



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

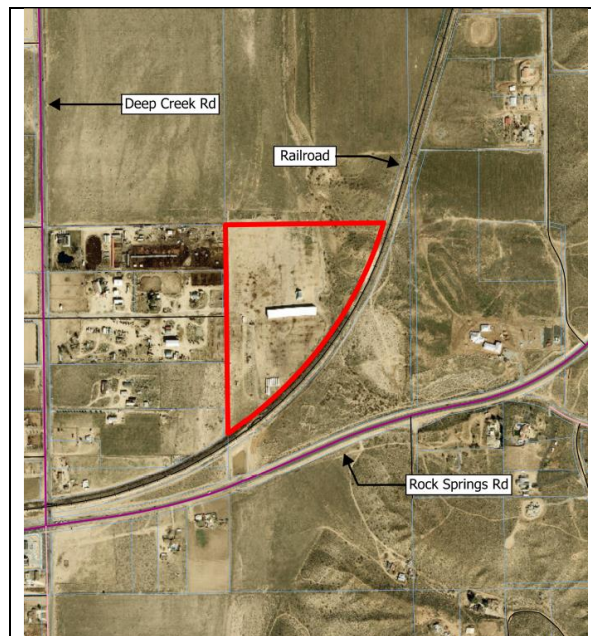
HEARING DATE: AUGUST 20, 2026

AGENDA ITEM 3

PROJECT DESCRIPTION

Project No.: PROJ-2022-00082
Applicant: Earl Graham / Property Owner
App. Rep.: Entitlement Strategies Group, Inc. / Toby Waxman
Community: Apple Valley / 1st District
Location: At the terminus of Outpost Road, approximately 400 feet east of Deep Creek Road
APN: 0438-163-24

Proposal: Conditional Use Permit for the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a combined maximum number of 3,000 and a maximum stacking of 3 levels) on approximately 17.89 acres of a 23.37-acre parcel.



23 Public Hearing Notices Sent on: August 5, 2026

Report Prepared By: Oliver Mujica, Contract Planner III

TABLE 1 – SITE INFORMATION

	COMMENT
Project Site Size	17.89 acres of 23.37-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	Vacant	Resource Land Management (RLM)	Agriculture (AG)
North	Vacant	Very Low Density Residential (VLDR)	Single Residential (RS-1)
South	Vacant, BNSF Railroad	Resource Land Management (RLM)	Agriculture (AG)
East	Vacant, BNSF Railroad	Resource Land Management (RLM)	Agriculture (AG)
West	Vacant	Resource Land Management (RLM)	Agriculture (AG)

TABLE 3 – AGENCY REVIEW

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

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Negative Declaration; **ADOPT** the Findings for the approval of the Conditional Use Permit; **APPROVE** a Conditional Use Permit for the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a maximum number of 3,000 and maximum stacking of 3 levels) on approximately 17.89 acres of a 23.37-acre parcel, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department staff to file the Notice of Determination.¹

¹ In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors before its effective date.

FIGURE 1 – REGIONAL MAP

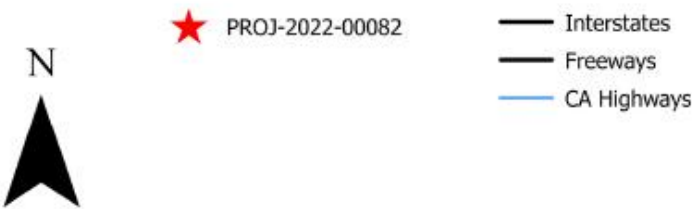
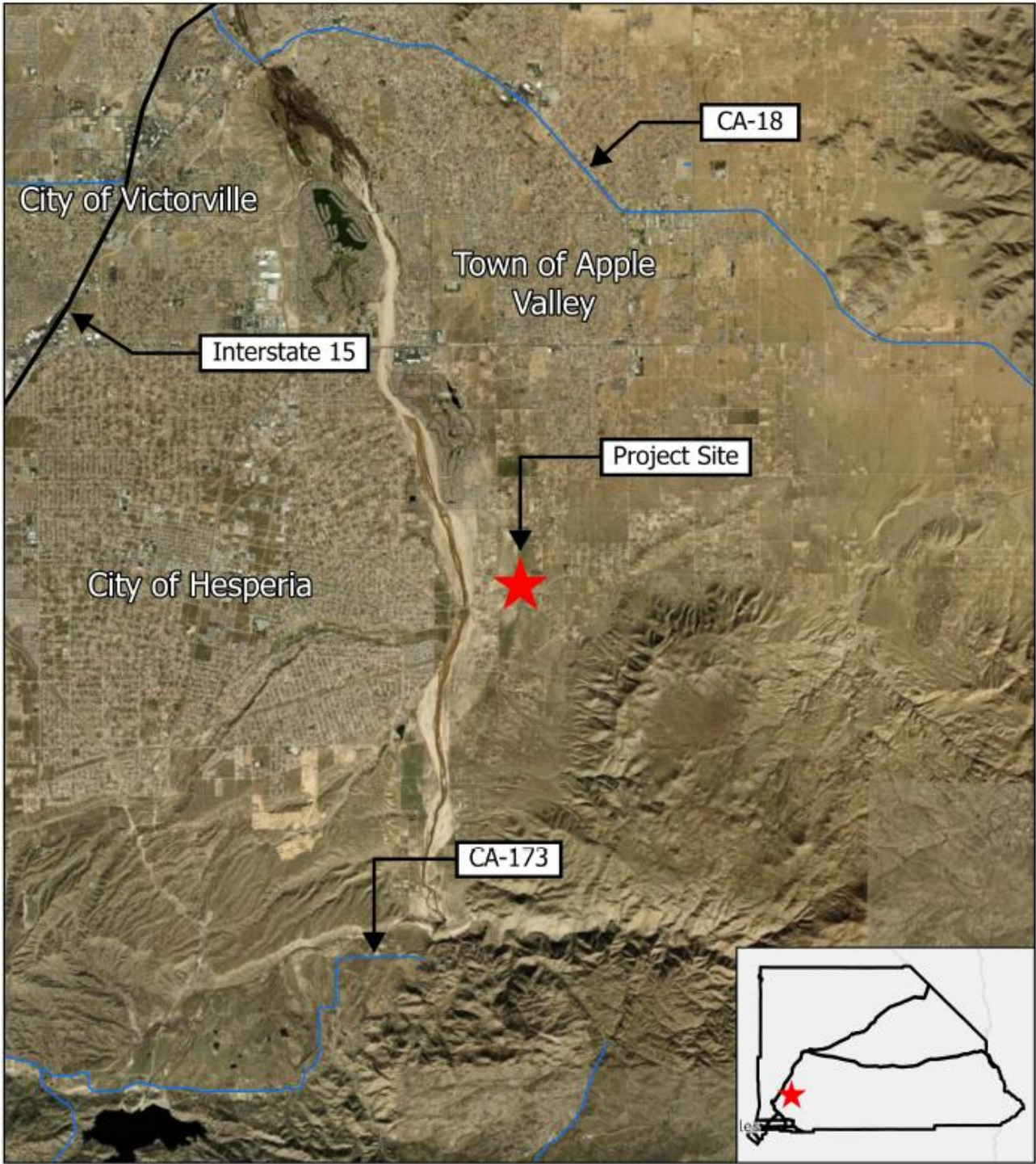


FIGURE 2 – VICINITY MAP

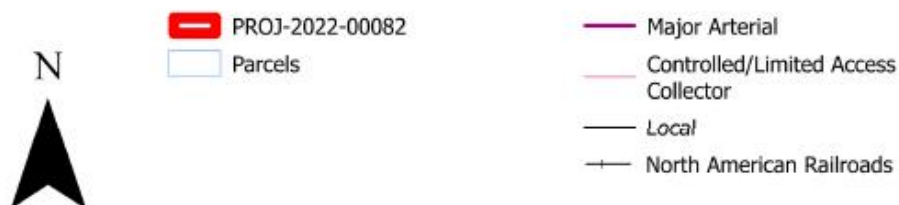
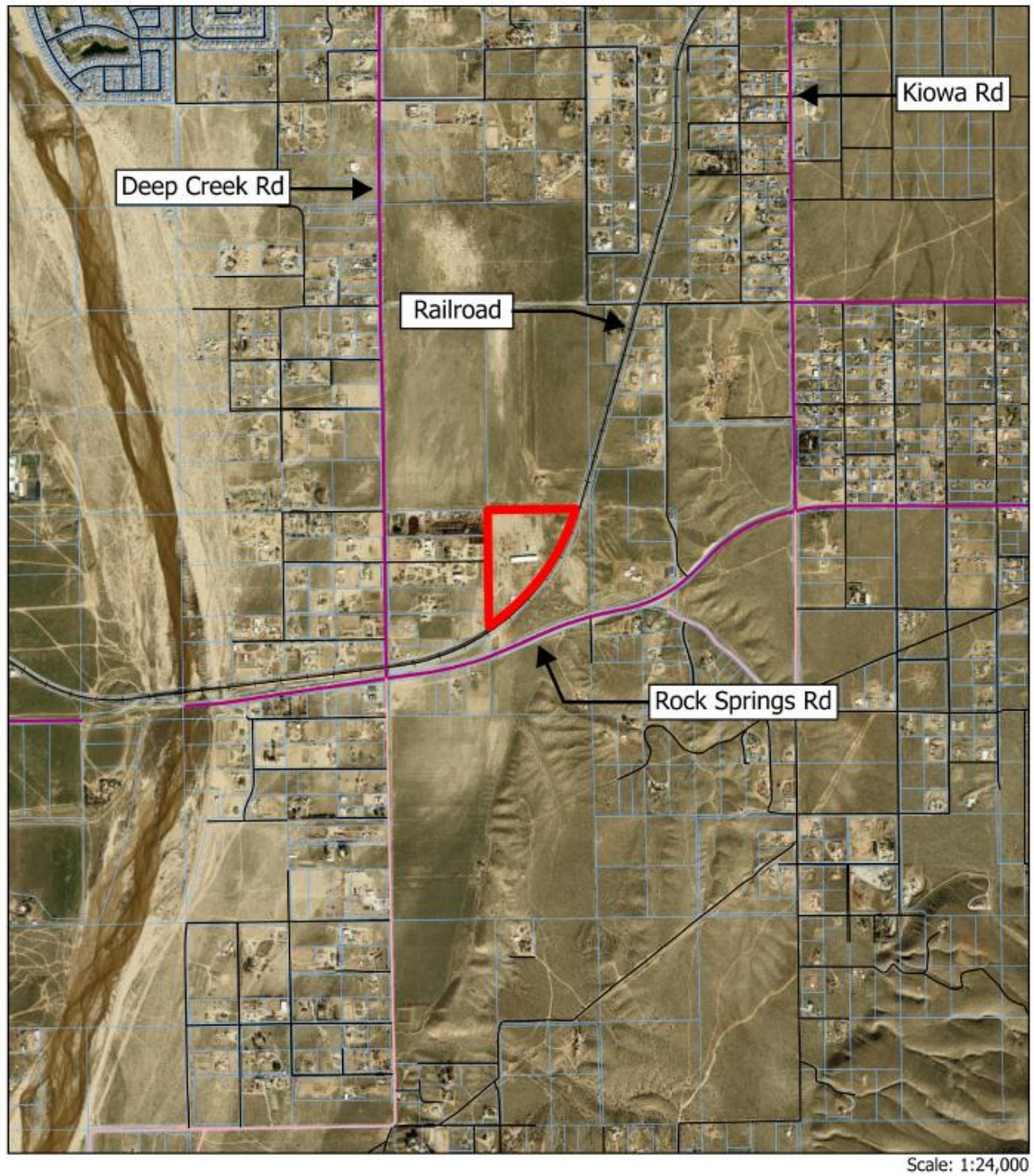


