



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: October 30, 2025

AGENDA ITEM # 3

Project Description

APN: 0230-141-32

Applicant: Travis Companies, Inc.

Community: Fontana Sphere of Influence

Location: 8515 Cherry Ave, Fontana CA 92335

Project No: PRAA-2025-00036

Staff: Alexander Lee, Planner

Rep: G&M Oil Company, Inc.

PROPOSAL: A MAJOR REVISION TO AN APPROVED ACTION TO DEMOLISH AN EXISTING 1,134 SQUARE FOOT BUILDING AND CONSTRUCT A 2,232 SQUARE FOOT CONVENIENCE STORE AT THE SITE OF AN EXISTING SERVICE STATION ON A 0.51-ACRE PARCEL WITHIN THE COMMERCIAL (C) LAND USE CATEGORY AND GENERAL COMMERCIAL (CG) ZONING DISTRICT.

Vicinity Map



*14 Hearing Notices Sent On: January 7, 2022
Report Prepared By: Alexander Lee, Planner*

SITE INFORMATION

Parcel Size: 0.51 acre

Terrain: Flat

Vegetation: Fully Improved Site

Table 1 - SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE	LAND USE ZONING DISTRICT
Site	Service Station	Commercial (C)	General Commercial (CG)
North	Retail Shop	Commercial (C)	General Commercial (CG)
South	Fast Food	Commercial (C)	General Commercial (CG)
East	Storage Yard	Commercial (C)	General Commercial (CG)
West	Warehouse	Commercial (C)	General Commercial (CG)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Fontana Water Company	Existing Service
Sewer Service:	Septic System	With EHS approval

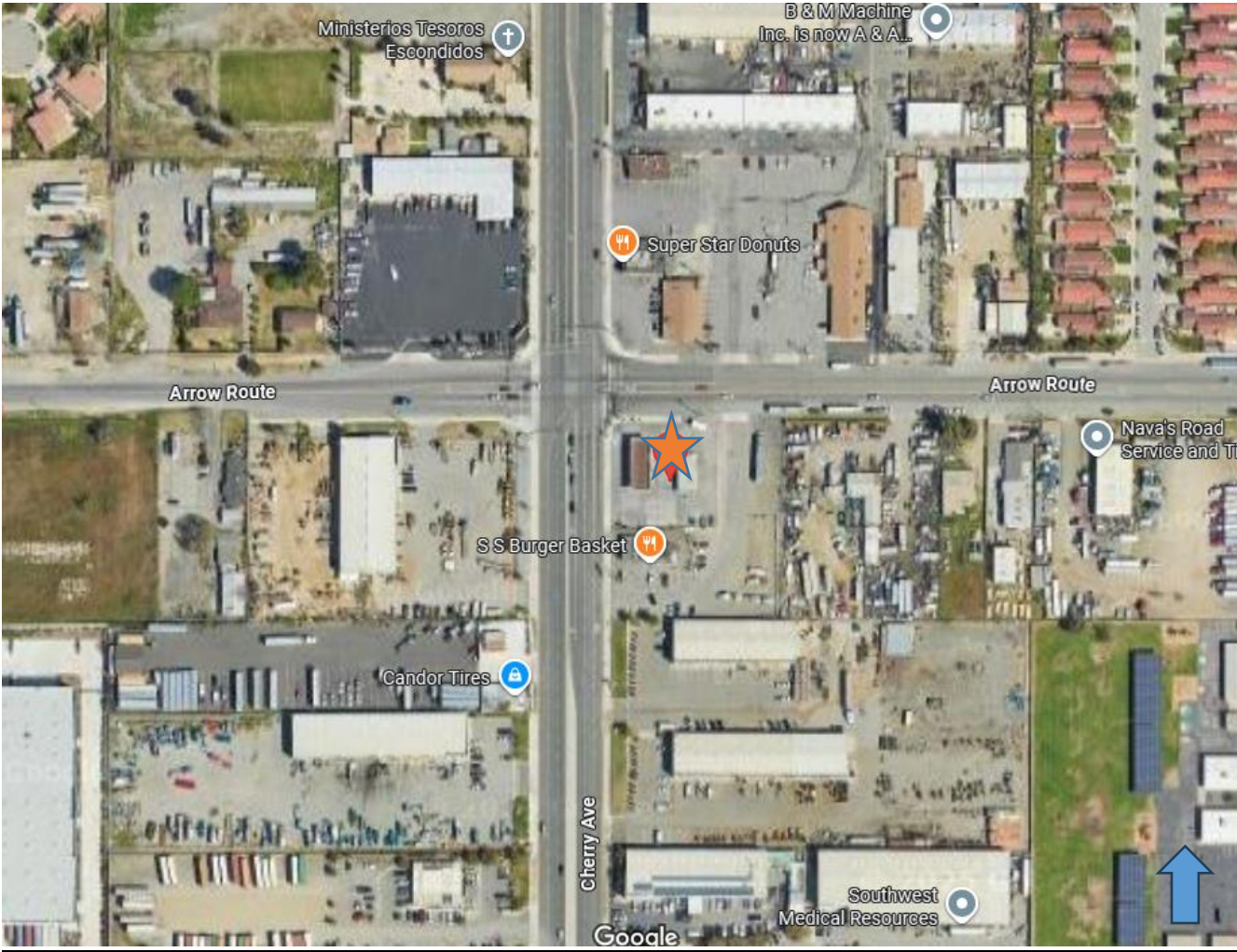
STAFF RECOMMENDATION: That the zoning administrator APPROVE the Major Revision to an Approved Action to demolish an existing 1,134 square foot building and construct a 2,232 square foot convenience store at the site of an existing service station on 0.51-acre parcel, ADOPT the Findings as contained in the Staff Report and FILE the Notice of Exception.

