercial uses, benefiting the community in a manner that is consistent with the Policy Plan. Therefore, the Project has been determined to be in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised.

4. The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

The recent adoption of the Policy Plan established a land use pattern for the Interstate 15 and Ghost Town Road interchange area. The proposed amendment will be an expansion of an existing commercial land use category consistent with the pattern established by the Policy Plan and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

5. The proposed amendment does not conflict with provisions of this Development Code.

The Project will not conflict with provisions of the Development Code. The Highway Commercial (CH) zoning district is an implementing zone for the Commercial (C) land use category designation. The Project was reviewed and determined to be compliant with the proposed Highway Commercial (CH) zoning district, and Conditions of Approval are included to safeguard continued compliance.

6. The proposed amendment will not have a substantial adverse effect on surrounding property.

An Initial Study/Negative Declaration was prepared pursuant to the requirements of the California Environmental Quality Act for the Project and was found to have no significant impact on the environment. The proposed uses associated with the proposed amendment will not have a substantial adverse effect on surrounding property with implementation of recommended Conditions of Approval for the Project. Therefore, appropriate Conditions of Approval will ensure countywide performance

standards are met and that the Project will not have an adverse effect on the surrounding property.

- 7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.**

The Project will not jeopardize or constitute a hazard to property or improvements in the vicinity, given that future development will improve upon the existing roadway system and existing public services. The Project will not have a substantial adverse effect on surrounding property, based upon completion of an Initial Study/Negative Declaration and will be compatible with the existing and planned land use character of the Interstate 15 and Ghost Town Road interchange area through compliance with Development Code requirements. The application of existing Development Code requirements to the Project will ensure it will not have a significant impact on public and emergency vehicle access, public services, or utilities or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the area.

FINDINGS: CONDITIONAL USE PERMIT. Conditional Use Permit to establish and operate a Surplus Military Equipment Storage & Virtual Online Auctions Facility on 50.13 acres of the subject 164-acre parcel (Project). The following are the required findings per Development Code Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

- 8. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The Project site is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. The Project site size is also able to accommodate adequate on-site circulation. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks as shown in Table 2 of the Planning Commission Staff Report pursuant to the requirement of the Development Code.

- 9. 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 entrance into the Project site is located on the Outer Highway 15 frontage near the west side of the existing warehouse and administration building, and the Project has been conditioned to construct a new driveway approach in compliance with County Standard Plans. The width and configuration of the on-site vehicular circulation of the internal drive aisles meet the Development Code and County's Land Use Services and Public Works Department's standards, as well as the San Bernardino Fire Protection District standards. The proposed driveway and location have been reviewed and approved by the Department of Public Works and the California Department of Transportation.

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

The Project has been designed to comply with all applicable requirements of the Development Code. The Conditions of Approval for the Project will ensure that the use will not become a nuisance or have a substantial adverse effect on abutting properties.

- 11. 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.**

Policy LU-1.1: Growth

We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Consistency:

The expansion of the Commercial land use category for the Project Site from 10.03 acres to 164 acres will allow for the Project and the intended future relocation and consolidation the Applicant's existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site; thereby, supporting the economic growth within the Yermo community.

Policy LU-2.1 Compatibility with Existing Uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency:

The site design and development features for the development of the Project have been developed to be consistent with the Development Code. Along with the implementation of the sight-obscuring measures consisting of an eight (8) foot high solid screen along the western property line facing Old Yermo Road and an eight (8) foot high solid screen with evergreen trees along the southern property line facing Outer Highway 15, which match the existing tree type and spacing, the Conditions of Approval ensure the development and operation of the Project will minimize potential negative impacts on the surrounding land uses and adjacent neighborhoods.

Policy LU-2.4 Land Use Map Consistency

We consider the 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.

Consistency:

The Project conforms with the performance standards that are identified in the Project plans for the Conditional Use Permit as governed under the Development Code. With approval of the proposed amendment, the Project is an allowed use within the Highway Commercial (CH) zoning district, subject to the approval of a Conditional Use Permit and will be compatible and consistent with surrounding land uses and the community's identity.

Policy LU-2.11: Office and Industrial Development in the Desert Regions

We allow new office and industrial uses in unincorporated Desert regions in order to meet the service, employment, and support needs of the unincorporated areas.