FIGURE 3 – SITE LOCATION MAP

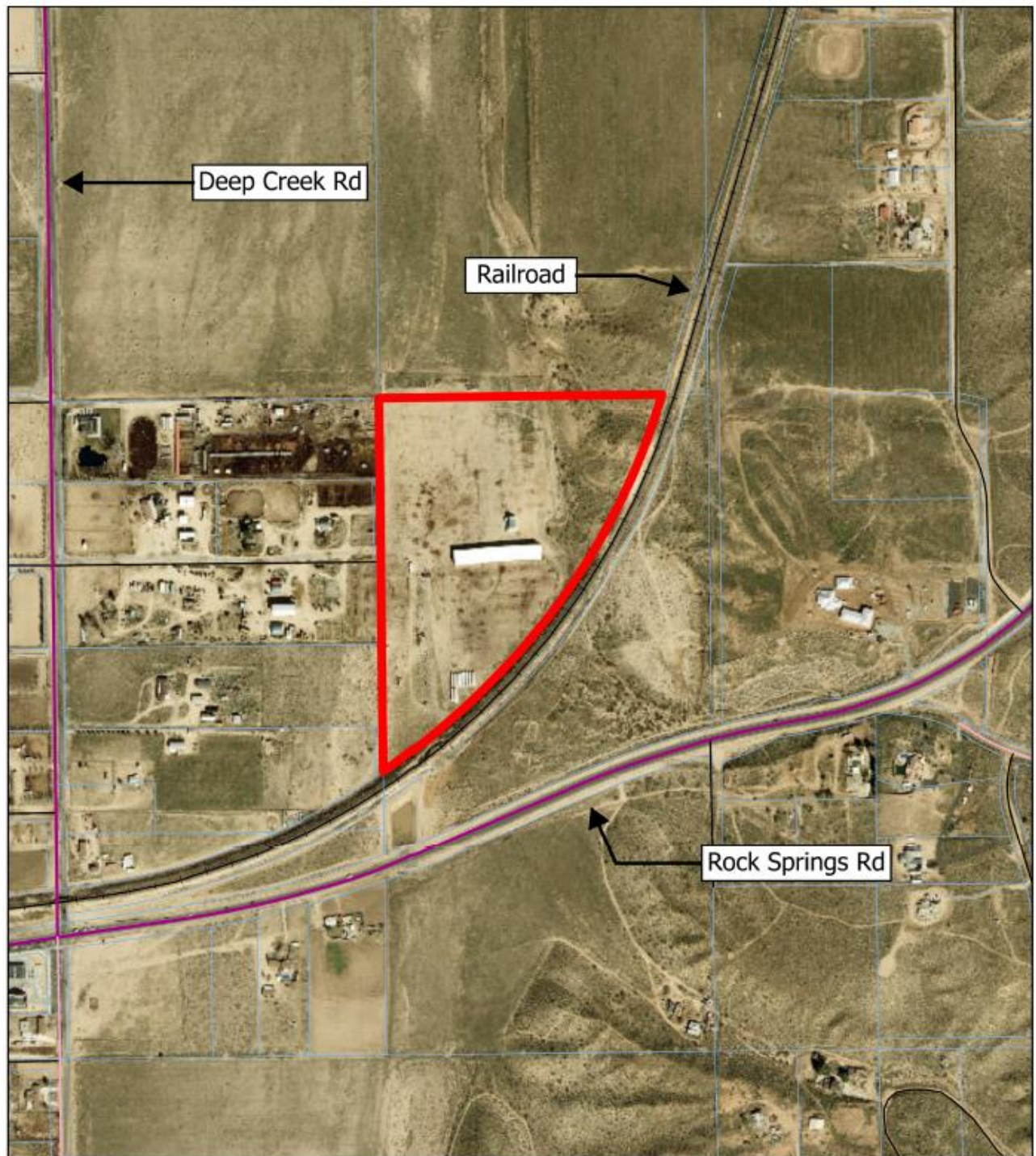


FIGURE 4 – LAND USE CATEGORY MAP

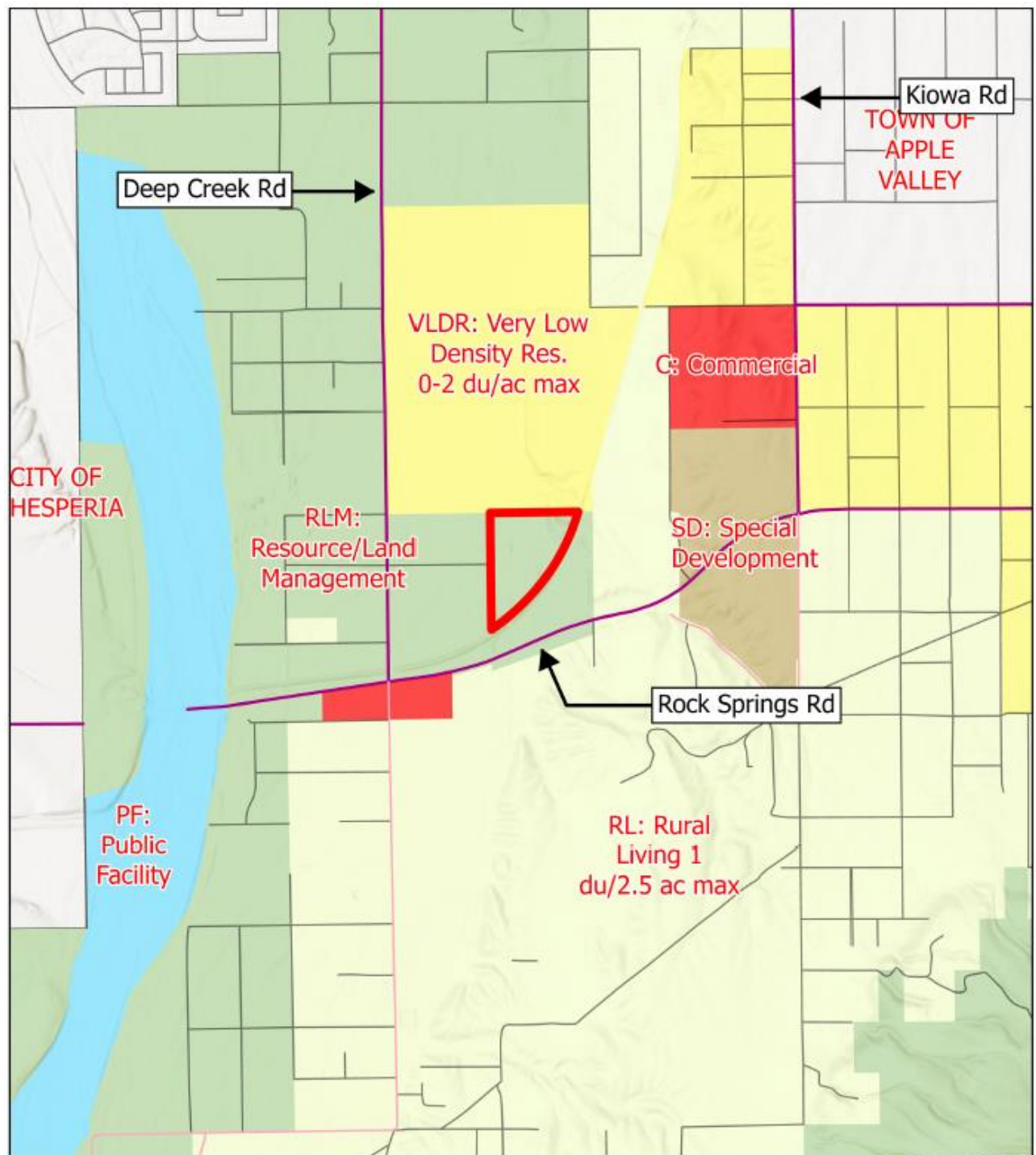


FIGURE 5 – ZONING DISTRICT MAP

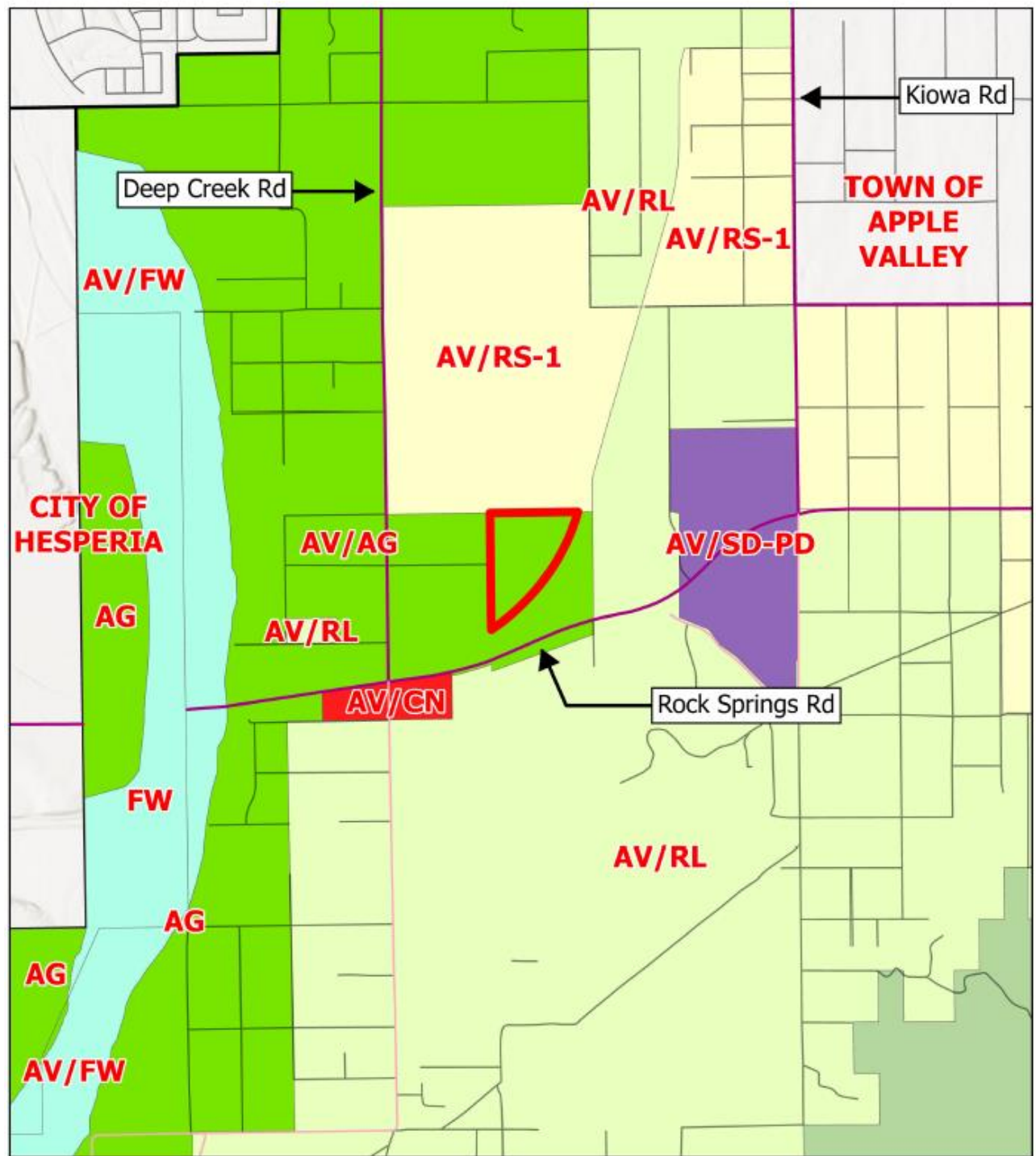


FIGURE 6 - PROJECT SITE

View looking east on Outpost Road from Deep Creek Road



FIGURE 7 - PROJECT SITE

View looking south on Deep Creek Road



FIGURE 8 - PROJECT SITE

View looking north from above Rock Springs Road



FIGURE 11
Line of Sight Cross Section from Single Residential (RS) to the West

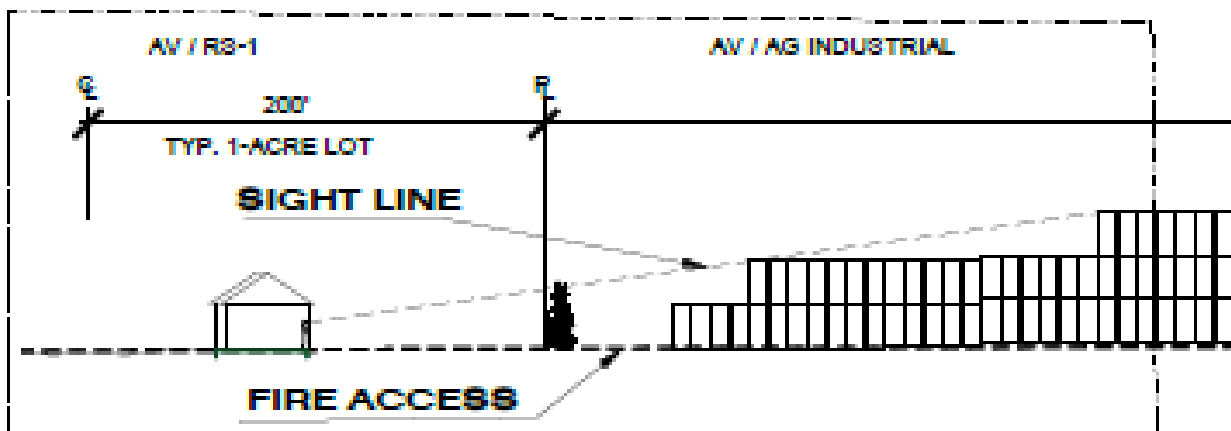
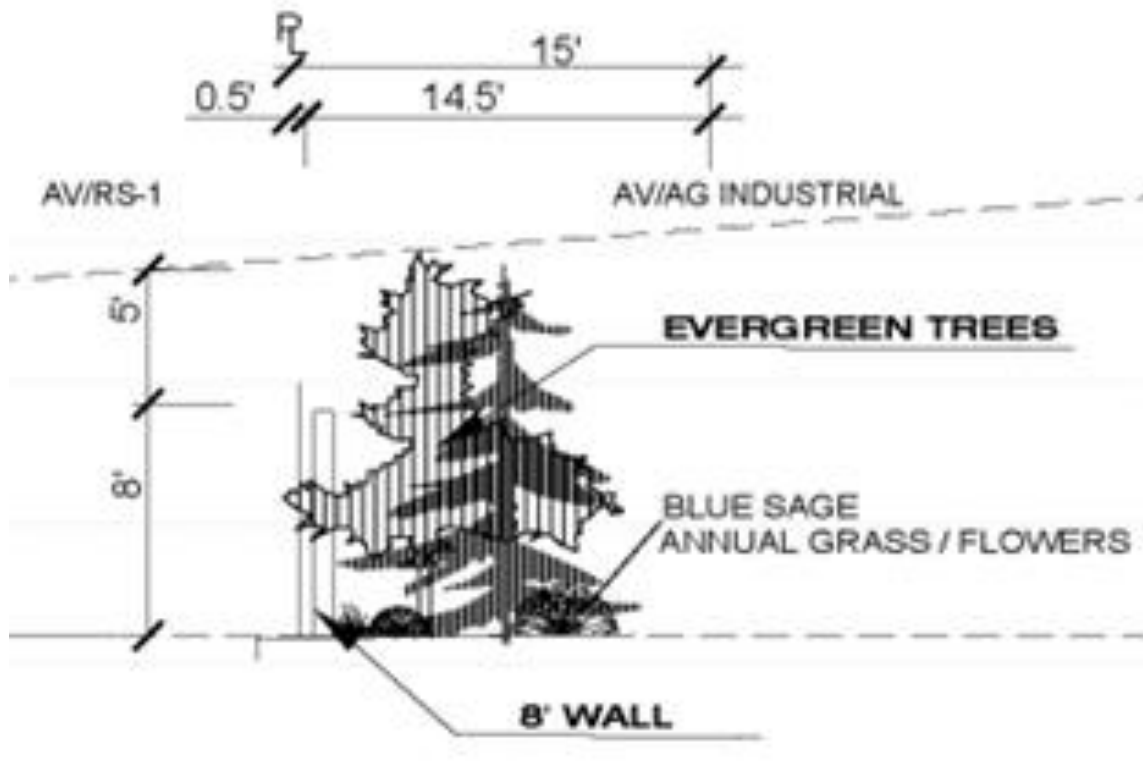


FIGURE 12
Screening and Buffering Detail



PROJECT DESCRIPTION

Property History:

The property history has been, as follows:

- On February 18, 2022, a Code Enforcement violation (CCS-2022-7252) was issued for unpermitted storage of freight cargo containers on the subject property.
- On June 7, 2022, a Conditional Use Permit (PROJ-2022-00082) application was submitted by the Applicant requesting the approval of a storage yard for up to 3,000 freight cargo containers on the subject property.
- On July 1, 2022, a Temporary Use Permit (TUP-2022-00036) application was submitted by the Applicant to allow the temporary operation of storage yard for freight cargo containers and transport chassis on the subject property.
- On February 7, 2023, TUP-2022-00036 was approved with an expiration date of February 18, 2024.
- On February 2, 2024, TUP-2024-00005 application was submitted to extend the temporary operation of the storage yard for freight cargo containers and transport chassis on the subject property and approved on June 26, 2024, with an expiration date of July 8, 2025.
- Upon the expiration of TUP-2024-00005 the freight cargo containers and transport chassis were removed from the subject property, and the processing of this Conditional Use Permit application has continued.

Proposed Project:

The applicant is requesting the approval of a Conditional Use Permit to allow the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a maximum number of 3,000 and a maximum stacking of 3 levels) on 17.89 acres of the 23.37-acre parcel (Project). The Project site is located in an Agriculture (AG) land use zoning district. Pursuant to Section 82.01.020(c)(1)(A) of the San Bernardino County Development Code (Development Code), “[t]he AG (Agriculture) land use zoning district provides sites for commercial agricultural operations, agriculture support services, rural residential uses and similar and compatible uses.” Pursuant to Development Code Section 82.05.040(b), Table 82-4, an “Industrial use requiring extensive buffering” is a permitted use within the Agriculture (AG) land use zoning district subject to the approval of a Conditional Use Permit. Pursuant to Development Code Section 82.06.040(c), a freight container storage facility is a qualifying industrial land use as a transportation facility. Additionally, the subject property is located adjacent to a residential zone as shown in Figure 5 and buffering of the industrial use is attained, in part, by complying with Development Code Section 83.02.060(a) (Screening Between Different Land Uses), which states that “a[n] opaque screen consisting of plant material, a minimum of ten (10) feet in width, and a solid masonry wall, a minimum of six (6) feet in height, shall be installed along parcel boundaries whenever a commercial, institutional or industrial development adjoins a residential land use zoning district.” In compliance with this requirement, the Project provides an eight (8) foot high solid masonry wall, and a 15 foot landscaped planter along the northern property line adjacent to the residential zoned properties. There is also a twenty-six (26) foot wide emergency fire access lane between the landscaped planter and stacking area creating a 41 foot separation from the residential properties. Stacking will be staggered to achieve line-of-sight screening. The freight container storage yard with extensive buffering incorporated, is an allowed use in the AG land use zoning district, subject to approval of a Conditional Use Permit.

PROJECT ANALYSIS

Project Setting:

The undeveloped Project site is generally located at the eastern terminus of Outpost Road approximately 400 feet east of Deep Creek Road, north of Rock Springs Road, and bordered on the south and southeast by the Burlington Northern and Santa Fe (BNSF) elevated railroad, in the desert region within the sphere of influence of the incorporated Town of Apple Valley. The Project site has a relatively flat topography, with the exception of the 5.48-acre portion at the northeast corner where the elevation slopes up towards the BNSF railroad. The existing conditions on the site are described as disturbed due to the previous temporary storage yard use. Vacant, residential-zoned properties border the northern boundary of the property.

Land Use:

The Project site (Figure 9) will be utilized for the storage of freight cargo containers and transport chassis. A maximum of 3,000 freight cargo containers will be stored and stacked up to a maximum of three (3) levels. As illustrated on Figures 10 and 11, the maximum height of 29.5 feet will ensure compliance with the “line of sight” restrictions and screening and buffering requirements of the Development Code. The transport chassis will also be stacked horizontally to a maximum of three (3) levels and a maximum height of 14 feet.

Freight container storage yards function as a holding facility for empty containers until they are needed during peak shipping periods, typically during the holiday season. Starting in the fall months the containers are transported to warehouses for loading, then distributed to the cargo destinations. A single “reach stacker” with its telescopic boom serves as the primary equipment used to stack the containers. With the maximum stacking number limited to three, and the tiered “stair stepped” configuration, the risk for container tipping is considered “very low”.

Operating activities for the container yard are limited to the daylight hours: 7:00 a.m. to 5:00 p.m. during the Winter and extending to 7:00 p.m. during the summer months. During the peak operation period, the number of daily truck trips average fewer than 100 peak hour trips.

Site Design:

The Project site plan and accompanying development illustrations and details have 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 Apple Valley Fire Protection District.

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.

Access/Circulation:

The entrance into the Project site is located at the terminus of Outpost Road approximately 400 feet east of Deep Creek Road. Outpost Road, a private access easement, has been conditioned to construct a driveway approach at its intersection with Deep Creek Road and provide a minimum of 26-foot-wide paved surface. The improvements along with the on-site vehicular circulation of the internal driveways meet the Development Code and County’s Land Use Services and Public Works Department’s standards, as well as the Apple Valley Fire Protection District standards.

Landscaping/Buffering:

Pursuant to Development Code Section 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. The northeast corner of the Project site will remain in its natural undisturbed condition. This 5.48-acre sloped area has an elevation change of approximately sixty-two (62) feet from the grade of the storage yard to the BNSF right-of-way with native vegetation primarily comprised of Joshua Trees and Creosote Bush Shrubs.

Additionally, pursuant to Development Code Section 83.02.060(a)(1), “a[n] opaque screen consisting of plant material, a minimum of ten feet in width, and a solid masonry wall, a minimum of six feet in height, shall be installed along parcel boundaries whenever a commercial, institutional or industrial development adjoins a residential land use zoning district.” The Project exceeds this requirement with a fifteen (15) foot wide planter consisting of deciduous trees to be planted at a minimum of twenty-five (25) feet on center and an eight (8) foot high solid masonry wall to be installed along the northern property line to provide an opaque screen from the adjoining residential properties as illustrated in Figure 12. A twenty-six (26) foot wide emergency fire access lane between the landscaped planter and stacking area will create a forty-one (41) foot separation, and the stacking will be staggered for line-of-sight screening.

Parking:

Based on the number of on-site personnel (2), Section 83.11.040 (Number of Parking Spaces Required) of the Development Code requires two (2) parking spaces, including one (1) ADA accessible parking space. The Project provides the required two (2) parking spaces including one (1) ADA accessible parking space.

Code Compliance Summary:

The Project satisfies all applicable standards of the Development Code for development within the Agriculture (AG) zoning district for an “industrial use requiring extensive buffering.”

Countywide Policy Plan Compliance Summary:

The Project is consistent with the Countywide Policy Plan for development within the Resource Land Management (RLM) land use category, as summarized in Table 4 below:

TABLE 4: COUNTYWIDE POLICY PLAN CONSISTENCY

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 storage yard for freight cargo containers and transport chassis have been developed to be consistent with the Development Code. Along with the implementation of the opaque screening consisting of a masonry wall and landscaping along northern boundary of the Project site adjoining the existing residential land use zoning. The Conditions of Approval 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	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. The development of the storage yard for freight cargo containers

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.

and transport chassis is an allowed use within the Resource Land Management (RLM) land use category and well as the Agriculture (AG) zoning district, subject to the approval of a Conditional Use Permit. Additionally, the Project's site plan identifies compliance with the Development Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Negative Declaration (IS/ND) was prepared in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS/ND concluded that the Project would not have a significant effect on the environment. Since the Project requires no mitigation, a Mitigation Monitoring and Reporting Program is not warranted nor required. 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 April 24, 2026 through May 26, 2026.

PUBLIC COMMENTS

On July 16, 2025, a Project Notice was mailed to twenty-four (24) surrounding property owners within 700 feet of the Project site, in accordance with Section 85.03.080 of the Development Code. There were ten (10) letters expressing their support received. A total of nine (9) letters of support were received and one (1) letter of opposition was received (Exhibit E).

NOTICE OF HEARING

On August 5, 2026, pursuant to the Development Code, a notice of the Planning Commission public hearing on this item was mailed to the surrounding 23 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 take the following actions:

1. **ADOPT** the Negative Declaration;
2. **ADOPT** the Findings for approval of the Conditional Use Permit;
3. **APPROVE** the Conditional Use Permit for the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a maximum number of 3,000 and a maximum stacking of 3 levels) on 17.89 acres of a 23.37-acre parcel, subject to the Conditions of Approval; and
4. **DIRECT** the Land Use Services Department staff 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-bd557a5493c0dc7dee88ae803997d78e>
- EXHIBIT B: Findings for Conditional Use Permit
- EXHIBIT C: Conditions of Approval
- EXHIBIT D: Project Plans
- EXHIBIT E: Public Comments from Project Notice

EXHIBIT A

EXHIBIT A

EXHIBIT A: Negative Declaration, link:

<https://lus.sbcounty.gov/planning-home/environmental/desert-region/#docaccess-bd557a5493c0dc7dee88ae803997d78e>

EXHIBIT B

FINDINGS: CONDITIONAL USE PERMIT. A Conditional Use Permit to allow the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a combined maximum number of 3,000 and maximum stacking of 3 levels) on approximately 17.89 acres on a 23.37-acre parcel (Project). The following are the required findings per the San Bernardino County Development Code (Development Code) Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

- 1. 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 is adequate in terms of shape and size to accommodate the required fifteen (15) foot wide planter consisting of trees, plant material will be installed, and an eight (8) foot high solid masonry wall will be constructed along the northern property line to provide an opaque screen from the adjoining residential properties as required by the Development Code. The Project plans have been reviewed and accepted by the Land Use Services Department's Building and Safety, Geology, and Land Development Divisions, and the Environmental Health Services and Public Works (Flood Control, Traffic and Solid Waste Management) Departments, and the Apple Valley Fire Protection District (Fire District). 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. The Project site's size is also able to accommodate adequate on-site circulation. The submitted Project plans show adequate design, parking, landscaping, circulation, and access, as discussed in the Staff Report pursuant to the requirement of the Development Code.