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

Travis Companies, Inc.
PRAA-2025-00036/APN: 0230-141-32
Zoning Administrator Staff Report
Date of Hearing: October 30, 2025

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VICINITY MAP



SITE PHOTO

Figure 1: From the street view (Cherry Ave) of the project site looking west.



Figure 2: From the street view (Arrow Blvd) of the project site looking north.

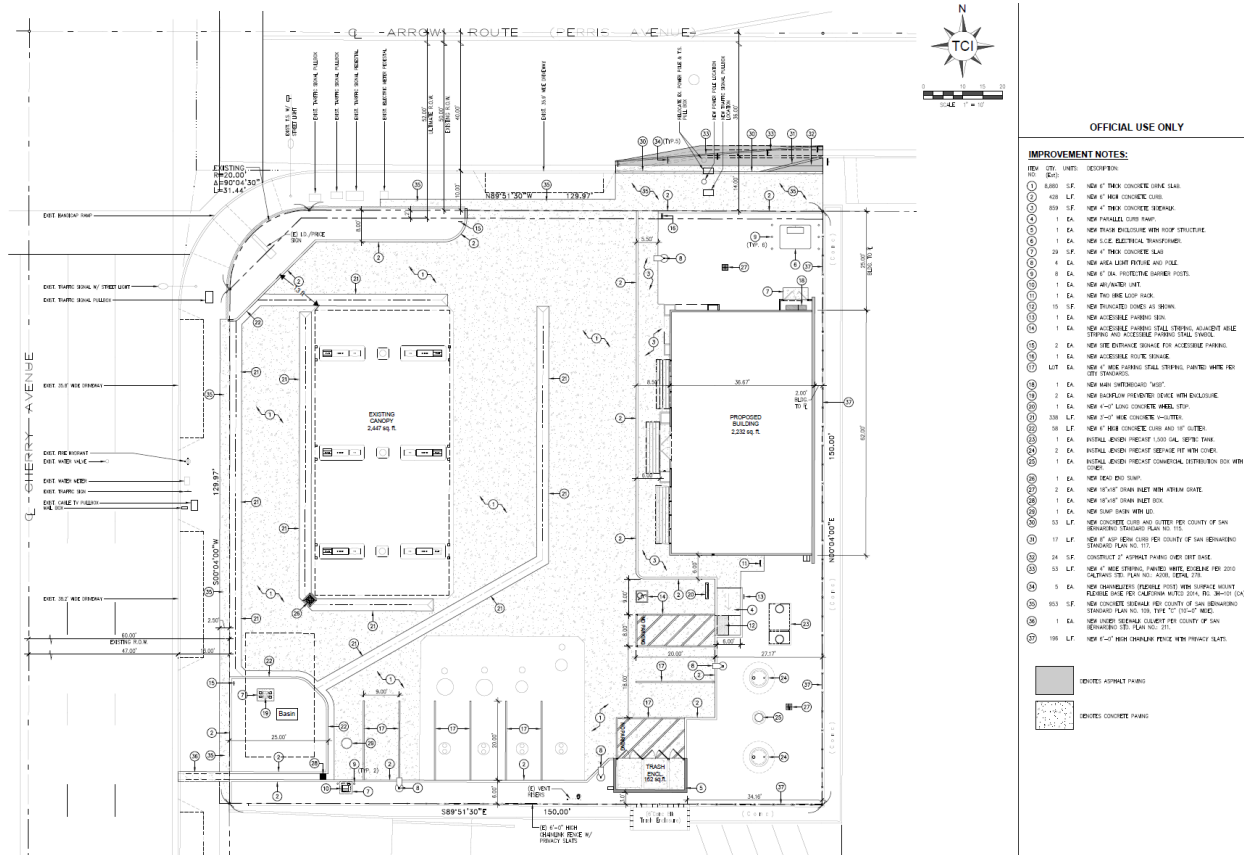


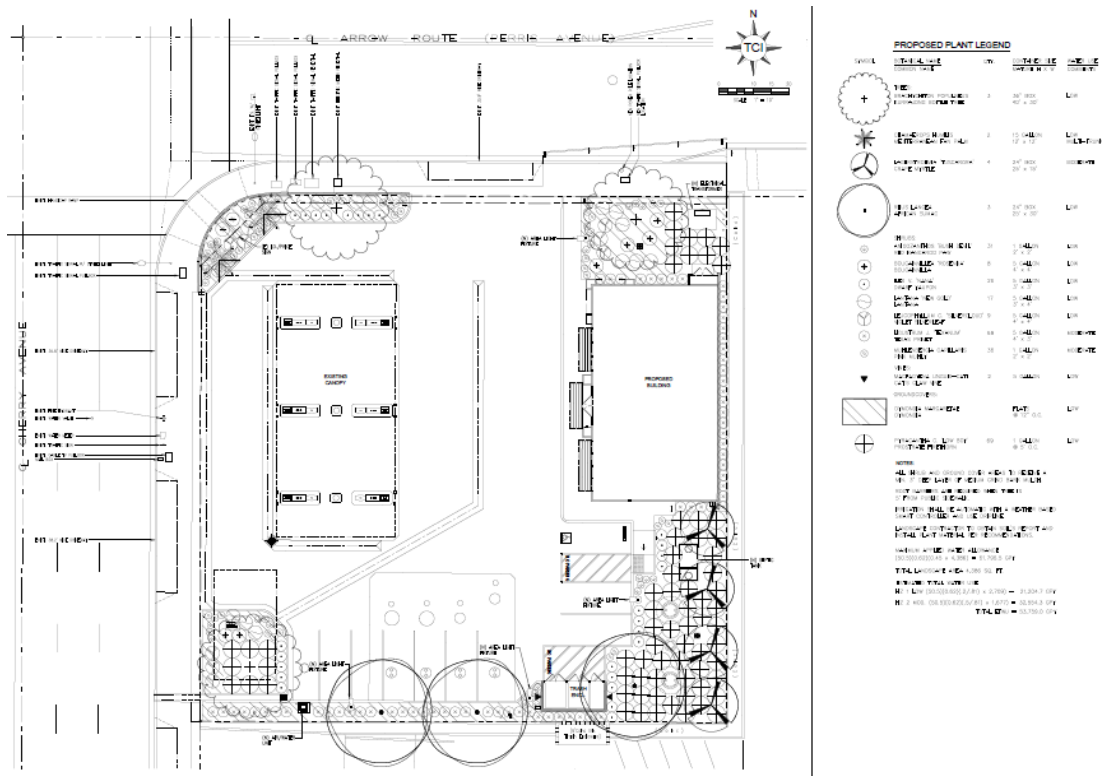
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PRAA-2025-00036/APN: 0230-141-32
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Figure 3: From the rear of the project site looking east.



SITE PLAN





PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting approval of a Major Revision to an Approved Action to demolish an existing 1,134 square foot building and construct a 2,232 square foot convenience store at the site of an existing service station on a 0.51-acre parcel within the General Commercial (CG) zoning district.

Due to obsolescence and a need for increased square footage, the applicant intends to remove and replace the existing convenience store with a new “Extra Mile” branded store.

PROJECT ANALYSIS:

The subject property located is within the Commercial (C) Land Use Category and General Commercial (CG) Land Use Zoning District. The intent of the General Commercial zone is to provide sites for retail trade and personal services, repair services, lodging services, professional services, recreation and entertainment services, and similar and compatible uses as described in Chapter 82.05 Commercial Land Use Zoning Districts (available online at [TITLE 8: DEVELOPMENT CODE \(amlegal.com\)](#)). A Service Station is a permitted use, subject to the approval of a Major Revision to an Approved Action application.