Consistency:

The establishment and operation of the Project and the intended future relocation and consolidation of the Applicant's existing heavy equipment sales, auto sales, and military surplus warehouse operations to the Project site supports the service and employment needs within the Yermo community.

Policy ED-1.3: Site Aggregation

We may assist in aggregating smaller lots and parcels to create more marketable and developable sites in employment focus areas.

Consistency:

The Project encourages commercial uses that serve both local and regional markets, thereby strengthening the County's economic base and providing essential services along a major transit corridor.

Policy ED-3.1 Countywide Jobs-Housing Ratio

We strive to achieve countywide job growth in excess of household growth to improve the jobs-housing ratio, reduce out-commuting, and enhance quality of life.

Consistency:

The Project will provide employment opportunities in an area with a limited amount of commercial/industrial activity; thereby, increasing countywide job growth in excess of household growth within the Yermo community.

12. 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 applicant will be required to construct appropriate road improvements, both on-site and off-site, continue to provide adequate water and sewer services, and provide adequate utilities to the properties in accordance with the Conditions of Approval such that there is sufficient supporting infrastructure to accommodate the Project without lowering service levels.

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

The Conditions of Approval ensure the appropriate intended use of the Project, and will ensure that the overall public health, safety, and general welfare are not impacted by the Project.

14. The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.

The orientation and design of the Project includes adequate building setbacks and the future ability to construct rooftop solar facilities.

Findings

EXHIBIT C

Surplus Military Equipment Storage & Virtual Online Auctions Facility – September 17, 2026

PROJ-2023-00094 / PPA, ZA, CUP

APN: 0516-101-01

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined to not have a significant adverse impact on the environment. A Negative Declaration (ND) will be adopted and a Notice of Determination (NOD) will be filed in accordance with CEQA. The ND represents the independent judgment and analysis of the County acting as lead agency for the Project.

END OF FINDINGS

EXHIBIT D



Conditions of Approval

Record:	PROJ-2023-00094	System Date:	09/17/2026
Record Type:	Project Application	Primary APN:	0516101010000
Record Status:	Decision Pending	Application Name:	IRON PLANET (CUP)
Effective Date:		Expiration Date:	
Description:	CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A SURPLUS MILITARY EQUIPMENT STORAGE & VIRTUAL ONLINE AUCTIONS FACILITY ON 50.13 ACRES OF THE SUBJECT 164.0-ACRE PARCEL LOCATED AT 34550 OUTER HIGHWAY 15 (APN: 0516-101-01; WITHIN THE COMMERCIAL (C) LAND USE CATEGORY AND HIGHWAY COMMERCIAL (CH) ZONING DISTRICT; WITHIN THE COMMUNITY OF YERMO; 1ST SUPERVISORIAL DISTRICT; PROJ-2023-00094.		

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 **Project Approval Description (CUP)** - Status: Outstanding

This Conditional Use Permit is conditionally approved to allow the establishment and operation of a Surplus Military Equipment Storage and Virtual Online Auctions Facility on 50.13 acres of a 164.0-acre parcel, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding

The Project site is located 34550 Outer Highway 15.

3 Revisions - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 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.

5 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: d. LOCAL:

6 Continuous Effect/Revocation - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

7 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)

8 Project Account - Status: Outstanding

The Project account number is PROJ-2023-00094. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is

determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

9 **Development Impact Fees** - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

10 **Performance Standards** - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

11 **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.

12 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

13 Lighting - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

14 Underground Utilities - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

15 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.

16 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.

17 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.

18 GHG - Operational Standards - Status: Outstanding

The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or

providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

Public Health– Environmental Health Services

19 **Noise Levels** - Status: Outstanding

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

20 **OWTS Maintenance** - Status: Outstanding

The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

21 **Refuse Storage and Disposal** - Status: Outstanding

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

22 **Access** - Status: Outstanding

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

23 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

WITHIN 12 MONTHS OF EFFECTIVE DATE

Land Use Services - Planning

24 **Screening/Buffering** - Status: Outstanding

Provide an eight (8) foot high solid screen along the western property line facing Old Yermo Road and an eight (8) foot high solid screen with evergreen trees along the southern property line facing Outer Highway 15 which match the existing tree type and spacing, subject to the approval of the Director.

