



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: April 18, 2024

Project Description

APNs: 1016-011-08

Applicant: Edgar Corral

Community: Chino/4th Supervisorial District

Location: 12152 East End Avenue

Project No: PROJ-2023-00001

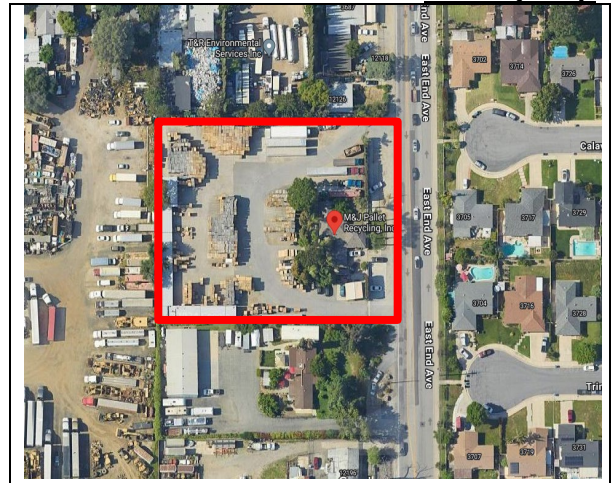
Staff: Azhar Khan, Senior Planner

Rep: Edgar Corral

Proposal: A Conditional Use Permit to construct a 22,267-square foot industrial warehouse building to operate an indoor pallet manufacturing operation on a 1.71-acre parcel.

AGENDA ITEM #3

Vicinity Map



34 Hearing Notices Sent on April 3, 2024

Report Prepared By: Azhar Khan, Senior Planner

SITE INFORMATION:

Project Size: 1.71-acre parcel

Terrain: Mostly flat/disturbed

Vegetation: No Vegetation/some mature trees

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Industrial Use	Limited Industrial (LI)	Community Industrial (IC)
North	Industrial Uses	Limited Industrial (LI)	Community Industrial (IC)
South	Single Family with Commercial Use	Limited Industrial (LI)	Community Industrial (IC)
East	Single Family Residences	City of Chino	City of Chino
West	Industrial Use	Limited Industrial (LI)	Community Industrial (IC)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Chino	Reviewed
Water Service:	Monte Vista Water District (MVWD)	No comment
Sewer Service:	Monte Vista Water District (MVWD)	No comment

STAFF RECOMMENDS: That the Planning Commission **ADOPT** the Mitigated Negative Declaration; **ADOPT** the findings for approval of the Conditional Use Permit; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** staff to file the Notice of Determination.¹

¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors

Figure 1
 Vicinity Map

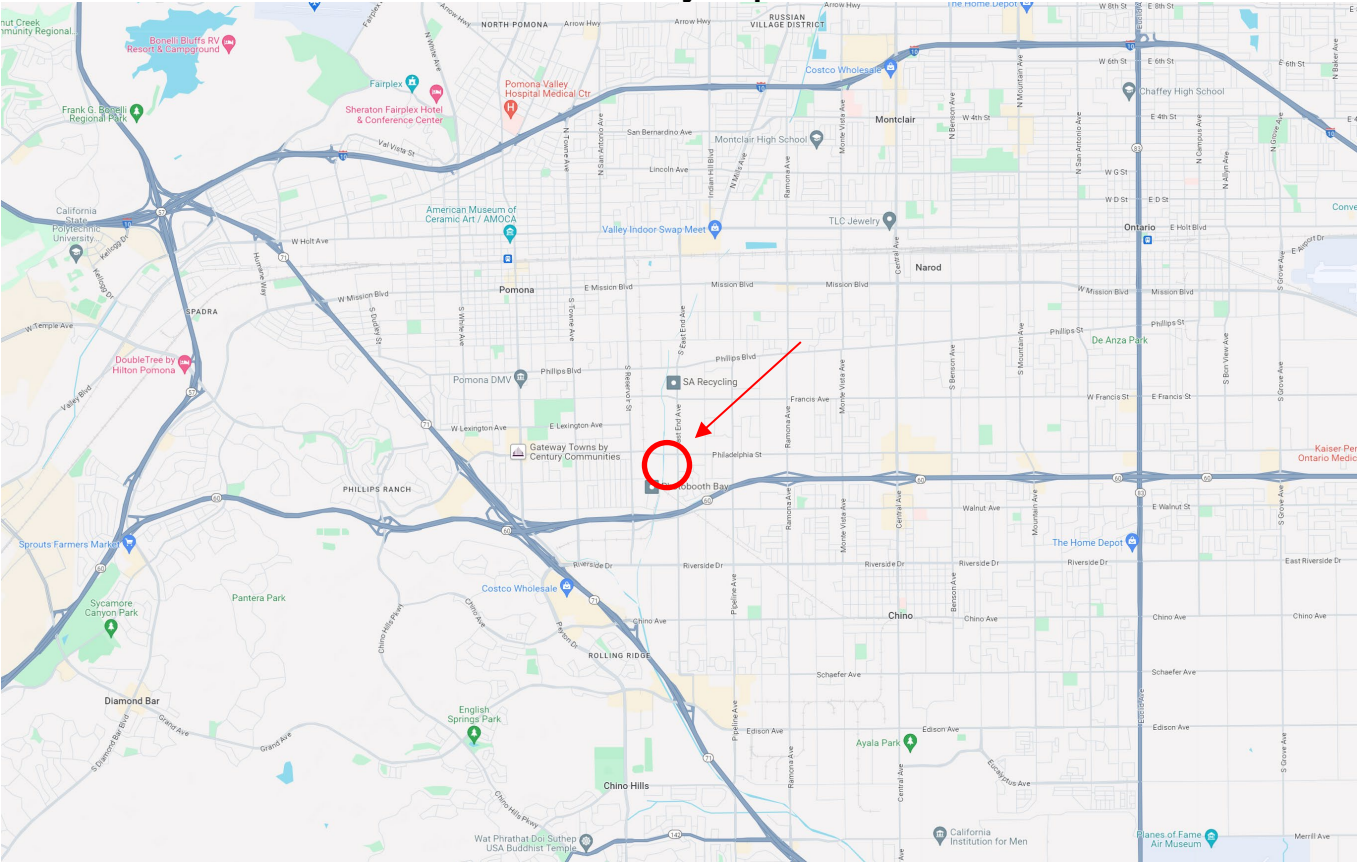
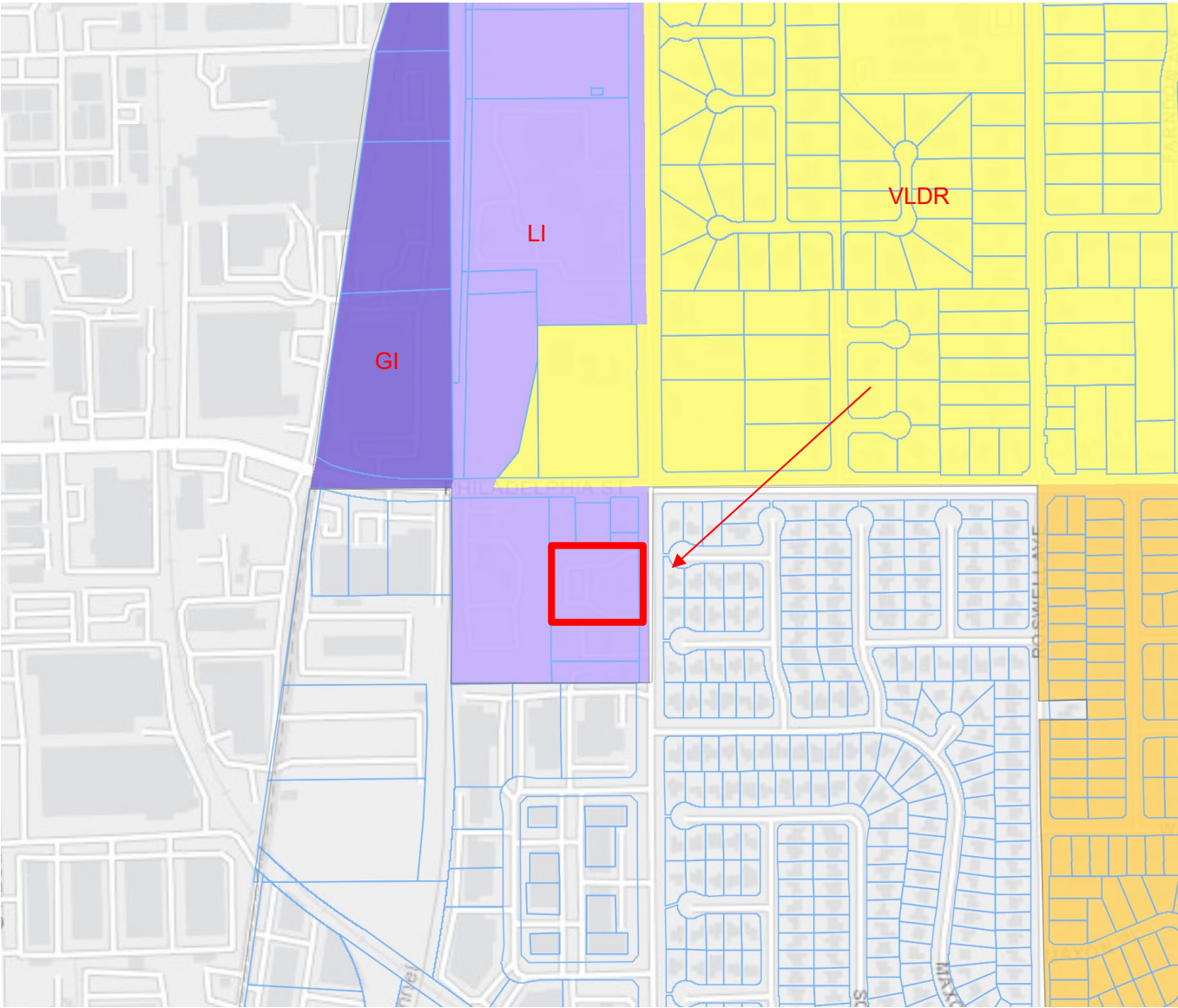