Development Code Compliance Summary: As noted below, the Project satisfies all applicable standards of the Development Code for the General Commercial (CG) Zoning District, as illustrated in **Table 2 and described below.**

Table 2 Project Code Compliance

Table 2 Project Code Compliance			
Project Component	Development Code Standard		Project Plans
Service Station	Revision to an Approved Action		Revision to an Approved Action
Parking	1 space/250 sq. ft. GFA 9 required		9 total spaces include 1 EV charging, and 1 ADA accessible spaces.
Landscaping	20% minimum required		22.72% provided
Building Setbacks	Front:	25'	25'
	Street Side	15'	15'
	Side Interior:	(10') ¹	3'
	Rear	(10') ²	2'
Building Height	60' Maximum		22' height
Drive Aisles	26'		35.9'
Maximum Lot Coverage	80%		77.28%

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

Landscaping: There is no landscaping on the site. With the proposed landscape planters located along the front and side boundaries, totaling approximately 23% of the site area, the project will exceed the required 20% lot coverage. A landscaping plan will be provided and will be required to comply with Landscaping Standards provided in the San Bernardino Development Code Section 83.10.060, and Table 83-12 "Minimum Landscaped Area."

Parking/Circulation: Chapter 83.11, Section 83.11.040 Table 83-15 requires a minimum of 9 parking spaces, including one (1) ADA-accessible, for the proposed use. The site will provide 9 parking spaces, which include seven (7) standard, one (1) EV charging, and one (1) ADA-accessible spaces. The site is accessed by two existing driveways, 38' wide, from Cherry Avenue and 36' wide, from Arrow Route which provides a circular circulation route through the parking lot and adequate access for emergency and large delivery vehicles. No changes are proposed to the driveways. The project has existing curb, gutter, and sidewalk on Cherry Avenue and Arrow Route. An AC berm and striping will be installed on Arrow Route to provide a transition from the new curb segment to the existing curb location.