INFORMATIONAL

Land Use Services - Land Development

25 **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.

Public Works - Solid Waste Management

26 **Demolition Debris** - Status: Outstanding

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.

27 **Franchise Hauler Service Area** - Status: Outstanding

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 and Recycling).

28 **Mandatory Commercial Organics Recycling** - Status: Outstanding

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.

29 **Mandatory Commercial Recycling** - Status: Outstanding

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.

30 **Recycling Storage Capacity** - Status: Outstanding

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.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

31 **Joshua Tree Relocation Plan** - Status: Outstanding

The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property

Land Use Services - Land Development

32 **Drainage Improvements** - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$874 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

33 **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.

34 **FEMA Flood Zone.** - Status: Outstanding

The project is located within Flood Zone D according to FEMA Panel Number 06071C3943H dated 8/28/2008 and 06071C3944H dated 8/28/2008 (Not Printed). Flood hazards are undetermined in this area, but they are still possible. However, the site is located within a flood hazard area for the 100-year floodplain shown on the Awareness Maps prepared by the California Department of Water Resources (DWR). Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. 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.

35 **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 improvements shall be shown on the grading plans according to the approved final drainage study. 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.

36 **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

37 **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

Public Health– Environmental Health Services

38 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

Public Works - Surveyor

39 **Corner Records Required Before Grading** - Status: Outstanding

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

40 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

41 **Signs** - Status: Outstanding

All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the

following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

Land Use Services - Building and Safety

42 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

43 **Permits** - Status: Outstanding

Obtain permits for all structures located on site and all work done without a permit.

Land Use Services - Land Development

44 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California:

Old Yermo Cutoff (Secondary Highway – 88 feet):

- Road Dedication. A variable width of 88-foot to 0-foot grant of easement is required following the existing alignment.
- A grant of easement will be required for Old Yermo Cutoff to intersect with the cross-street Novela Drive. Project will need to establish the centerline for Old Yermo Cutoff.
- A 50-foot radius return grant of easement is required at the intersection of Old Yermo Cutoff and North Outer Highway 15.

North Outer Highway 15 (Local – 60 feet):

- Driveway Approach. Design driveway approach per County Standard 129C and located per County Standard 130.
- Grading Plan Interface. Any driveway approaches shall be shown on the approved grading plan.

Easterly Property Line (Quarter Sectional Line – 88 feet):

- Road Dedication. A 44-foot grant of easement is required to provide a half-width right-of-way of 44 feet, and a 50-foot radius return grant of easement is required at the intersection of the North Outer Highway 15 North and Easterly Property Line.

45 **Transitional Improvements II** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary and shown on the approved grading plan.

Public Health– Environmental Health Services

46 **California Regional Water Quality Control Board Clearance** - Status: Outstanding

Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, 951-782-4130. Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA 92260, 760-346-7491. Lahontan Region, 15095 Amargosa Road Bldg 2 Suite 210 Victorville, CA 92392.

47 **Demolition Inspection Required** - Status: Outstanding

All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

48 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

49 **New OWTS** - Status: Outstanding

If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

50 **Preliminary Acoustical Information** - Status: Outstanding

Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

51 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be sewer service provided by an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

52 **Sewer Service Verification Letter** - Status: Outstanding

Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).

53 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Liberty - Yermo or EHS approved.

54 **Water Service Verification Letter** - Status: Outstanding

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

55 **Water System Permit** - Status: Outstanding

A water system permit will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report in accordance with California Health and

Safety Code §116527(c) to EHS and the State Water Resources Control Board. Application must be approved prior to initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (EHS). For information, contact the Water Section at (800) 442-2283 and SWRCB-DDW at (916) 449-5577.

PRIOR TO OCCUPANCY

Land Use Services - Planning

56 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2023-00094.

57 **Installation of Improvements** - Status: Outstanding

All required on-site improvements shall be installed per approved plans.

58 **Landscaping/Irrigation** - Status: Outstanding

All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

59 **Shield Lights** - Status: Outstanding

Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance").