- 2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

The entrance into the Project site is located at the terminus of Outpost Road approximately 400 feet east of Deep Creek Road. As a private access easement, Outpost Road, the Project has been conditioned to construct a driveway approach and a minimum 26-foot-wide paved access road. The improvements along with the on-site vehicular circulation of the internal driveways meet the Development Code and County's Land Use Services. These improvements along with the on-site circulation drive aisles meet the Development Code and County's Land Use Services and Public Works Department's standards, as well as the Apple Valley Fire Protection District standards.

3. **The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, 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 Project exceeds this requirement with a fifteen (15) foot wide planter consisting of deciduous trees to be planted at a minimum of twenty-five (25) feet on center and an eight (8) foot high solid masonry wall to be installed along the northern property line to provide an opaque screen from the adjoining residential properties. A twenty-six (26) foot wide emergency fire access lane between the landscaped planter and stacking area will create a forty-one (41) foot separation, and the stacking will be staggered for line-of-sight measures. 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.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan.**

The Project includes the establishment and operation of a storage yard for freight cargo containers and transport chassis (up to a combined maximum number of 3,000 and maximum stacking of 3 levels). Based on the evidence contained in the Project's supporting documents, the Conditional Use Permit is internally consistent with and will further the goals and policies of the County Policy Plan (General Plan). The Project site is not located within a community plan or specific plan area and is consistent with the General Plan, including, but not limited to, the following:

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 storage yard for freight cargo containers and transport chassis have been developed to be consistent with the Development Code. The Project includes implementation of opaque screening consisting of a masonry wall and landscaping along the northern boundary of the Project site, which adjoins the existing residential land use zoning. The Conditions of Approval minimizes 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 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. The development of the storage yard for freight cargo containers and transport chassis is an allowed use within the Resource Land Management (RLM) land use category and well as the Agriculture (AG) zoning district, subject to approval of a Conditional Use Permit. Additionally, the Project's site plan identifies compliance with the Development Code.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels.**

No new water, wastewater, stormwater, electric power, natural gas nor telecommunications is proposed. Minimal site buffering landscaping would be served from the existing water on site. Septic service will be regulated by the San Bernardino County Environmental Health Services Department in accordance with the Conditions of Approval.

6. **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.

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

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

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, an Initial Study/Negative Declaration (ND) was prepared for the Project. The County finds that the Project has been determined to not have a significant adverse impact on the environment and a Mitigation Monitoring and Reporting Program is not warranted nor required. A Negative Declaration (ND) will be adopted and a Notice of Determination 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 C



Conditions of Approval

Record:	PROJ-2022-00082	System Date:	08/20/2026
Record Type:	Project Application	Primary APN:	0438163240000
Record Status:	Decision Pending	Application Name:	Earl Graham CUP
Effective Date:		Expiration Date:	August 31, 2026
Description:	A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT AND OPERATION OF A STORAGE YARD FOR FREIGHT CARGO CONTAINERS AND TRANSPORT CHASSIS (UP TO A COMBINED MAXIMUM NUMBER OF 3,000 AND A MAXIMUM STACKING OF 3 LEVELS) AND APPROXIMATELY 17.89 ACRES OF A 23.37-ACRE PARCEL LOCATED AT THE TERMINUS OF OUTPOST ROAD APPROXIMATELY 400 FEET EAST OF DEEP CREEK ROAD (APN: 0438-163-24); WITHIN THE RESOURCE LAND MANAGEMENT (RLM) LAND USE CATEGORY AND AGRICULTURE (AG) ZONING DISTRICT; WITHIN THE COMMUNITY OF APPLE VALLEY; 1st SUPERVISORIAL DISTRICT; PROJ-2022-00082. .		

This document does not signify project approval.

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

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

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

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

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

ON-GOING

Land Use Services - Planning

1 **Continuous 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.

2 **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.

3 Project Approval Description - Status: Outstanding

This Conditional Use Permit is conditionally approved to allow the establishment and operation of a Storage Yard for Freight Cargo Containers and Transport Chassis (up to a combined maximum number of 3,000 and a maximum stacking of 3 levels) on approximately 17.89 acres of a 23.37-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.

4 Project Location - Status: Outstanding

The Project site is located at the terminus of Outpost Road, approximately 400 feet east of Deep Creek Road (APN: 0438-163-24).

5 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.

6 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.

7 **Expiration** - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

8 **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)

9 **Project Account** - Status: Outstanding

The Project account number is PROJ-2022-00082. 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.

10 **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

11 Condition Compliance - Status: Outstanding

Operating activities for the container yard are limited to the daylight hours: 7:00 a.m. to 5:00 p.m. during the Winter and extending to 7:00PM during the Summer months.

Freight Cargo Containers shall be stacked to a maximum of three (3) levels and at the end of each row of containers shall be arranged in a tiered, stair-stepped configuration.

12 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

13 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.

14 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.

15 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**16 Noise Levels** - Status: Outstanding

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

17 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.

18 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**19 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.

20 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.

INFORMATIONAL

Land Use Services - Land Development**21 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**22 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.

23 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 (Advance

Disposal).

24 **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.

25 **Mandatory Trash, Organic Waste, and Recycling Service** - Status: Outstanding

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

26 **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

27 **Air Quality** - Status: Outstanding

Although the Project does not exceed Mojave Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Quality Management District is in non-attainment status for ozone and suspended particulates [PM10 and PM2.5 (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures: a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion. 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour. b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NOX and PM10 levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements: 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

28 GHG - Construction Standards - Status: Outstanding

The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following: a) Implement the approved Coating Restriction Plans. b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment. c) Grading contractor shall provide and implement the following when possible: - training operators to use equipment more efficiently. - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions. - replacing older, less fuel-efficient equipment with newer models. - use GPS for grading to maximize efficiency. d) Grading plans shall include the following statements: - "All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration." - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes." e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways. f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures. g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

Land Use Services - Building and Safety**29 Geotechnical Report - Status: Outstanding**

A geotechnical (soil) report shall be submitted to the Building and Safety Division under a separate Geotechnical (GTR) record for review and approval prior to issuance of grading permits or land disturbance.

Land Use Services - Land Development**30 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. An \$810 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.

31 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.

32 FEMA Flood Zone. - Status: Outstanding

The project is located within Flood Zone D according to FEMA Panel Number 06071C6515J dated 09/02/2016 Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

33 Grading Plans - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

34 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

35 On-site Flows - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

36 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

37 Streambed Alteration Agreement - Status: Outstanding

California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at: <https://www.wildlife.ca.gov/Conservation/LSA>.

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 **Landscape and Irrigation Plan** - Status: Outstanding

An 8-foot high block wall and 15-foot wide landscaped planter shall be installed with trees planted at a 25-foot spacing along the northern property line to provide buffering from the residential properties. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

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.

Land Use Services - Land Development

44 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

45 **Legal Access** - Status: Outstanding

Proof of legal access to the nearest maintained public road is required for all applications. As proof of legal access, the "developer" shall submit one of the following: (a) existing dedication; (b) copy of the court decree establishing prescriptive rights that is acceptable to the Land Development Division; (c) dedications/easements by separate instrument from all property owners intervening between the proposed land division and a Publicly Maintained Road System.

46 Physical Access - Status: Outstanding

Physical access shall be required to all newly developed/improved parcels. Physical access is defined as a route which is traversable in a standard (two-wheel drive) sedan. The Developer's Engineer or Surveyor shall submit a signed and sealed letter to Land Development Division certifying that physical access has been completed.

47 Project Specific Conditions - Status: Outstanding

CMRS Exclusion. Road improvements required for this development shall not be entered into the County Maintained Road System (CMRS).

48 Regional Transportation Fee - Status: Outstanding

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Apple Valley Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. This is an "unclassified project", to which the regional transportation fee is based upon the approved Traffic Study/Trip Generation Report from the Department of Public Works. Based on the approved Traffic Study/Trip Generation Report dated 10/31/2022, the project will generate 707 trips/day. Pursuant to the Regional Fee Plan Section 7(b)(5), the trip VMT conversion is 4.44. Table 7.6 shows \$75.31 per VMT for the Apple Valley Subarea. Therefore, the Regional Transportation Fees for the Project is \$236,404.11 (707 Trips/Day x 4.44 VMT/Trips x \$75.31/VMT. The current fee plan can be found at the following website: <https://dpw.sbcounty.gov/transportation/transportation-planning/>

49 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:

Round Up Way (Northerly Property Line) - Quarter section line (88 feet)

- Road Dedication. A 44-foot grant of easement is required to provide a half-width right-of-way of 88 feet, and a 50-foot radius return grant of easement is required at the intersection of Round Up Way/Northerly Property Line and the Westerly Property Line.

Westerly Property Line - Sixteenth section line (60 feet)

- Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 60 feet.

Outpost Road – Access Road

- Driveway Approach. Design driveway approach per County Standard 129C and located per County Standard 130.
- Paved Access Road. This project is required to have a minimum 26-foot-wide paved access road designed to County Standard 114b that ties into a maintained paved public road.

50 Road Standards and Design - Status: Outstanding

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

51 Slope Tests - Status: Outstanding

Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.

52 **Street Gradients** - Status: Outstanding

Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.

53 **Transitional Improvements** - 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.

54 **Utilities** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

55 **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.

56 **Existing OWTS** - Status: Outstanding

Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

57 **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.

58 **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.

59 **Sewage Disposal** - Status: Outstanding

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

60 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Mariana Ranchos CWD or EHS approved.

61 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.

62 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 and Mojave Basin Area Watermaster. 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.

Public Works - Solid Waste Management**63 Construction Waste Management Plan (CWMP) Part 1 - Status: Outstanding**

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

PRIOR TO OCCUPANCY**Land Use Services - Planning****64 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.

65 Landscaping/Irrigation - Status: Outstanding

A fifteen (15) foot wide planter consisting of deciduous trees shall be planted at a minimum of twenty-five (25) feet on center and an eight (8) foot high solid masonry wall shall be installed along the northern property line to provide and opaque screen from the adjoining residential properties.

66 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.

67 GHG - Installation/Implementation Standards - Status: Outstanding

The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following: a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

County Fire - Hazardous Materials

68 Permit Required - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.

Land Use Services - Building and Safety

69 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

70 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.

71 LDD Requirements - Status: Outstanding

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

72 Private Roads/Improvements - Status: Outstanding

Prior to occupancy, all required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

73 Road Improvements - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.

74 Structural Section Testing - Status: Outstanding

A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

Public Health– Environmental Health Services

75 **New Public Water System Permit** - Status: Outstanding

A Public Water System annual permit which meets Title 22, CCR requirements pertaining to the type of water system, shall be required. For information, contact EHS at: (800) 442-2283.

Public Works - Solid Waste Management

76 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding

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

Public Works - Traffic

77 **Local Area Transportation Fee Plan Area** - Status: Outstanding

This project falls within the SE Apple Valley Local Area Transportation Facilities Fee Plan. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. These fees are subject to change. Based on the approved Trip Generation Report dated October 31, 2022, the project will generate 707 trips/day. This fee is \$178.54 per trip multiplied by the number of vehicle trips (707) and multiplied by an induced trip adjustment factor of 70% as shown in the fee plan. Therefore, the total estimated Local Transportation Fees for this project is \$88,359.45. The current SE Apple Valley Local Area Transportation Facilities plan can be found at the following website: <https://dpw.sbcounty.gov/transportation/transportation-planning/>

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

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149

	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

EXHIBIT D

SAN BERNARDINO COUNTY FREIGHT CONTAINER STORAGE PLAN

AV/AG

UTILITIES	NAME & TELEPHONE	EXISTING Y/N
WATER-	PRIVATE WELL	Y
SEWER-	PRIVATE SEPTIC	N
ELECTRICAL-	SOUTHERN CALIFORNIA EDISON TEL: (800) 455-4555	N
GAS-	SOUTHERN CALIFORNIA GAS TEL: (877) 860-6020	N
CABLE-	CENTURYLINK (CORPORATE HQ) TEL: (318) 388-9000	N

PARKING ANALYSIS	RECD PARKING
1. STRUCTURES N/A	0
2. TOTAL EMPLOYEES (+SHIFT) _____ 2 (1tp / EMPLOYEE)	2
TOTAL PARKING REQUIRED (MINUS DISABLED)	= 2
PROPOSED PARKING	
1. STANDARD SIZE	1
1. ADA ACCESSIBLE	1
TOTAL PARKING PROPOSED	2
NOTE: ALL PARKING MUST BE DOUBLE STRIPED AND ALL ACCESS DRIVES SHALL BE A MIN OF 2"	