Site Improvements/Drainage: An existing screening wall was previously installed along the south property line adjoining a driveway on the adjacent property, and a new screening wall will be installed along the east property line adjoining the adjacent parcel. The location of the proposed convenience store, parking lot, and trash enclosure will remain essentially the same, with the building size increasing by 1,098 sq. ft.

The parking lot surface will be removed and repaved with asphaltic concrete. The onsite stormwater will drain in the southwesterly direction to a concrete valley gutter, where it is collected in a concrete drop inlet catch basin. Drainage is directed to the subsurface infiltration chamber for infiltration into the underlying soils. During an overflowing event, stormwater will overflow out of the catch basin into Cherry Avenue via a parkway drain.

Setbacks: The setback requirements, as described in the Development Code 82.05.050 Table 82-14B, are as follows: Front 25', and Street side 15'. An interior side and rear setbacks are not required for this project. The new building setback is located 3' feet from the side property line and 2' feet from the rear property line. The site meets all the building setback requirements.

Architecture: The new building is oriented with the entry facing Cherry Ave and has an exterior consisting primarily of a cement plaster finish and stone veneer accents on the front columns and base. The entry incorporates a two-color pallet of light tan and a dark brown that is compatible with the surrounding buildings. The existing fuel station canopy and signage will remain unchanged.

Hours of Operation: The operating hours will be 24 hours per day and 7 days a week. The service station will employ approximately one to two employees during business hours.

ENVIRONMENTAL REVIEW:

The Project meets the provisions of the CEQA exemption pursuant to Section 15303 (New Construction/Conversion of Small Structures), in that the Project is a minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination, and that additions to existing structures is less than 2,500 square feet. A Notice of Exemption will be filed as required by CEQA,

PUBLIC COMMENTS

The County Planning Division sent 14 Project Notices to surrounding property owners within 300 feet of the project site on January 7, 2022, and 14 Public Hearing Notices on October 14, 2025. No comments were received in response to the Project Notice or the Hearing Notice.

RECOMMENDATION: That the Zoning Administrator:

1. **APPROVE** the Major Revision to an Approved Action to demolish an existing 1,134 square foot building and construct a 2,232 square foot convenience store at the site of an existing service station on a 0.51-acre parcel subject to the Conditions of Approval; and
2. **ADOPT** the Findings for approval of the Project; and
3. **FIND** the Project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines;
4. **DIRECT** staff to file the Notice of Exemption.

ATTACHMENTS:

EXHIBIT A: Conditions of Approval
EXHIBIT B: Findings
EXHIBIT C: Site Plan

EXHIBIT A

Conditions of Approval

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Conditions of Approval

Record:	PRAA-2025-00036	System Date:	08/22/2025
Record Type:	Project Application	Primary APN:	0230141320000
Record Status:	Reviewed	Application Name:	Revision to an Approved Action
Effective Date:	November 11, 2025	Expiration Date:	November 11, 2028

Description: A MAJOR REVISION TO AN APPROVED ACTION TO DEMOLISH AN EXISTING 1,134 SF BUILDING AND CONSTRUCT A 2,232 SF CONVENIENCE STORE AT THE SITE OF AN EXISTING SERVICE STATION ON A 0.51-ACRE PARCEL.

This document does not signify project approval.

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

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

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

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

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

ON-GOING

Land Use Services - Planning

1 **Project Approval Description (CUP/MUP)** - Status: Outstanding

This PROJ-2021-00158 is conditionally approved as a Major Revision to an Approved Action to demolish an existing 1,134 sf building and construct a 2,232 sf convenience store at the site of an existing service station, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding

The Project site is located at 8515 Cherry Ave, Fontana CA, 92335.

3 **Revisions** - Status: Outstanding

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

4 **Indemnification** - Status: Outstanding

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

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: Land Use Service - Planning/Building and Safety/Code Enforcement/Land Development; County Fire District - Fire Safety, Fire HazMat; Public Works – Traffic Division/Special Districts/Solid Waste Management, and; Public Health –Environmental Health Services. d. LOCAL:

6 **Expiration** - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within (3) three 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.

7 **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.

8 Condition Compliance - Status: Outstanding

Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following: • Grading Permits: a copy of the signed CCRF for grading/land disturbance and signed approved copies of the grading plans, if applicable. • Building Permits: a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan, if applicable. • Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

9 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)

10 Project Account - Status: Outstanding

The Project account number is PROJ-2021-00158. 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.

11 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.

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 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

PRAA-2025-00036

Expiration Date: November 11, 2028

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.

14 **Clear Sight Triangle** - Status: Outstanding

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

15 **Lighting** - Status: Outstanding

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

16 **Underground Utilities** - Status: Outstanding

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

17 **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.