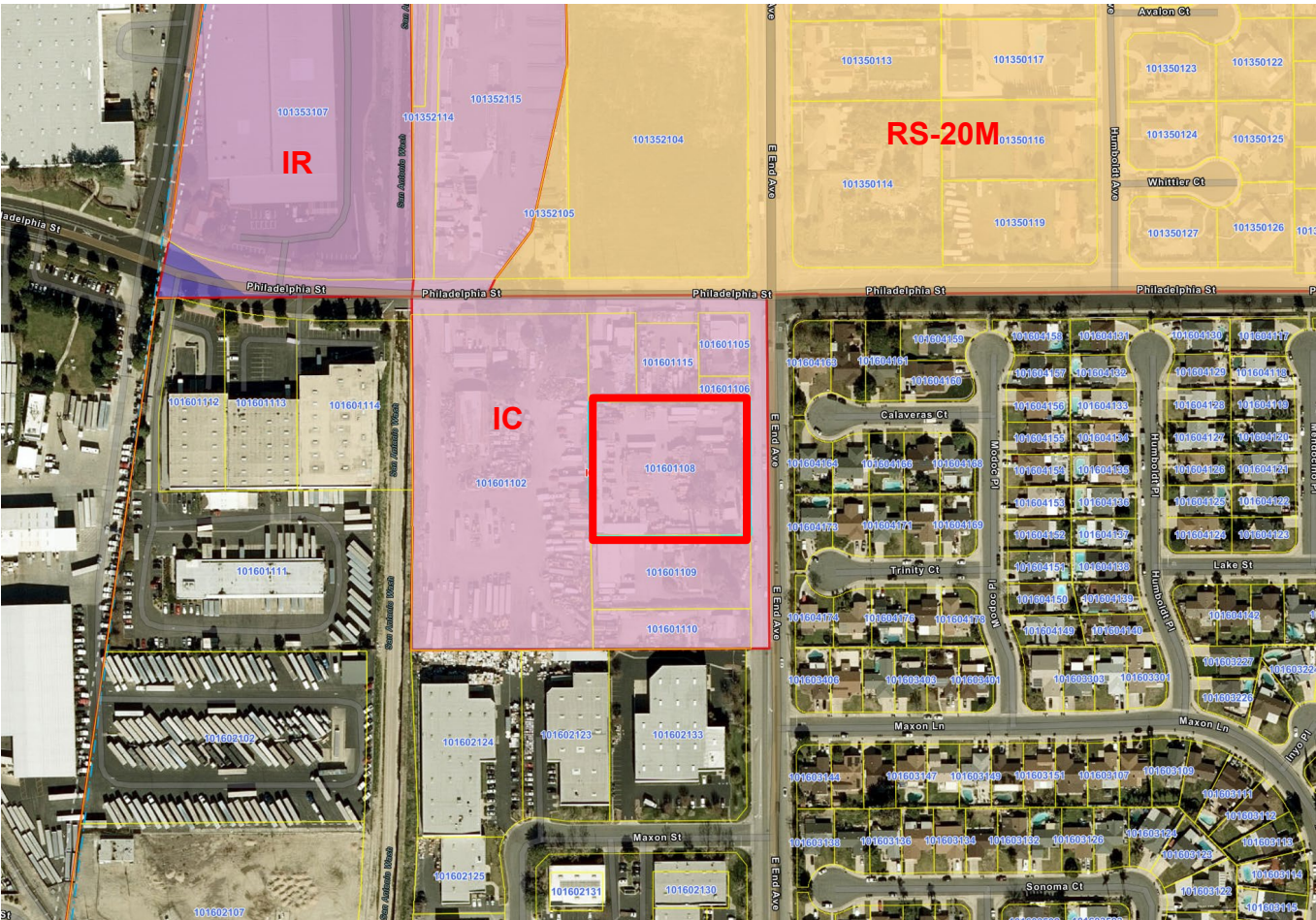
Figure 2
Land Use Category
Limited Industrial (LI)