CBC / FIRE BUILDING ANALYSIS	CBC	FIRE
OCC GRP / SPEC USE	N/A	N/A
OCCUPANT LOAD:	W/O SPRINKLERS	W/ SPRINKLERS
SQUARE FOOTAGE:	EXISTING:	PROPOSED: SF
NO. STORIES:	N/A	N/A

LAND USE
LAND USE DISTRICT AV/AG (ZONING DISTRICT)
EXISTING: AV/AG-APPLE VALLEY SPHERE OF INFLUENCE AGRICULTURE
PROPOSED: INDUSTRIAL W/ EXTENSIVE BUFFERING
LAND USE CLASSIFICATION
EXISTING: RLM
PROPOSED: RLM
OVERLAY DISTRICTS
NONE
COVERAGE
LAND: 23.37 ACRES = 1,017,987 SF
Container Storage Area = 779,148 SF = 78%

LANDSCAPE / BUFFER REQUIREMENTS
(ADMINISTRATIVE GUIDELINES)
TABLE 1 - LANDSCAPE COMPLIANCE
PROJECT AREA x REQUIRED N/A PROVIDED AREA
MINIMUM LANDSCAPE REQUIRED TREES SHRUBS
LANDSCAPE TO BE PROVIDED TREES SHRUBS
TABLE 3 - BUFFERING COMPLIANCE
PROPOSED USE CLASS - RLM ADJACENT USE CLASS - VLD
REQUIRED BUFFER \$84.91.040 & \$93.02.060 PROPOSED BUFFER \$84.91.040 & \$93.02.060
NOTE: NEW TREES CANNOT BE PLANTED WITHIN A CLEAR SIGHT TRIANGLE
PROTECTED TREES AND PLANTS ARE REQUIRED TO BE SHOWN, IF NONE CHECK HERE _____
HILY TERRAIN AND UNUSUAL DRAINAGE ARE TO BE SHOWN, IF NONE CHECK HERE _____
GRADING NO YES CU-YDS 0.00 CY
PROJECT DESCRIPTION (OFFICE USE ONLY)

LEGEND
(98.00) T.W. - EXISTING TOP OF WALL
(97.50) B.W. - EXISTING BOTTOM OF WALL
88.00 - TOP OF CURB ELEVATION
87.50 - FINISH SURFACE OR FL ELEV.
86.00 - SPOT ELEVATION
1.00 - DESCRIPTION OF ELEVATION
(98.00) - EXISTING SPOT ELEVATION
1.00 - DESCRIPTION OF ELEVATION
(82.35) - EXISTING SPOT ELEVATION
1.00 - PROPOSED GRADIENT AND DIRECTION OF FLOW
(1.00) - EXISTING GRADIENT AND DIRECTION OF FLOW
PROPOSED SLOPE
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING EDGE OF PAVEMENT
CONCRETE WALKWAYS
PROPOSED TURF AREAS
RETAINING WALL
MONUMENT
WATER METER
BENCH MARK
POWER POLE W/ANCHOR
EX. FIRE HYDRANT
NEW FIRE HYDRANT
EXISTING TREES (JOSHUA)
EXISTING TREES (JUNIPER)
UNDISTURBED AREA
53x8.9 STORAGE CONTAINER
SCREENING & BUFFERING AREA
KEYED NOTE/SEE A0.1

ABBREVIATIONS
AC - ASPHALT/CONCRETE
ASR - AUTOMATIC SPRINKLER RISER
BW - BOTTOM OF WALL
CLF - CHAIN LINK FENCE
CL - CENTER LINE
CONC - CONCRETE
DI - DRAIN INLET
DO - DRAIN OUTLET
DWY - DRAINAGE
EG - EXISTING GROUND
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
FDC - FIRE DEPARTMENT CONNECTION
FG - FINISH GRADE
FF - FINISH FLOOR
FL - FINISH FLOWLINE
FS - FINISHED SURFACE
FTG - FOOTING
G - GROUND
GB - GRADE BREAK
LG - LIP OF GUTTER
PL - PROPERTY LINE
RET - RETAINING
RPDA - REDUCED PRESSURE DETECTOR CHECK
R/N - RIGHT-OF-WAY
SDMH - STORMDRAIN MH
TB - TOP OF BERM
TC - TOP OF CURB
TW - TOP OF WALL
TYP - TYPICAL
WI - WROUGHT IRON
TO - TOP OF GRATE
W.S.E. - WATER SURFACE ELEV

OFFICIAL USE ONLY
PROJECT
APPLICANT
REVISIONS
MARK DATE DESCRIPTION
PROJECT #
DRAWN BY:
CHECKED BY:
PLOT DATE:
APPLICATION TYPE:
PROJ 2022-00082
C.U.P.
TUP 2024-00005
APN #
APN 0438-163-24
SHEET TITLE
A0.1
SHEET NUMBER
1 of 4

CONSULTANT



OFFICE
2802 S. KOLLMAN LANE
SARATOGA SPRINGS, UTAH 84045
T 801.331.8900 M 861.816.5179

REGISTRATION



PROJECT

SITE PLAN /
FIRE ACCESS PLAN

EARL GRAHAM
9233 DEEP CREEK ROAD
APPLE VALLEY, CA

APPLICANT

EARL GRAHAM

9233 DEEP CREEK ROAD
APPLE VALLEY, CA 92308
T: 760.559.8608

REVISIONS

MARK DATE DESCRIPTION

1	EMPLOYEE PARKING
2	PORTA POTY
3	(E) WELL SITE TO BE PROTECTED IN PLACE
4	FIRE DEPARTMENT 26' WIDE ACCESS ROAD (SEE FIRE ACCEPTANCE)
5	ELEVATED CONTAINERS STORED 3 HIGH ABOVE NATIVE SOIL
6	EPHEMERAL STREAMBED
7	EX. JOSHUA TREES - TO REMAIN - NO IMPACT
8	REFUSE COLLECTION SHARED WITH NEIGHBORING PROPERTY
9	DRAINAGE BERM H= 3-FT, W=3-FT, Z= 2:1
10	SCREENING & BUFFERING BERM - SEE DETAIL 2 SHEET A0.4

PROJECT #

220028

DRAWN BY:

DWY

CHECKED BY:

DWL

PLOT DATE:

05.02.2024

APPLICATION TYPE:

PROJ 2022-00082

C.U.P.

TUP 2024-00005

APN #

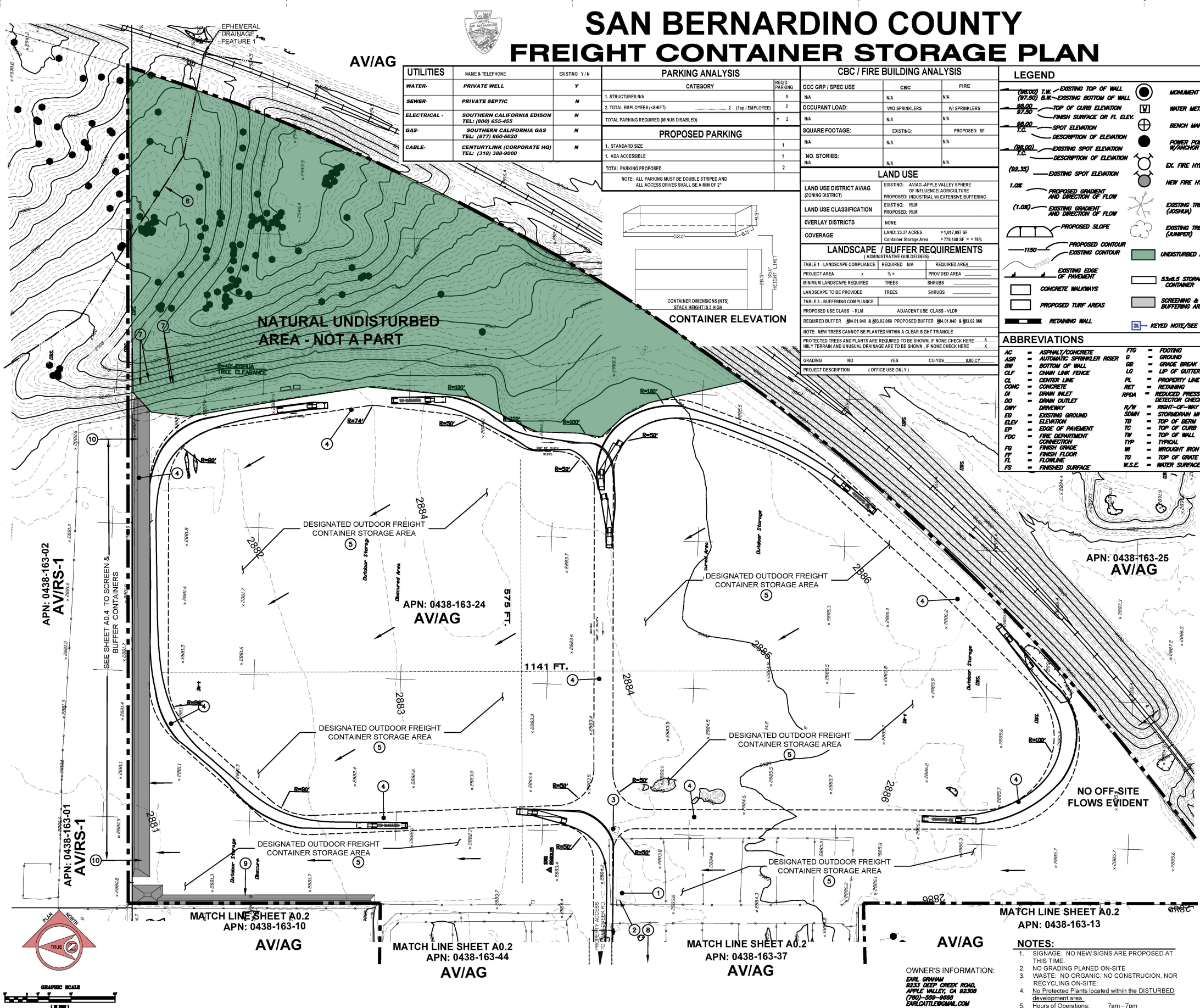
APN 0438-163-24

SHEET TITLE

A0.1

SHEET NUMBER

1 of 4



KEYED NOTES:

- 1 EMPLOYEE PARKING
- 2 PORTA POTY
- 3 (E) WELL SITE TO BE PROTECTED IN PLACE
- 4 FIRE DEPARTMENT 26' WIDE ACCESS ROAD (SEE FIRE ACCEPTANCE)
- 5 ELEVATED CONTAINERS STORED 3 HIGH ABOVE NATIVE SOIL
- 6 EPHEMERAL STREAMBED
- 7 EX. JOSHUA TREES - TO REMAIN - NO IMPACT
- 8 REFUSE COLLECTION SHARED WITH NEIGHBORING PROPERTY
- 9 DRAINAGE BERM H= 3-FT, W=3-FT, Z= 2:1
- 10 SCREENING & BUFFERING BERM - SEE DETAIL 2 SHEET A0.4

SHEET NO.	SHEET NAME
A0.1	SITE PLAN / FIRE ACCESS
A0.2	OFF-SITE ACCESS PLAN
A0.3	SCREENING & BUFFERING / LINE OF SIGHT
A0.4	SCREENING & BUFFERING / LINE OF SIGHT

NOTES:

1. SIGNAGE: NO NEW SIGNS ARE PROPOSED AT THIS TIME.
2. NO GRADING PLANNED ON-SITE
3. WASTE: NO ORGANIC, NO CONSTRUCTION, NOR RECYCLING ON-SITE.
4. No Protected Plants located within the DISTURBED development area.
5. Hours of Operations: 7am - 7pm

LEGAL DESCRIPTION

APN 0438-163-24: THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 20 T4N R3W S8M

ACCESS OWNER
APN 0438-163-43 & 44: PARCELS 1 & 2
PM 10309 PER BOOK 112 PAGES 30-31
PLUS
APN 0438-163-37: N 1/2 S 1/2 NW 1/4 SW 1/4 SEC 20 T4N R3W S8M

OWNER'S INFORMATION:
EARL GRAHAM
9233 DEEP CREEK ROAD,
APPLE VALLEY, CA 92308
(760) 559-8608
EARL@ATTN.COM

AV/RS-1 VACANT
APN: 0438-163-002



**RED
BRICK**
CONSULTING
ENGINEERS & ARCHITECTS

2892 S. KOLLMAN LANE
SARATOGA SPRINGS, UTAH 84045

REGISTRATION



**ITE
PLAN**

**OFF-SITE
ACCESS PLAN**

EARL GRAHAM
9233 DEEP CREEK ROAD
APPLE VALLEY, CA 92308
T: 760.559.9608

REVISIONS		
MARK	DATE	DESCRIPTION

[illegible]