18 **Cultural Resources** - Status: Outstanding

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

19 **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

- 20 **Noise Levels** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.
- 21 **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.
- 22 **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

- 23 **Back Out Into Public Roadways** - Status: Outstanding
Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

INFORMATIONAL

County Fire - Community Safety

- 24 **Additional Requirements** - Status: Outstanding
In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
- 25 **Jurisdiction** - Status: Outstanding
The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.
- 26 **Standard A-1 FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE** - Status: Outstanding
This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the

27 Standard B-1 PREMISE AND BUILDING IDENTIFICATION AND ADDRESSING - Status: Outstanding

This standard applies to the marking of all buildings with address numbers for identification.

28 Standard W-2 ONSITE FIRE PROTECTION WATER SYSTEMS - Status: Outstanding

This standard establishes minimum requirements for installation and maintenance of all private fire hydrants and appliances related to an onsite fire protection system.

Land Use Services - Land Development

29 Additional Drainage Requirements - Status: Outstanding

In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

30 BMP Enforcement - Status: Outstanding

In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by the County Department of Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees, and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

31 Continuous BMP Maintenance - Status: Outstanding

The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved final Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.

32 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.

33 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.

PRIOR TO LAND DISTURBANCE

Land Use Service – Planning

34 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

- 35 **Demolition Permit Required Before Grading** - Status: Outstanding
Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
- 36 **Geotechnical (Soil) Report Required Before Grading** - Status: Outstanding
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
- 37 **Wall Plans** - Status: Outstanding
Submit plans and obtain separate building permits for any required retaining walls.

Land Use Services - Land Development

- 38 **FEMA Flood Zone** - Status: Outstanding
The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8651H dated 8/28/2008. No elevation requirements.
- 39 **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 drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 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.
- 40 **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.
- 41 **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.
- 42 **WQMP** - Status: Outstanding
A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and

43 WQMP Inspection Fee - Status: Outstanding

The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

44 Architecture - Status: Outstanding

Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

45 Signs - Status: Outstanding

All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Valley Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

46 Issuance/Building Permit Condition - Status: Outstanding

Landscape and Irrigation Plan: Landscape and Irrigation Plans shall be submitted under a separate record within EZ Online Permitting (EZOP) for review and approval prior to building permit issuance.

County Fire - Community Safety

47 Access - Status: Outstanding

The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

48 Building Plans - Status: Outstanding

Building plans shall be submitted to the Fire Department for review and approval.

49 Combustible Protection - Status: Outstanding

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

50 Fire Fee - Status: Outstanding

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

51 **Fire Flow Test** - Status: Outstanding

Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety.

52 **Water System** - Status: Outstanding

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department.

53 **Water System Certification** - Status: Outstanding

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

Land Use Services - Building and Safety54 **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.

55 **Temporary Use Permit** - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

Land Use Services - Land Development56 **Regional Transportation Fee** - Status: Outstanding

This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Fontana Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. 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. Currently, the fee is \$14.49 per square foot for Commercial Use, which includes the 2,239 square foot C-Store per the site plan dated June 21, 2021. The Regional Transportation Fee was previously paid for under a separate Planning Project and was receipted by the Department of Public Works on May 1st, 2017. No additional regional transportation fees apply. Additional fees may apply if the structure increases in square footage.

Public Health– Environmental Health Services57 **California Regional Water Quality Control Board Clearance** - Status: Outstanding

Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, 951-782-4130.

58 **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.

59 **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.

60 **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.

61 **Food Establishment Plan Check Required** - Status: Outstanding

Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

62 **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.

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

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

64 **Sewage Disposal** - Status: Outstanding

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

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

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

66 **Water and Sewer - LAFCO** - Status: Outstanding

Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to EHS verification of Local Agency Formation Commission (LAFCO) approval of either: 1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, 2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133.

67 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Fontana Water Company or EHS approved.

68 **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.

PRIOR TO OCCUPANCY

Land Use Services - Planning

- 69 **Fees Paid** - Status: Outstanding
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2021-00158.
- 70 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.
- 71 **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.
- 72 **Shield Lights** - Status: Outstanding
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 73 **Screen Rooftop** - Status: Outstanding
All roof top mechanical equipment is to be screened from ground vistas.
- 74 **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.
- 75 **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.

County Fire - Community Safety

- 76 **Inspection by the Fire Department** - Status: Outstanding
Permission to occupy or use the building (certificate of Occupancy or shell release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

Land Use Services - Building and Safety

- 77 **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

- 78 **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.

79 **WQMP Improvements** - Status: Outstanding

All required WQMP improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works. An electronic file of the approved final WQMP shall be submitted to Land Development Division, Drainage Section.

80 **Streetlights** - Status: Outstanding

This project lies within the streetlight district boundary of County Service Area 70, Zone SL-1. Due to the projected use of the property, streetlighting may be required. If this project requires streetlights as conditioned by San Bernardino County Department of Public Works Special Districts Streetlighting Section, streetlight plans will be submitted directly to Special Districts, but all streetlights must be show on the street improvement plans submitted to Land Development. Please contact (909) 386-8821 for requirements or for additional information.