Legend

- LI: Limited Industrial
- GI: General Industrial
- VLDR: Very Low Density Residential

Figure 3
Official Land Use District Map
Zoning
Community Industrial (IC)



Legend

IC

- Community Industrial

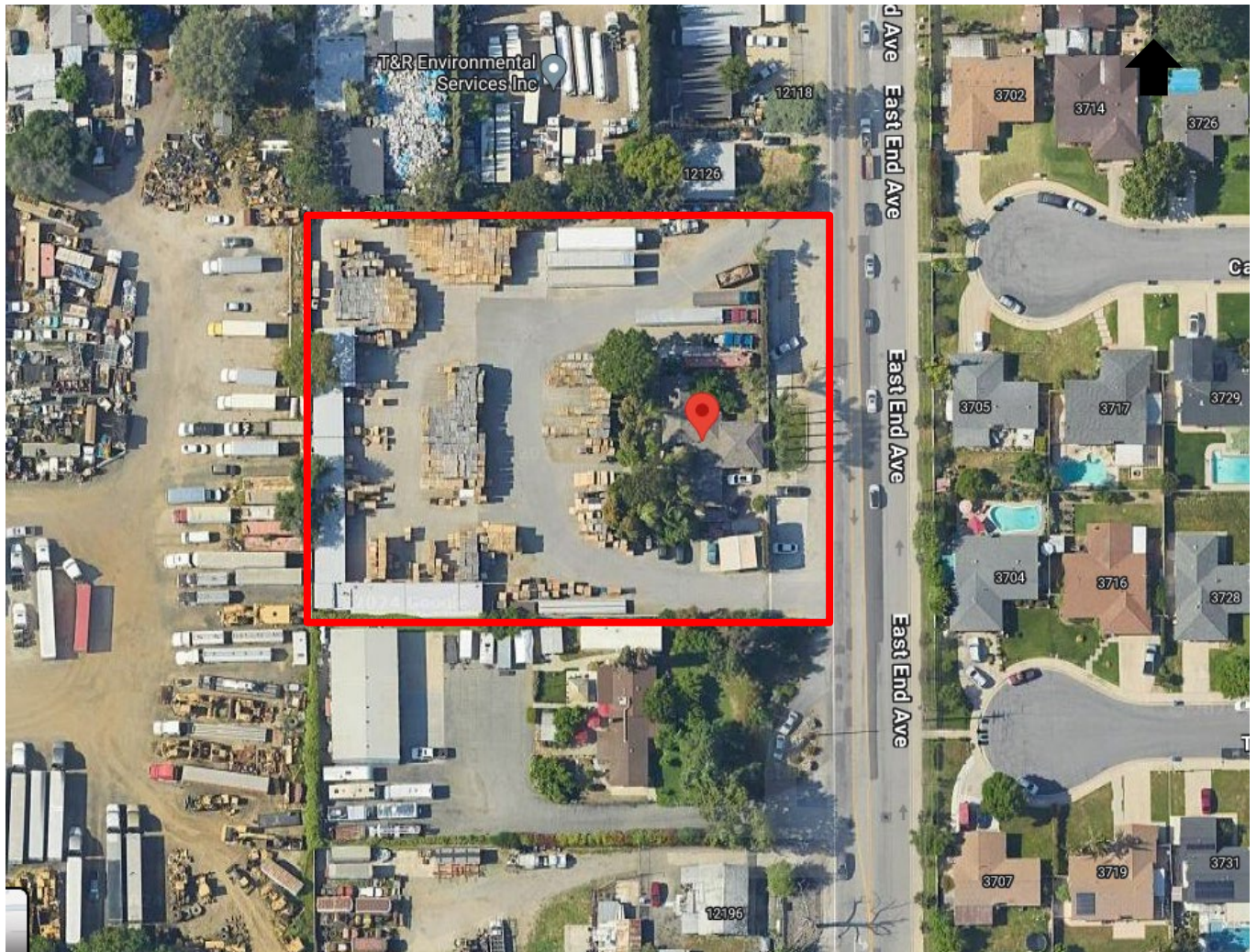
IR

- Regional Industrial

RS-20M

- Single Residential
Minimum 20,000 sq. ft. lot size

Figure 4
Aerial Map



The site plan shows a large building with a total area of 22,267 S.F. The building is divided into several sections, including a large central area labeled 'OFFICE' and a smaller section labeled '2 DOCK DOORS'. The building is surrounded by a '26' WIDE FIRE LANE' on the left and right sides. The plan also shows various rooms, including 'TIP', 'TIP 1', 'TIP 2', 'TIP 3', 'TIP 4', 'TIP 5', 'TIP 6', 'TIP 7', 'TIP 8', 'TIP 9', 'TIP 10', 'TIP 11', 'TIP 12', 'TIP 13', 'TIP 14', 'TIP 15', 'TIP 16', 'TIP 17', 'TIP 18', 'TIP 19', 'TIP 20', 'TIP 21', 'TIP 22', 'TIP 23', 'TIP 24', 'TIP 25', 'TIP 26', 'TIP 27', 'TIP 28', 'TIP 29', 'TIP 30', 'TIP 31', 'TIP 32', 'TIP 33', 'TIP 34', 'TIP 35', 'TIP 36', 'TIP 37', 'TIP 38', 'TIP 39', 'TIP 40', 'TIP 41', 'TIP 42', 'TIP 43', 'TIP 44', 'TIP 45', 'TIP 46', 'TIP 47', 'TIP 48', 'TIP 49', 'TIP 50', 'TIP 51', 'TIP 52', 'TIP 53', 'TIP 54', 'TIP 55', 'TIP 56', 'TIP 57', 'TIP 58', 'TIP 59', 'TIP 60', 'TIP 61', 'TIP 62', 'TIP 63', 'TIP 64', 'TIP 65', 'TIP 66', 'TIP 67', 'TIP 68', 'TIP 69', 'TIP 70', 'TIP 71', 'TIP 72', 'TIP 73', 'TIP 74', 'TIP 75', 'TIP 76', 'TIP 77', 'TIP 78', 'TIP 79', 'TIP 80', 'TIP 81', 'TIP 82', 'TIP 83', 'TIP 84', 'TIP 85', 'TIP 86', 'TIP 87', 'TIP 88', 'TIP 89', 'TIP 90', 'TIP 91', 'TIP 92', 'TIP 93', 'TIP 94', 'TIP 95', 'TIP 96', 'TIP 97', 'TIP 98', 'TIP 99', 'TIP 100'. The plan also shows various streets, including 'EAST END AVENUE' and 'BAYVIEW AVENUE'. The plan is oriented with North at the top.