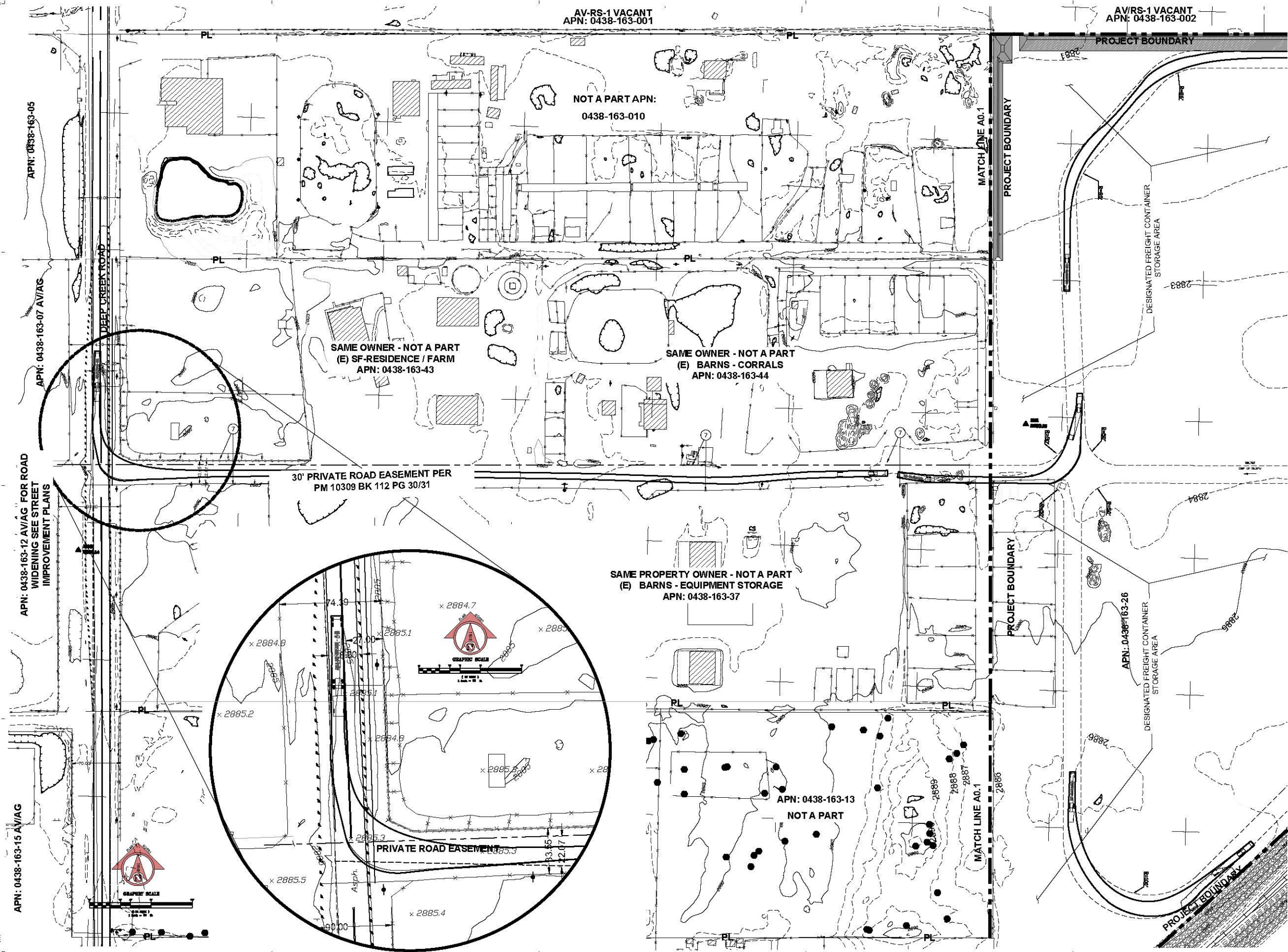
PLOT DATE: 05.02.2024

C.U.P.

APN 0438-163-24

A0.2

2 of 4

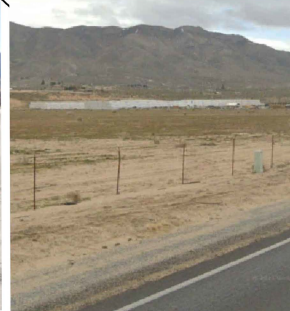


VIEW OF VISTA
IS UNOBSTRUCTED



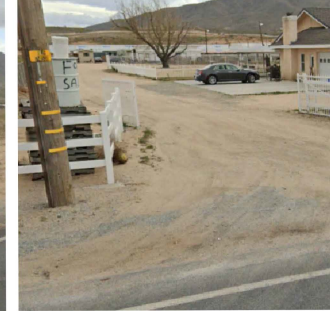
1

BUFFER IS APPROXIMATELY 3/4 OF A MILE WITH NO OBSTRUCTED VIEW OF THE VISTAS



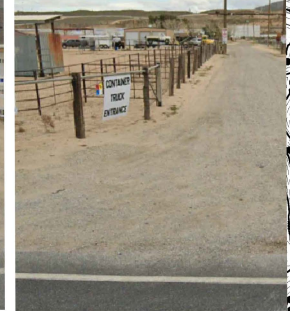
2

BUFFER IS APPROXIMATELY 1/2 OF A MILE WITH NO OBSTRUCTED VIEW OF THE VISTAS



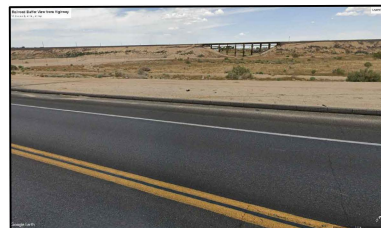
3

BUFFER IS APPROXIMATELY 1/3 OF A MILE WITH NO OBSTRUCTED VIEW OF THE VISTAS



4

BUFFER IS APPROXIMATELY 1/3 OF A MILE WITH NO OBSTRUCTED VIEW OF THE VISTAS



5

BUFFER IS 100 % FROM RAISED RAILROAD BERM

LEGEND:

- # POINT OF VIEW
- ▲ LINE OF SIGHT DIRECTION
- NATURAL UNDISTURBED AREA
- CONTAINER STORAGE AREA

AV/RS-1

LINE OF SIGHT
3/4 MILE
3433 FT.

LINE OF SIGHT
1/2 -MILE
2358 FT.

AV/AG

CONTAINER STORAGE AREA

AV/AG

AV/AG

AV/AG

AV/AG

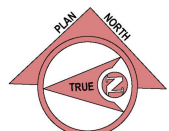
AV/AG

AV/AG

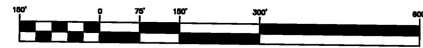
AV/AG

AV/AG

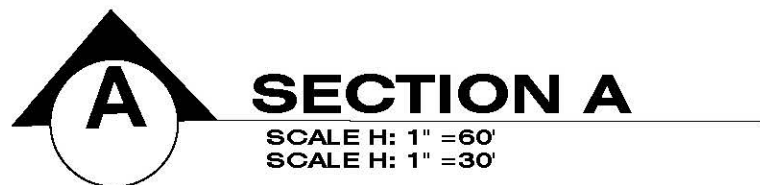
THE SCREENING REQUIREMENTS PURSUANT TO SECTION 83.02.060
SCREENING AND BUFFERING PARAGRAPH (1) ADJACENT LAND USES
ARE THE SAME AV/AG AND THEREFORE SCREENING IS NOT
REQUIRED.



GRAPHIC SCALE



(IN FEET)
1 inch = 150' ft.



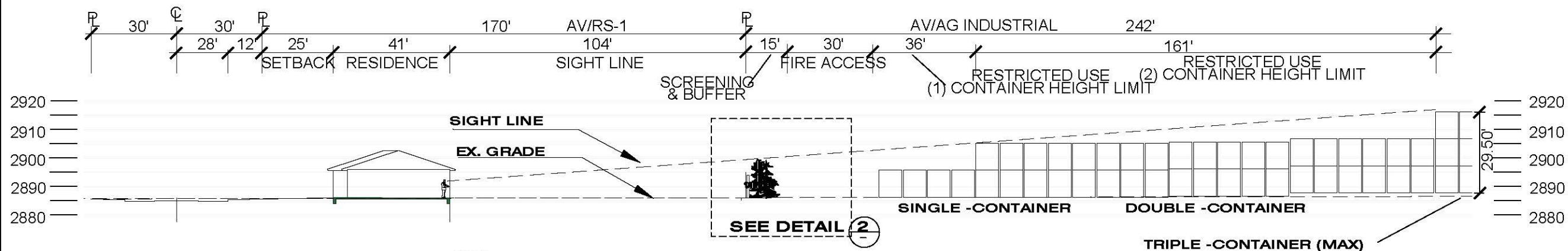
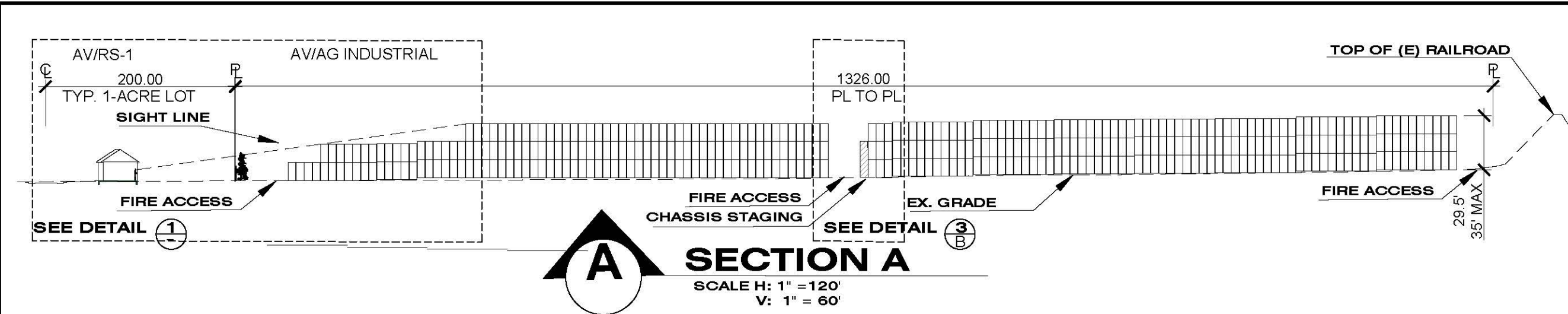
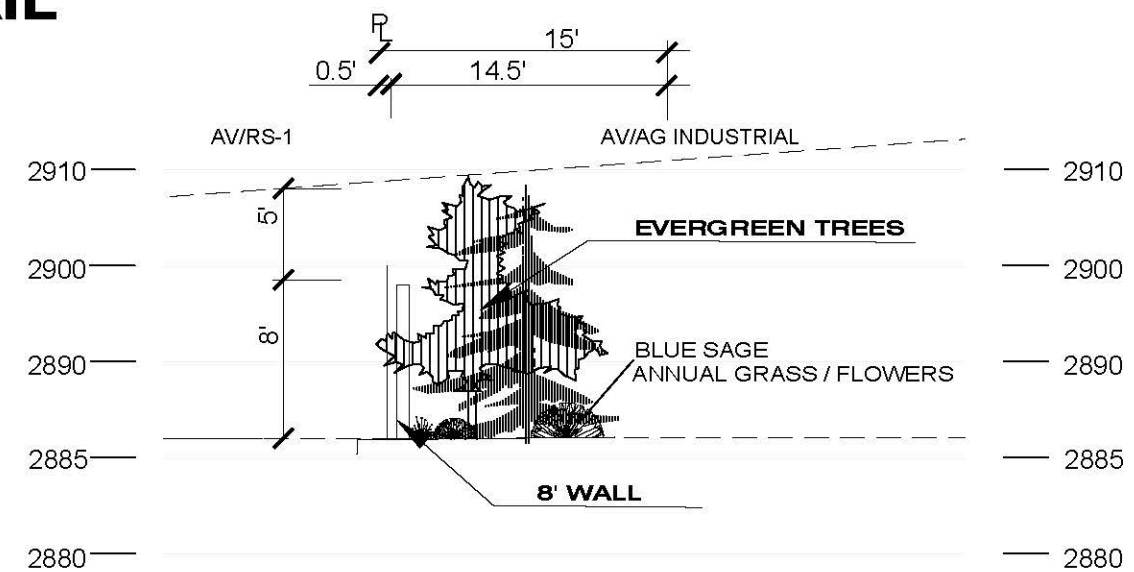
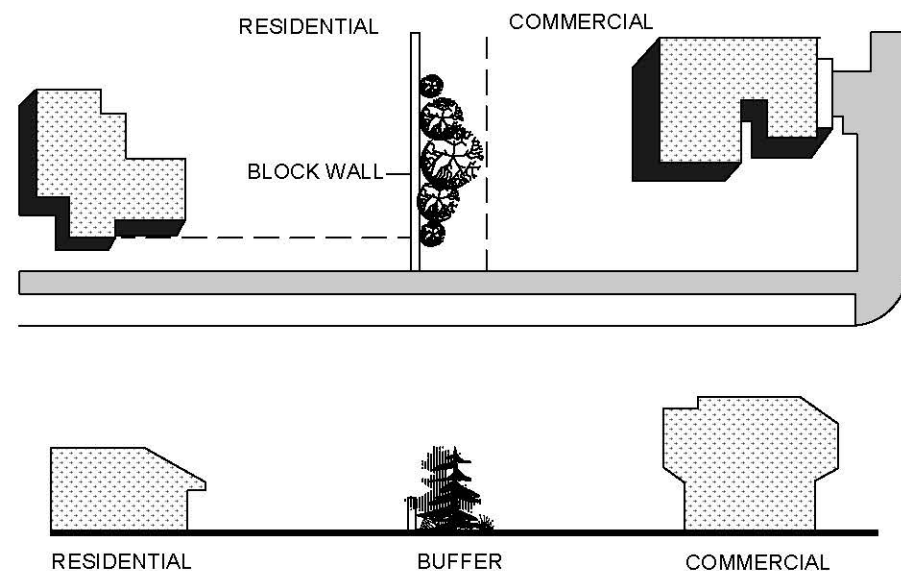