81 **LDD Requirements** - Status: Outstanding

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

Public Health– Environmental Health Services

82 **New Alternative Treatment System Permit** - Status: Outstanding

An Alternative Treatment System annual permit shall be required. For information, contact EHS at: (800) 442-2283.

83 **New Retail Food Facility Permit** - Status: Outstanding

A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

84 **Fire Extinguishers** - Status: Outstanding

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

85 **Material Identification Placards** - Status: Outstanding

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

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

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EXHIBIT B

Minor Use Permit Findings

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FINDINGS:

A MAJOR REVISION TO AN APPROVED ACTION TO DEMOLISH AN EXISTING 1,134 SQUARE FOOT BUILDING AND CONSTRUCT A 2,232 SQUARE FOOT CONVENIENCE STORE AT THE SITE OF AN EXISTING SERVICE STATION ON A 0.51-ACRE PARCEL WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT IN THE FONTANA SPHERE OF INFLUENCE; 2ND SUPERVISORIAL DISTRICT; APN: 0230-141-32; PROJECT NUMBER: PROJ-2021-00158.

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

All building setbacks meet or exceed Development Code requirements and have an appropriate landscape buffer for the proposed use and land use designation. Approximately 23% of the site will be landscaped, which meets the County's minimum 20% landscaping standard for retail use. The development of the proposed 2,232-square foot convenience store meets all development code requirements for the General Commercial (CG) Land Use Zoning District.

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

The site for the proposed use has adequate access, which means the site design incorporates appropriate street characteristics to serve the proposed use because access to the Project site will be provided via standard commercial driveways located on Cherry Ave and Arrow Blvd, providing legal and physical access to the site.

3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE.

The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties because the Project has been designed to use building materials, colors and landscaping consistent with the abutting properties and the replacement of the existing convenience store will not generate excessive noise or traffic. Further, as a replacement of an existing building, the proposed commercial facility will not use significant amounts of hazardous substances and all necessary public services and facilities are available, and as such, the Project qualifies for a CEQA exemption under Section 15303 of the CEQA Guidelines.

4. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE COUNTY GENERAL PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.

The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Policy Plan. The project implements explicitly the following goals and policies:

Goal LU-2 Land Use Mix and Compatibility: *An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.*

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.

- Goal/Policy Implementation: The Project is compatible with the surrounding commercial characteristics in terms of size and scale.

Policy LU-2.4 Land Use Map consistency: *We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.*

- Goal/Policy Implementation: The Project is consistent with the Land Use Map and does not propose a land use amendment. The Project site plan indicates compliance with Development Code standards in terms of setbacks, parking, landscaping, walls, and fences.

Policy LU-2.7 Countywide job-housing balance: *We prioritize growth that furthers a countywide balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life. We also strive for growth that furthers a balance of jobs and housing in the North Desert region and the Valley region.*

- Goal/Policy Implementation: The Project will add additional jobs to the region and further a countywide balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities, and improve quality of life.

The Project will not conflict with any applicable adopted land use plan, policy, or regulation or an agency with jurisdiction over the Project. It will implement the goals/policies described in the General Plan.

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

There is supporting infrastructure, existing or available, consistent with the intensity of the development to accommodate the proposed project with the Fontana Water Company in providing water and the applicant providing any necessary improvements to the on-site septic system providing sewer service to the larger convenience store. The replacement of an existing convenience store with a new convenience store building construction will not impact surrounding land use. As such, the proposed development carries out the intent of the Countywide Policy Plan.

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

The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety, and general welfare because adequate public services and facilities will be provided through the review of the Project by various County agencies/departments/divisions and conditioned to ensure compliance with County development standards.

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 design of the project site considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design with adequate building setbacks and the future ability to construct rooftop solar facilities. Although solar was not proposed, there are opportunities to place solar in the future.

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

A Notice of Exemption (NOE) will be recommended for filing the proposed Project. As such, no mitigation measures are proposed or required.

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

The Project is planned for immediate development and does not propose and is not being granted approval for a phased development.

10. THE PROJECT IS NOT LIKELY TO RESULT IN CONTROVERSY.

The project is not likely to result in controversy. Project Notices were sent to property owners within 300 feet on January 7, 2022. No comments were received.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Chapter 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above-referenced Project has been determined to be exempt from CEQA per Section 15303. A Notice of Exemption (NOE) is therefore recommended for filing. The NOE represents the independent judgment and analysis of the County acting as lead agency for the Project.