Figure 6
 Conceptual Landscape Plan

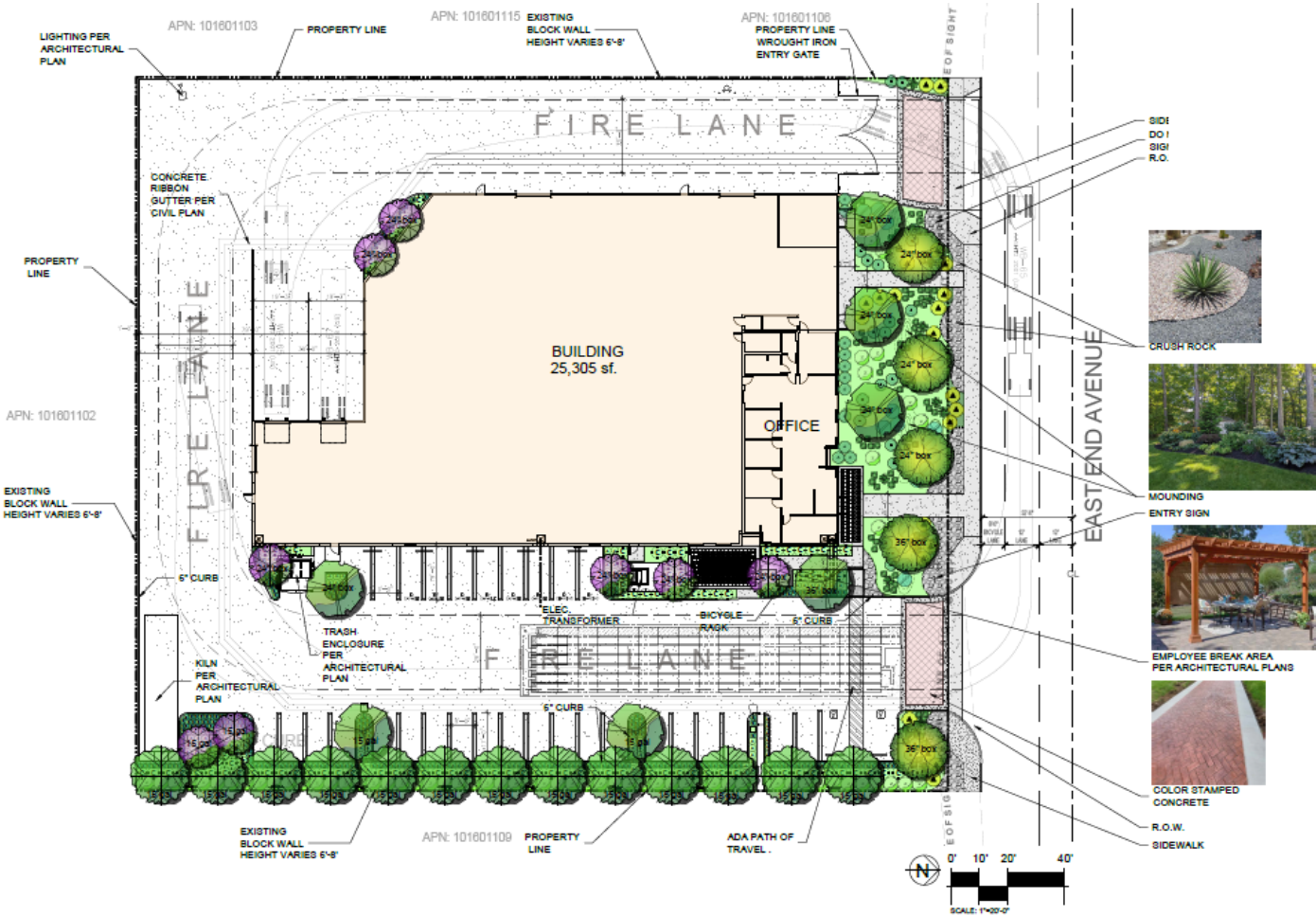


Figure 7
Proposed Elevations



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Figure 9
Existing Site Conditions