60 **Condition Compliance** - Status: Outstanding

Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

Land Use Services - Building and Safety

61 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Services - Land Development

62 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

63 **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.sbcounty.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	
External Agencies (Caltrans, U.S. Army, etc.)		See condition text for contact information...

EXHIBIT E

GENERAL CONDITIONS:

- PROJECT VEHICLES SHALL NOT BACK UP INTO THE PROJECT SITE NOR SHALL THEY BACK OUT INTO THE PUBLIC ROADWAY.
- ACCESS, THE ACCESS POINT TO THE FACILITY SHALL REMAIN UNOBSTRUCTED AT ALL TIMES, EXCEPT A DRIVEWAY ACCESS GATE WHICH MAY BE CLOSED AFTER NORMAL WORKING HOURS.

GENERAL REQUIREMENTS:

-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 SUB-CONTRACTORS SHALL BE REQUIRED TO RECEIVE SERVICES THROUGH THE GRANTEE HOLDING A FRANCHISE AGREEMENT IN THE CORRESPONDING COUNTY FRANCHISE AREA (BURRTEC WASTE AND RECYCLING).

-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 IN 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 COMMERCIAL ORGANICS RECYCLING- CALIFORNIA ASSEMBLY BILL (AB) 1526 REQUIRES BUSINESSES THAT GENERATE 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 MULTI-FAMILY 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 CONTAINERS INFORMATION- CALIFORNIA ASSEMBLY BILL (AB) 927 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 THIS REQUIREMENTS AS LONG AS THEY PROVIDE CONTAINERS FOR EMPLOYEES TO SEPARATE POST CONSUMER RECYCLABLES AND ORGANIC WASTE PURCHASED ON THE PREMISE FOR CUSTOMERS.

FIRE DEPARTMENT NOTES:

GENERAL CONDITIONS:

DRIVEWAY APPROACH AND/OR EMERGENCY VEHICLE ACCESS: AN APPROVED FIRE APPARATUS & EMERGENCY ACCESS ROAD SHALL BE PROVIDED FOR EVERY FACILITY, BLDG. OR PORTION OF A BLDG. HEREINAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. FIRE APPARATUS RD. SHALL COMPLY W/ THE REQUIREMENTS OF THE 2022 CFC SEC. 503 & SHALL EXTEND TO W/IN 150' OF ALL PORTIONS OF THE FACILITY & ALL PORTIONS OF THE EXTERIOR WALLS OF THE 1ST STORY OF THE BLDG. AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BLDG. OR FACILITY. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20' EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE W/ 2019 CFC SEC. 506.3 & UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT. 6 INCHES. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED & MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 75,000 LB. & SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ROADWAYS SHALL HAVE A MINIMUM 48' OUTSIDE TURNING RADIUS.