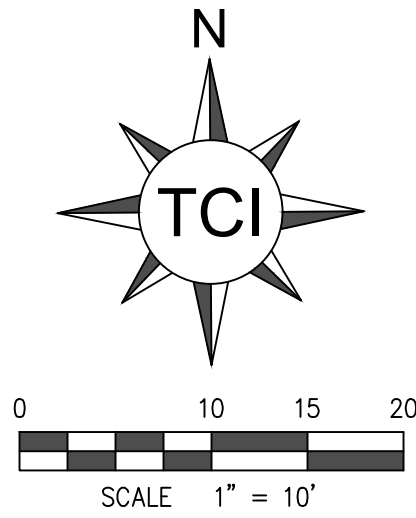
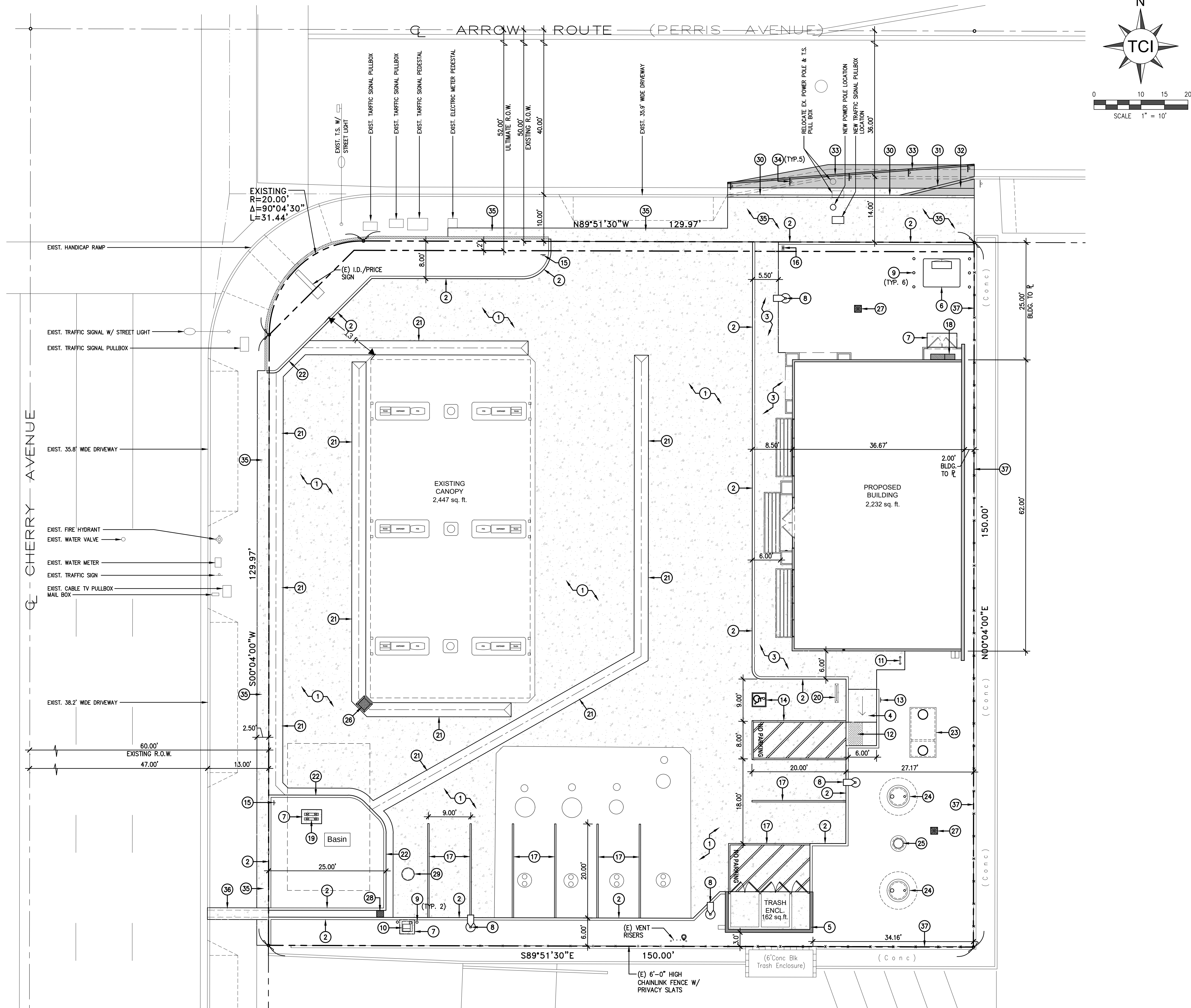
END OF FINDINGS

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EXHIBIT C

Site Plan

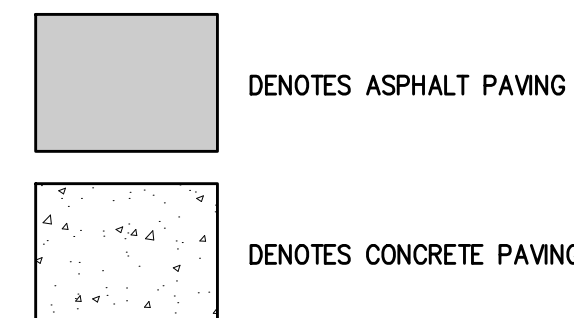
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OFFICIAL USE ONLY

IMPROVEMENT NOTES:

ITEM NO.	QTY.	UNITS:	DESCRIPTION:
(1)	8,880	S.F.	NEW 6" THICK CONCRETE DRIVE SLAB.
(2)	428	L.F.	NEW 6" HIGH CONCRETE CURB.
(3)	859	S.F.	NEW 4" THICK CONCRETE SIDEWALK.
(4)	1	EA.	NEW PARALLEL CURB RAMP.
(5)	1	EA.	NEW TRASH ENCLOSURE WITH ROOF STRUCTURE.
(6)	1	EA.	NEW S.C.E. ELECTRICAL TRANSFORMER.
(7)	29	S.F.	NEW 4" THICK CONCRETE SLAB
(8)	4	EA.	NEW AREA LIGHT FIXTURE AND POLE.
(9)	8	EA.	NEW 6" DIA. PROTECTIVE BARRIER POSTS.
(10)	1	EA.	NEW AIR/WATER UNIT.
(11)	1	EA.	NEW TWO BIKE LOOP RACK.
(12)	15	S.F.	NEW TRUNCATED DOMES AS SHOWN.
(13)	1	EA.	NEW ACCESSIBLE PARKING SIGN.
(14)	1	EA.	NEW ACCESSIBLE PARKING STALL STRIPING, ADJACENT AISLE STRIPING AND ACCESSIBLE PARKING STALL SYMBOL.
(15)	2	EA.	NEW SITE ENTRANCE SIGNAGE FOR ACCESSIBLE PARKING.
(16)	1	EA.	NEW ACCESSIBLE ROUTE SIGNAGE.
(17)	LOT	EA.	NEW 4" WIDE PARKING STALL STRIPING, PAINTED WHITE PER CITY STANDARDS.
(18)	1	EA.	NEW MAIN SWITCHBOARD "MSB".
(19)	2	EA.	NEW BACKFLOW PREVENTER DEVICE WITH ENCLOSURE.
(20)	1	EA.	NEW 4'-0" LONG CONCRETE WHEEL STOP.
(21)	338	L.F.	NEW 3'-0" WIDE CONCRETE V-GUTTER.
(22)	58	L.F.	NEW 6" HIGH CONCRETE CURB AND 18" GUTTER.
(23)	1	EA.	INSTALL JENSEN PRECAST 1,500 GAL. SEPTIC TANK.
(24)	2	EA.	INSTALL JENSEN PRECAST SEEPAGE PIT WITH COVER.
(25)	1	EA.	INSTALL JENSEN PRECAST COMMERCIAL DISTRIBUTION BOX WITH COVER.
(26)	1	EA.	NEW DEAD END SUMP.
(27)	2	EA.	NEW 18"x18" DRAIN INLET WITH ATRIUM GRATE.
(28)	1	EA.	NEW 18"x18" DRAIN INLET BOX.
(29)	1	EA.	NEW SUMP BASIN WITH LID.
(30)	53	L.F.	NEW CONCRETE CURB AND GUTTER PER COUNTY OF SAN BERNARDINO STANDARD PLAN NO. 115.
(31)	17	L.F.	NEW 8" ASP. BERM CURB PER COUNTY OF SAN BERNARDINO STANDARD PLAN NO. 117.
(32)	24	S.F.	CONSTRUCT 2" ASPHALT PAVING OVER DIRT BASE.
(33)	53	L.F.	NEW 4" WIDE STRIPING, PAINTED WHITE, EDGE LINE PER 2010 CALTRANS STD. PLAN NO.: A20B, DETAIL 27B.
(34)	5	EA.	NEW CHANNELIZERS (FLEXIBLE POST) WITH SURFACE MOUNT FLEXIBLE BASE PER CALIFORNIA MUTCD 2014, FIG. 3H-101 (CA).
(35)	953	S.F.	NEW CONCRETE SIDEWALK PER COUNTY OF SAN BERNARDINO STANDARD PLAN NO. 109, TYPE "C" (10'-0" WDE).
(36)	1	EA.	NEW UNDER SIDEWALK CULVERT PER COUNTY OF SAN BERNARDINO STD. PLAN NO.: 211.
(37)	196	L.F.	NEW 6'-0" HIGH CHAINLINK FENCE WITH PRIVACY SLATS.



DRAWN BY: AJ
DATE: 3/12/2024
SCALE: 1" = 10'
PLOT: 1-1
REF: G037-11.0
FILE: 0115-0093

NOTICE
This drawing and all information therein is the property of Travis Companies, Inc. and shall not be copied or used except for the purpose for which it is expressly furnished. The drawing and any complete shall be returned to the owner upon demand.

PREPARED FOR:
G&M Oil Company, Inc.
16866 A Lane
Huntington Beach
California 92647-4831
(714) 375-4700

PREPARED BY:
Travis Companies, Inc.
4439 E. Main Street, Suite F, Anaheim, CA 92807
Tel: (714) 693-3088 Fax: (714) 693-3033
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DATE
REVISION
NO.

IMPROVEMENT SITE PLAN
G&M OIL COMPANY FACILITY No.: 37
8515 CHERRY AVENUE
FONTANA, CA 92335

DRAWING NUMBER
ST1.0

9/5/2025