FIG 83-2 REQUIRED SCREENING & BUFFER
§ 84.01.040 & § 83.02.060



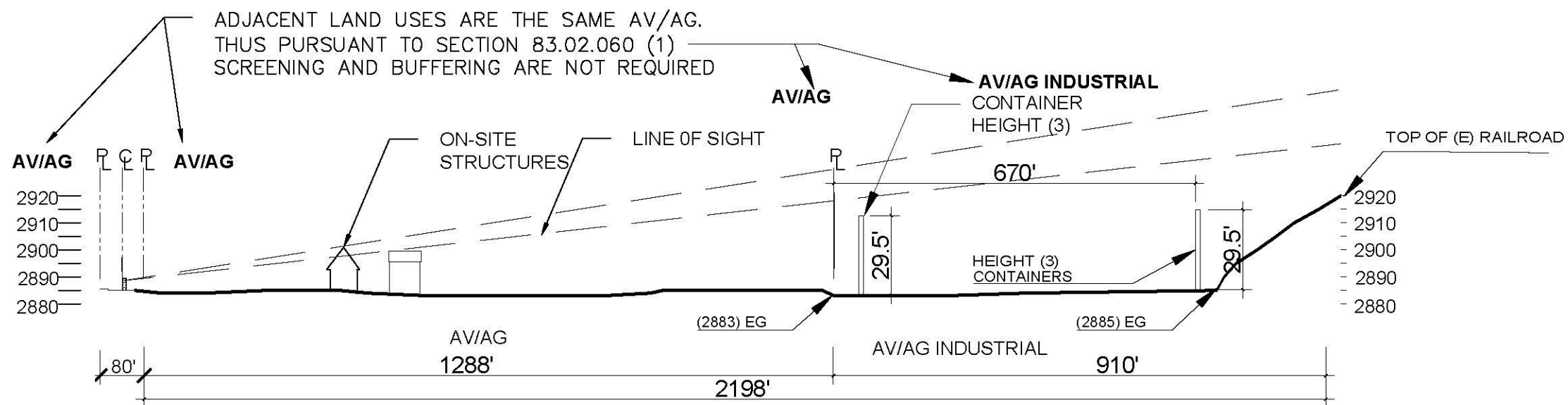
**EARL GRAHAM
FREIGHT
CONTAINER
STORAGE
PROJECT**

**LAND USE
CONSISTENCY
ANALYSIS**

**SCREENING
& BUFFERING
EXHIBIT**

**RED
BRICK**
CONSULTING
ENGINEERS & ARCHITECTS

EXHIBIT A

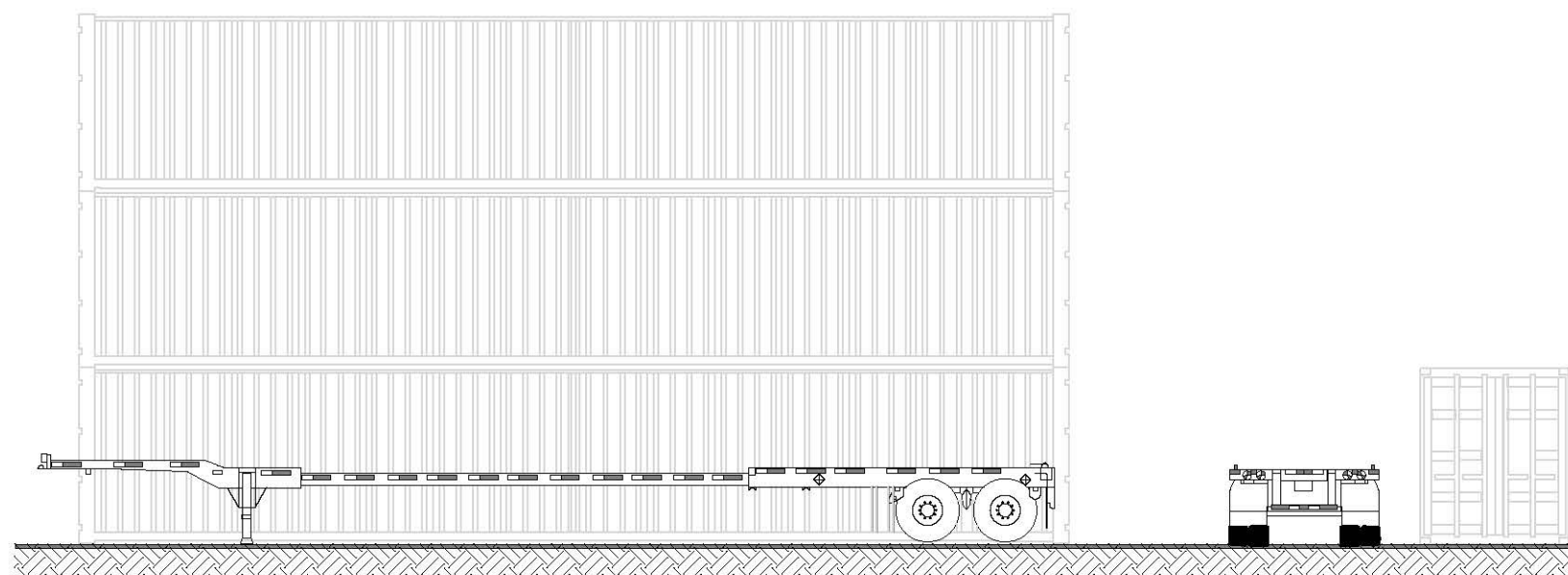


B

SECTION B

SCALE H: 1" = 250'

V: 1" = 5'



3

FREIGHT CONTAINER TRANSPORT CHASSIS STAGING AREA

SCALE 1" = 10' (MAXIMUM 14'-0" STACKED HEIGHT)

**EARL GRAHAM
FREIGHT
CONTAINER
STORAGE
PROJECT**

**LAND USE
CONSISTENCY
ANALYSIS**

**SCREENING
& BUFFERING
EXHIBIT**

**RED
BRICK**
CONSULTING
ENGINEERS & ARCHITECTS

EXHIBIT E

**San Bernardino County Planning Commission.
385 North Arrowhead Avenue
San Bernardino, CA 92415**

5/22/2026

**Subject: Support for the Graham Container Project – 20315 Outpost Road,
Apple Valley**

Dear Members of the San Bernardino County Planning Commission,

**My name is Derrick Sandwick, and I am writing to express my support for the
Graham Container Project located at 20315 Outpost Road in Apple Valley.**

**As a long-time businessman in the High Desert, I understand the importance
of supporting projects that bring value to our community while using land and
resources in a responsible way. I live directly behind the project site, across
the railroad tracks and above the property, which gives me a direct view and
firsthand experience with the area.**

**Because I live so close to the project, I have had the opportunity to see its
impact for myself. I have not experienced any issues with dust, excessive
noise, or any negative effects on my property. I have also not experienced any
concerns related to daily operations around the site.**

**Another important point is that the project has not created any visual
problems for me. It does not block my views in any way, and I do not find it
abrasive or intrusive to look at. The location and placement of the project fit
well with the surrounding area and create very little visual impact.**

**I also believe this project makes responsible use of the property itself. The
land was previously farmed, and there have been no major changes made to
the site to place the containers on the property. Instead of large-scale
construction or significant grading, the project keeps the land largely in its
natural condition while allowing productive use.**

**Water use is another major consideration in the High Desert. This project
uses very little water compared to many other types of development, which is
an important benefit for our region and helps conserve valuable resources.**

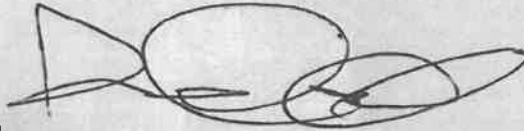
**The project also creates opportunities for skilled jobs and supports economic
growth in our area. New employment opportunities help local families and
strengthen the overall business community throughout the High Desert.**

Deep Creek Road is already an established truck route, and based on my observations living near the site, I have not experienced any traffic issues related to the project.

I believe the Graham Container Project is a positive addition to our community because it protects the land, conserves resources, creates jobs, and has very little impact on neighboring properties. I respectfully ask for your support and approval of this project.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Derrick Sandwick". The signature is stylized with large, overlapping loops and a long horizontal stroke extending to the right.

Derrick Sandwick

From: [Mujica, Oliver](#)
To: [Toomey, Paul](#); [Mendoza, Elisa](#)
Subject: FW: Proposed Development
Date: Tuesday, September 2, 2025 7:47:37 AM
Attachments: [image001.png](#)

Good Morning,

This is related to the Earl Graham project.

Oliver Mujica

Contract Planner
Land Use Services Department
385 N. Arrowhead Ave
San Bernardino, CA, 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: Dean <rennadae007@gmail.com>
Sent: Sunday, August 31, 2025 1:15 PM
To: Mujica, Oliver <Oliver.Mujica@lus.sbcounty.gov>
Subject: Proposed Development

You don't often get email from rennadae007@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello my name is Lewis, I recently received in the mail a flyer for the proposed development of a 23 acre parcel for a containers and truck storage facility located north of Rock Springs Rd at 9233 Deep Creek Rd, that the property owner has submitted an application land use permit for said development with the county of San Bernardino Land Dept. I contacted the county office, informed me you are the county Rep overseeing this case record # PEXT-2025-00019.

I live within 600 feet of the proposed site, I am opposed to this development as are others, the noise, pollution, and truck traffic. On Deep Creek Rd, 3000+ container trucks, trailers, importing and exporting (hauling in and out Walmart containers) hourly,

daily, weekly, monthly, yearly. This is most disturbing, 3 to 4 years ago there were 4000 containers, the truckers were driving on Deep Creek well over the posted speed limit 55 70-75 endangering the lives of my family, neighbors, friends and motoring public.

With all this said, I would appreciate it if you would send me insight into this proposed development and possible steps I can take to express my opinion. Thank you for your time.

Lewis Lawson.

5/18/26

San Bernardino County Planning Commission
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Support for the Graham Family Container Located at 20315 Outpost Rd Apple Valley, CA

Dear Members of the Planning Commission,

I am writing to express my support for the proposed Graham Family Container Project on Deep Creek Road in Apple Valley.

As someone who has lived in the High Desert all my 44 years, I have seen firsthand the importance of responsible economic growth and the need for quality employment opportunities in our region. I believe this project represents a positive investment in the future of our community.

The proposed location appears well suited for this type of development. Deep Creek Road is already an established truck corridor, and because of that, the project seems compatible with the surrounding area and existing infrastructure. In my opinion, this helps minimize traffic concerns while supporting industrial growth in an appropriate location.

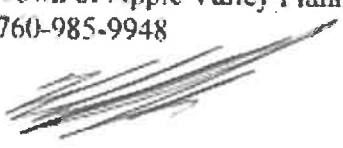
I also appreciate that the project appears to have a relatively low environmental impact, particularly regarding land disturbance and water usage. In a desert community where water conservation is critical, thoughtful projects like this deserve serious consideration.

In addition to creating jobs, projects like this help strengthen our local economy and provide long-term opportunities for residents and businesses throughout the High Desert.

Thank you for your time and consideration of this project.

Respectfully,

Michael D. Arias Jr.
Chicago Title & Escrow Sales Manager
Town of Apple Valley Planning Commissioner
760-985-9948



San Bernardino County Planning Commission
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Letter of Support for the Graham Family Container Project Located at 20315 Outpost Rd Apple Valley, CA

Dear Commissioners,

I would like to respectfully submit my support for the Graham Family Container Project proposed on Deep Creek Road in Apple Valley.