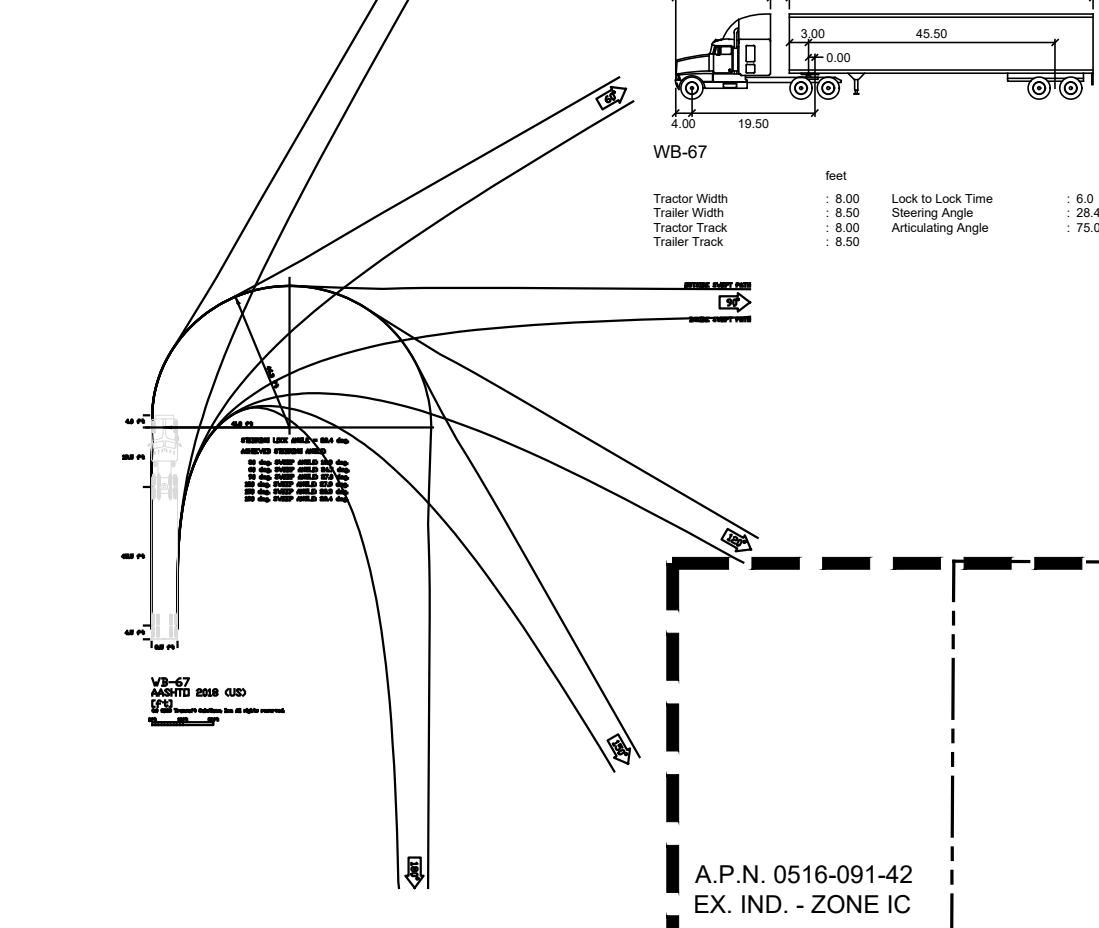
ADDRESS IDENTIFICATION: NEW & EXISTING BLDGS. SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BLDG. IDENTIFICATION PLACED IN A POSITION THAT IS ALWAYS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH W/ A MINIMUM STROKE WIDTH OF 0.5 INCHES. CFC 505.

DEFENSIBLE SPACE CLEARANCE: WILD LAND FIRE DEFENSIBLE SPACE CLEARANCE SHALL BE MAINTAINED AROUND BUILDINGS IN ACCORDANCE W/ CALIFORNIA PUBLIC RESOURCE CODE, CFC Ch 49.

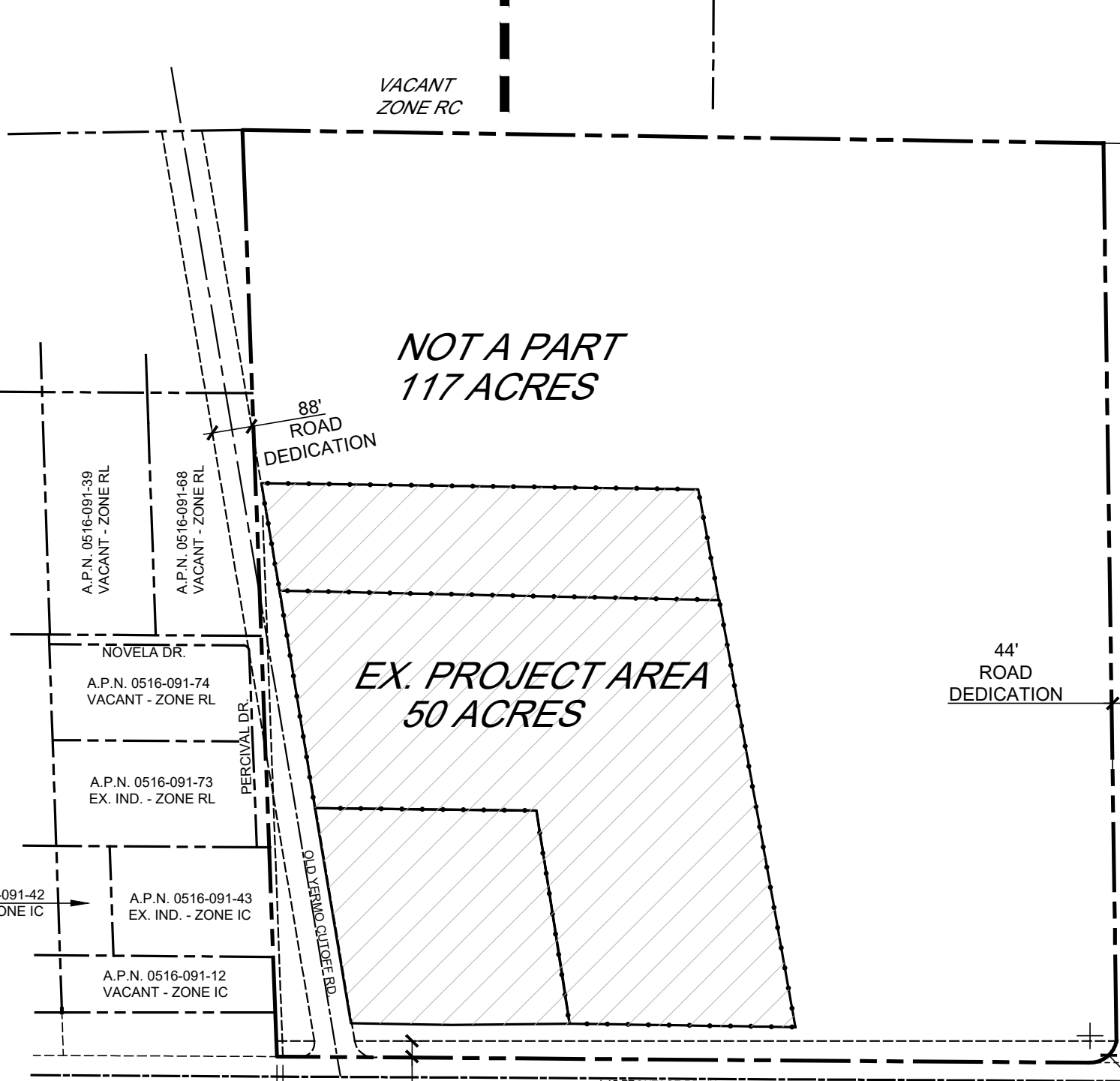
FIRE EXTINGUISHERS: FIRE EXTINGUISHERS SHALL BE INSTALLED PER CFC 906. MINIMUM 2A-10BC FIRE EXTINGUISHERS PER 3,000 S.F. OF FIRE AREA.

KNOX: ALL NEW COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS AND ANY EXISTING BUILDINGS WHERE THE FIRE DEPARTMENT DEEMS ACCESS IS RESTRICTED, SHALL BE REQUIRED TO INSTALL A KEY BOX OR KEY SWITCH IN AN APPROVED LOCATION.

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS USE, STORAGE, AND HANDLING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND FIRE PREVENTION DEPARTMENT REQUIREMENTS.