I am familiar with the area surrounding the project site and believe the location is appropriate for this type of use. The area already accommodates truck traffic, and the project does not appear to create any major visual or traffic impacts beyond what the roadway and surrounding land uses already support.

Our High Desert continues to grow, and with that growth comes the need for projects that bring employment opportunities and economic stability to the community. I believe this project can help accomplish both while still being mindful of environmental concerns.

One aspect I particularly appreciate is the project's limited impact on water resources. Water is one of the most important issues facing desert communities, and developments that recognize and minimize that impact should be encouraged.

Overall, I believe this project is a responsible use of the property and would be a benefit to the High Desert community.

Thank you for your consideration.

Sincerely,

Evan May
President
G & M Towing and Recovery



Iron Horse Ranch Co, Inc.

8630 CANDLELIGHT STREET
APPLE VALLEY, CA 92308

San Bernardino County Planning Commission
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Support for the Graham Family Container Project - Deep Creek Road, Apple Valley

Dear Members of the San Bernardino County Planning Commission,

I am writing to express my support for the Graham Family Container Project located on Deep Creek Road in Apple Valley.

As a third generation businessman who has lived and worked in the High Desert for my whole life, I have had the opportunity to see our community grow and understand the needs of our valley. I also live less than one mile from the proposed project location, making me very familiar with the area and the role this project can play in our community.

I believe our High Desert is an ideal location for this project and that it will become an important asset to our community. Growth that creates opportunity while being mindful of local resources is important to the future of our valley, and this project appears to fit those goals very well.

This project has several positive aspects that I believe deserve consideration. It has a low impact on the land itself and has minimal, potentially even negative, impact on water usage, which is an important issue for everyone living in the desert. Responsible use of our natural resources is essential, and this project reflects that kind of thoughtful planning.

The project will also create skilled employment opportunities and add valuable jobs to our local economy. Bringing quality jobs to the High Desert supports working families, strengthens local businesses, and contributes to the continued growth of our region.

I am familiar with Deep Creek Road and understand that it is already an established truck route. Because of this, I do not believe the project will create a significant impact on traffic patterns beyond what the roadway was intended to support.

Additionally, because of the project's location, it is not visually abrasive or intrusive from surrounding directions and blends well within the character of the area. I believe

that thoughtful placement is important, and this location minimizes visual impact while maximizing the benefits to the community.

Our High Desert continues to grow, and responsible projects that provide jobs, economic opportunity, and thoughtful development should be encouraged. I believe the Graham Family Container Project represents a positive investment in the future of our community and deserves your support and consideration.

I want to Thank you for your time.

Respectfully,


Jeff Golson

**San Bernardino County Planning Commission.
385 North Arrowhead Avenue
San Bernardino, CA 92415**

5/22/2026

Subject: Support for the Graham Family Container Project – 20315 Outpost Road, Apple Valley

Dear Members of the San Bernardino County Planning Commission,

My name is Jeff Patterson, and I am writing to express my support for the Graham Family Container Project located at 20315 Outpost Road in Apple Valley.

I live on Deep Creek Road approximately three miles from the project site and have been familiar with this area and the surrounding community for many years. I believe this project brings many positive benefits to our valley and is the type of responsible development that should be encouraged in the High Desert.

One of the reasons I support this project is because it makes practical use of land while keeping its impact low. The property was previously farmed and has not required major changes to place the containers on the site. Instead of large construction projects or major changes to the land, the project keeps the property mostly unchanged while still allowing it to be used in a productive way.

I also believe responsible use of water is important in our area. Living in the High Desert, we all understand how valuable water is. This project uses very little water compared to many other types of development, making it a responsible choice for our region.

Another positive aspect is the creation of jobs and economic opportunities. Skilled jobs and business growth help families, strengthen local businesses, and support the overall economy throughout our valley.

Deep Creek Road is already an established truck route, which helps support the transportation needs of projects like this without creating major changes to surrounding traffic patterns.

I also believe the project fits well within the area and creates very little visual impact. The location allows the project to blend into the existing surroundings without creating unnecessary impacts on nearby properties.

The High Desert continues to grow, and I believe projects that create jobs, protect resources, preserve land, and support our local economy are important for the future of our communities. For these reasons, I am in support of the Graham Family Container Project and respectfully ask for your consideration and approval.

Thank you for your time and consideration.

Respectfully,



Jeff Patterson

**San Bernardino County Planning Commission.
385 North Arrowhead Avenue
San Bernardino, CA 92415**

5/22/2026

Subject: Support for the Graham Family Container Project – 20315 Outpost Road, Apple Valley

Dear Members of the San Bernardino County Planning Commission,

My name is Mark Maynor, and I am writing to express my support for the Graham Family Container Project located at 20315 Outpost Road in Apple Valley.

I have been a resident of the High Desert for more than 30 years and live approximately 12 miles from the project site. I also travel Deep Creek Road on a regular basis and have had the opportunity to observe the area and understand how projects can affect the surrounding community.

Over the years, I have seen many changes throughout the valley and understand the importance of supporting projects that bring positive benefits while limiting impacts on the community. Based on my observations, I do not see any negative impact from the Graham Family Container Project on the surrounding area.

I believe this project has several positive qualities that make it beneficial to the High Desert. It makes responsible use of land by maintaining the existing character of the property without requiring major changes to the site. The land was previously farmed, and the project avoids large construction activity and extensive land disturbance.

Water conservation is another important issue for our area. The High Desert depends on responsible use of resources, and this project requires very little water compared to many other types of development.

The project also provides opportunities for skilled jobs and helps support economic growth in our valley. Local jobs and business activity strengthen communities and create benefits that reach many families and businesses throughout the region.

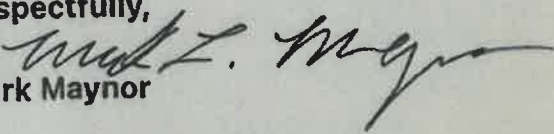
Deep Creek Road is already an established truck route, and from my experience traveling the area often, I have not seen anything that suggests this project creates problems for traffic or surrounding road conditions.

I also believe the project fits well within the area and does not create a visual concern for the surrounding community.

After living in the valley for more than three decades and regularly traveling this area, I see the Graham Family Container Project as a positive project that protects resources, supports jobs, and creates little impact on the community. I respectfully ask for your support and approval of this project.

Thank you for your time and consideration.

Respectfully,


Mark Maynor

**San Bernardino County Planning Commission.
385 North Arrowhead Avenue
San Bernardino, CA 92415**

5/21/2026

**Subject: Support for the Graham Family Container Project – 20315 Outpost Road,
Apple Valley**

Dear Members of the San Bernardino County Planning Commission,

As General Manager of the Silverwood Housing Project, I understand the importance of responsible development and planning that creates long-term value for our communities. Projects should not only support economic growth, but should also fit well within the surrounding area and make good use of existing resources and infrastructure.

The Graham Family Container Project has several positive features that make it beneficial to the High Desert community. The project creates opportunities for skilled jobs and local employment, which helps strengthen our regional economy and support working families. Growth and investment in our area create benefits that reach beyond a single project and positively impact surrounding businesses and communities.

The location of this project is also an advantage. The site is situated in an area that already has access to an established truck route on Deep Creek Road, which helps reduce potential traffic concerns and supports efficient movement for business operations.

Another positive aspect is the project's low impact on the property itself. The land was previously farmed and has not required significant changes or major disturbance to place the containers on the site. The project avoids large-scale alterations and instead uses the property in a practical and responsible way.

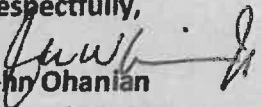
Water use is another important consideration for all projects in the High Desert. The Graham Family Container Project requires very little water use compared to many other forms of development, which helps support responsible use of one of our most important local resources.

In addition, the location and design of the project help reduce visual impacts on the surrounding area. The project is positioned in a way that fits within the existing character of the area and is not visually intrusive from surrounding viewpoints.

The High Desert continues to grow, and projects that create jobs, use land responsibly, minimize resource demands, and support long-term economic opportunities are important to the future of our region. Based on these positive factors, I support the Graham Family Container Project and respectfully encourage your consideration and approval.

Thank you for your time and consideration.

Respectfully,


John Ohanian

General Manager

Silverwood Housing Project, Hesperia, Ca.

Dr. Jacob Johnson
16808 Main St., Suite D-423
Hesperia, CA 92345
Email: DVM4horses@gmail.com

May 15, 2026

San Bernardino County Planning Commission

Re: Letter of Support – Proposed Development at 20315 Outpost Road, Apple Valley, CA

To the Honorable Members of the San Bernardino County Planning Commission,

I am writing to express my professional support for Earl and Rhonda Graham, owners of the property located at 20315 Outpost Road in Apple Valley, California. I have known Mr. and Mrs. Graham for over thirty-five years, both personally and professionally, and have consistently observed them to be individuals of strong character, integrity, and long-standing commitment to the High Desert community.

I first became acquainted with Earl and Rhonda Graham in my childhood, and throughout my life I have witnessed their continued willingness to assist others and contribute positively to those around them. My experience with them has remained consistent from my earliest years to the present day. They are widely respected within the region as responsible business owners and community members.

As long-standing entrepreneurs, the Graham family has played an important role in the growth and development of the High Desert region. Through their business activities, they have established a reputation based on ethical practices, diligence, and community-minded values. I can speak confidently to their integrity and their commitment to conducting business in a responsible manner.

This letter is submitted in support of both their character and the anticipated positive impact the industrial component of the Graham Ag Center may bring to the Mojave River Basin and the Deep Creek area. I grew up in this region and continue to have personal ties nearby. Over time, I have observed significant changes in land use and local conditions within the area.

In my opinion, the proposed development represents an opportunity to restore value to the land while promoting responsible use and long-term economic stability. The project has the potential to benefit surrounding property owners and contribute to sustainable growth within the region.

Based on my long-standing relationship with Earl and Rhonda Graham, my professional background, and my familiarity with the Deep Creek area, I respectfully request that the San Bernardino County Planning Commission give favorable consideration to this project.

Thank you for your time and consideration, respectfully submitted,

Dr. Jacob Johnson



Intermodal Shippers Group Inc (ISG)

10787 Mulberry Ave Suite B, Fontana CA 92337

May 14, 2026

San Bernardino County Planning Commission

385 N. Arrowhead Avenue

San Bernardino, CA 92415

RE: Support for Project Application – 9233 Deep Creek Road, Apple Valley, CA 92308

To the Honorable Members of the San Bernardino County Planning Commission,
On behalf of Intermodal Shippers Group Inc (ISG), I am writing to formally express our strong support for the proposed project located at 9233 Deep Creek Road in Apple Valley. As a local motor carrier company deeply rooted in the regional logistics network, we believe this project is a vital step forward for the economic and operational health of the High Desert community.

Operational Efficiencies and Regional Impact

Intermodal Shippers Group Inc (ISG) serves as a critical link in the supply chain for Southern California. The ability for ISG to utilize the proposed site at 9233 Deep Creek Road as an operational hub for container staging will create significant efficiencies. By establishing a localized staging area, we can more effectively serve the High Desert region, reducing the logistical strain of transporting empty containers over long distances before they reach their final destination. This optimization not only improves our service levels but also contributes to the overall stability of the local goods movement sector.

Commitment to Environmental and Traffic Mitigation

One of the primary advantages of this project is its capacity to mitigate traffic-related issues on public thoroughfares. By providing a dedicated and authorized space for staging, we prevent drivers from idling on public roads while waiting for delivery windows. Furthermore, it eliminates the problematic practice of leaving containers in unauthorized or makeshift lots, which often causes congestion and aesthetic concerns for residents. This facility ensures that our

operations remain orderly, predictable, and respectful of the county's infrastructure.

Security and Theft Prevention

The specific characteristics of the Deep Creek Road site offer unique security benefits. The secure location and the intentional setback of the property act as a powerful deterrent against "bad actors" and the persistent threat of theft. In an era where logistics security is of paramount importance, having a designated, secure environment to protect valuable assets ensures that ISG can operate with the highest standards of safety and reliability. This protects not only our business but also the property and peace of mind of the surrounding community.

We believe that the approval of this project is in the best interest of San Bernardino County, supporting local business while addressing critical logistical and security needs. We urge the Planning Commission to move forward with a favorable recommendation for the development at 9233 Deep Creek Road.

Thank you for your time and for your dedication to the responsible growth of our county.

Sincerely,

A handwritten signature in dark ink, appearing to read 'TH', with a stylized flourish extending to the right.

Trace Haggard

CEO/President

Intermodal Shippers Group Inc (ISG)