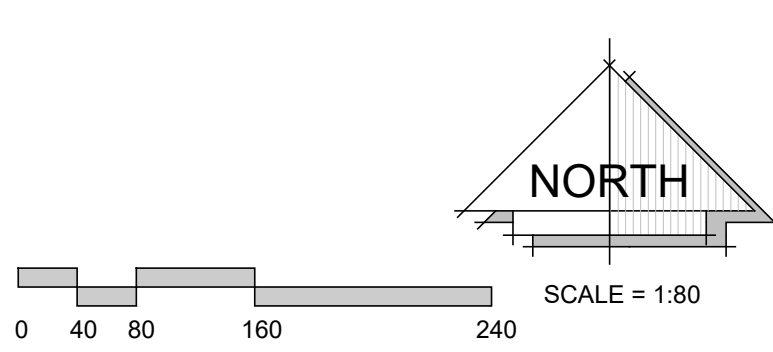
TRUCK TURNING TEMPLATE



OVERALL SITE PLAN
NOT TO SCALE

SITE PLAN
SCALE: 1:80

NOTE:
- CURB AND GUTTER/ AND OR SIDEWALKS DO NOT EXIST
- NO JOSHUA TREES EXIST ON SITE



FOR OFFICIAL USE ONLY

YERMO UTILITIES

ELECTRIC (PROPOSED):
SOUTHERN CALIFORNIA EDISON CO.
BARSTOW, CA 92311
(800) 655-4555

DISPOSAL:
BURRTEC WASTE
2340 MAIN ST. BARSTOW, CA 92311
(760) 256-2730

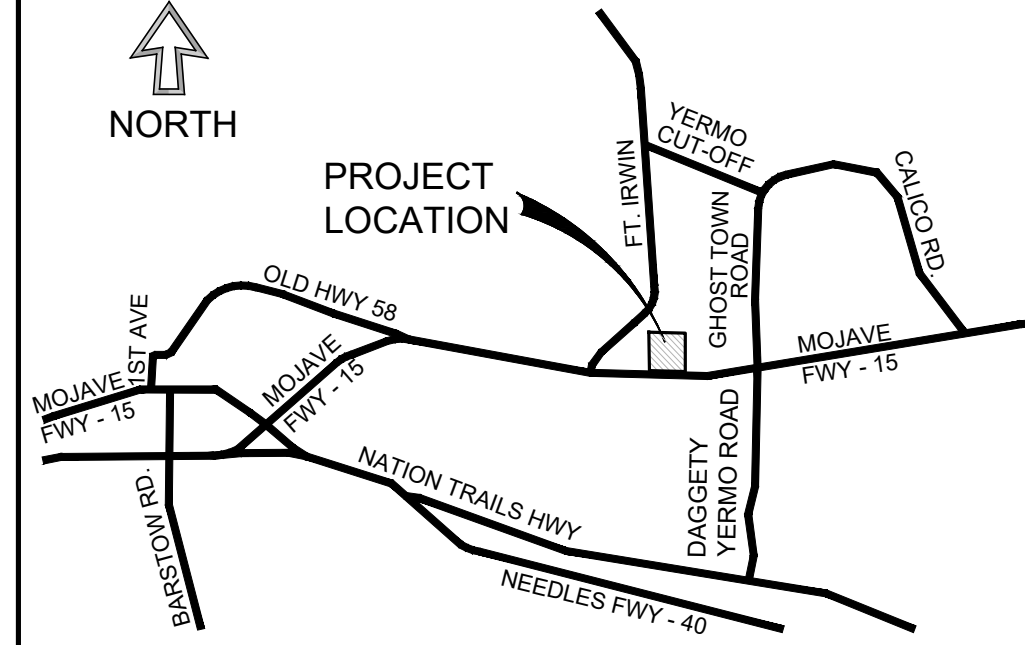
SEWER:
PRIVATE

WATER (PROPOSED):
WATER WELL

TELEPHONE (PROPOSED):
VERIZON
BARSTOW, CA 92311
(760) 718-3248

GAS (PROPOSED):
PROPANE

VICINITY MAP



PROJECT DATA

APPLICATION TYPE:	CUP
ZONE:	C/ RC
OCCUPANCY'S:	B/H
CONSTRUCTION TYPE:	II - B/ II
STORIES:	1
FIRE SPRINKLERS:	YES
OWNER:	ARCHITECT / REPRESENTATIVE:
NORMAN HOWARD INC. P.O. BOX 64 ANGELUS OAKS, CA 92305 PH: (619) 256-8996	STEENO DESIGN STUDIO, INC. ARCHITECT: TOM STEENO 11774 HESPERIA RD. SUITE B-1 PH: 760.244.5001 FX: 760.244.1948
APPLICANT:	
IRON PLANET AUCTION 34550 OUTER HWY 15 YERMO, CA 92398 PH: (402) 421-0251	

SCOPE OF WORK

CUP APPLICATION FOR EXISTING GOVERNMENT AND MILITARY SURPLUS EQUIPMENT ON-LINE SALES/ AUCTION BUSINESS OPERATION ON 50 ACRES OF 184 ACRE PARCEL AND GENERAL PLAN AMENDMENT ZONE CHANGE FOR THE ENTIRE 184 ACRE PARCEL TO ZONE CH (HIGHWAY COMMERCIAL). THERE IS ONE EXISTING 10,140 SQ. FT. ADMINISTRATION BUILDING USE FOR ADMINISTRATIVE PURPOSES. NO NEW CONSTRUCTION PROPOSED.

BUILDING DATA

BUILDING	S.F.	OCCUPANCY	HOURS
EX. ADMINISTRATIVE BUILDING	10,140	B	6:00 am - 5:00 pm
NO. OF EMPLOYEES - 5			
EX. BUILDING HEIGHT - APPROX. 17'-8" HIGH			
TOTAL OCCUPANT LOAD - 8			
OPERATING HOURS MAY VARY AS REQUIRED BY TENANTS			
OCCUPANT LOAD BASED ON TABLE A OF THE 2022 CBC. AND BUILDING SQUARE FOOTAGE.			
OCCUPANT LOAD MAY VARY AS REQUIRED BY TENANTS			

SITE DATA

A.P.N.: 0516-101-01-0-000			
LEGAL DESCRIPTION: LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.			
SITE AREA			
AREA	SQ. FOOTAGE		
GROSS LAND AREA - 167.26 ACRES	7,285,845 S.F.		
EX. PROJECT AREA - 50.13 ACRES	2,183,726 S.F. - 30%		
UNDEVELOPED AREA - 117.13 ACRES (NOT A PART)	5,102,119 S.F. - 70%		
EX. LAND AREA COVERAGE (DEVELOPED AREA)			
AREA	SQ. FOOTAGE	% COVERAGE	
BUILDING AREA (TOTAL)	10,140	0.5%	
A/C PAVING	63,837	2.9%	
CONCRETE HARDSCAPE & CURBING	666	0.03%	
LANDSCAPED AREA	165,016	7.57%	
DIRT AREA	1,944,067	89.0%	
TOTAL NET LAND AREA COVERAGE (EX. PROJECT AREA) =	2,183,726 S.F.	100%	

PARKING DATA

REQUIRED PARKING PER G.F.A.:			
AREA	RATIO	S.F.	# SPACES
EX. STORAGE BUILDING	1:1000	9,189	10
EX. OFFICE	1:250	951	4
TOTAL REQUIRED			14
PROVIDED PARKING:			
9'x19' ACCESSIBLE PARKING STALLS			= 1 SPACE
9'x19' STANDARD PARKING STALLS			= 21 SPACES
TOTAL PROVIDED =			22 SPACES

FLOOR AREA RATIO

TOTAL BUILDING AREA = 10,140 S.F.
TOTAL DEVELOPED LOT AREA = 2,183,726
TOTAL FAR: 10,140 / 2,183,726 = 0.0046

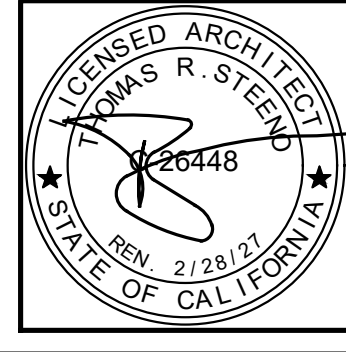
STEENO
DESIGN STUDIO, INC.
ARCHITECTURE DESIGN PLANNING
11774 HESPERIA ROAD, SUITE B-1, YERMO, CA 92348
PHONE: (760) 244-5001
WWW.STEENODSIGN.COM

DATE FINISHED
APRIL 2023

REVISIONS
06-09-2023
09-07-2023
10-15-2023
LDD 08-28-2024
FIRE JAN 2025
05-29-2025

THESE PLANS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA LAND DEVELOPMENT CODE, 2022 CALIFORNIA ENVIRONMENTAL CODE, 2022 CALIFORNIA ENERGY STANDARDS.

THESE DOCUMENTS AND THE DESIGN AND CONSTRUCTION OF THE PROJECT ARE THE SOLE PROPERTY OF STEENO DESIGN STUDIO, INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



PROJECT: AS BUILT SITE
IRON PLANET AUCTION
CONTACT INFO:
TIM ANDER
TANDER@IRONPLANETAUCTION.COM
PROJECT LOCATION:
34550 OUTER HWY 15
YERMO, CA 92398
APR # 0516101-01

JOB NO.

C23-Q22

SHEET NAME

SITE PLAN

PAGE

A-0