View of Site looking south from East End Avenue



View of Site looking north from East End Avenue



PROJECT DESCRIPTION:

The applicant has submitted a Conditional Use Permit (CUP) application to remedy an ongoing code violation on a site that was approved for pallet manufacturing (Proj. No. SA/85-0104/W36-121), which subsequently lapsed. The CUP includes the legalization of an existing outdoor pallet manufacturing operation to an enclosed operation within a proposed 22,267-square-foot industrial warehouse building (Project). The Project will be constructed on a 1.71-acre site located at 12152 East End Avenue, within the Limited Industrial (LI) Land Use Category and Community Industrial (IC) zoning district (Project Site). The Project Site is located in the City of Chino Sphere of Influence area and is currently occupied with the illegal use and activity of pallet manufacturing and storage. The applicant has prepared a project description in a letter of intent (see Exhibit A – Letter of Intent).

According to the Cultural Resources Survey Report, no evidence was found to indicate association with events leading to California's history and cultural heritage. In addition, the existing residential structure does not embody distinctive characteristics of a type or time period, and therefore, the existing residence is not considered significant. The Project has been significantly disturbed; however, numerous mature trees around existing structures exist and will be proposed to be removed.

The surrounding area is comprised of existing industrial uses to the north, south, and west, as well as single-family residential homes to the east, which are within the City of Chino boundary limits. The parcel south of the Project site is a single-family residence with an industrial use. The scope of the Project will consist of site clearing, site preparation, appurtenant improvements, and construction of the proposed warehouse building, with on-site parking and loading areas, circulation, landscaping, and water quality management improvements. Off-site street and drainage improvements will also be constructed. The Project will have two (2) truck loading docks located on the west side of the proposed building. Access to the site will be provided on East End Avenue.

PROJECT BACKGROUND:

In July 1986, the Project site obtained Land Use Approval of a Conditional Use Permit (First CUP) for a pallet manufacturing yard (Proj. No. SA/85-0104/W36-121). In July of 1989, the First CUP was not exercised within 36 months of the effective date of approval and, subsequently, became expired and void. Deeming the First CUP as exercised is required to commence construction activity, including but not limited to street improvements. The Project Site continued to operate without an effective Land Use Entitlement, subsequently rendering the Project Site operations illegal. In January 2023, the applicant submitted a Conditional Use Permit application in response to Code Enforcement efforts to abate the unpermitted use. To ensure the Project condition's effectiveness, staff, in consultation with the City of Chino Planning Department, recommend providing reduced expiration time from the standard 36 months to 18 months included within the Conditions of Approval (See Exhibit D - Condition No. 6).

PROJECT ANALYSIS:

Site Planning: The Project Site is located in the Community Industrial (IC) Land Use Zoning District. The intent of the Community Industrial Zoning District is to provide sites with light industrial uses such as light manufacturing uses, wholesale/warehouse services,

contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. These uses shall have limited outside storage. Within the Community Industrial Zoning District, an industrial warehouse is considered a permitted use, subject to the approval of a Conditional Use Permit.

The Project building has been designed as a concrete tilt-up construction. Truck access will be provided along East End Avenue on the northwest and southwest entrances to the site. On-site truck movements would encircle the proposed warehouse with two (2) truck loading docks on the west side of the Project site. Parking spaces for employee and visitor vehicles (e.g., passenger cars, pick-up trucks, etc.) would be located adjacent to the building in the southern area of the proposed building (See Exhibit B - Site Plan). The Project Site Plan provides adequate area to accommodate all parking, loading areas, and access and circulation requirements needed to comply with County requirements (See Table 2 below).

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development within the Community Industrial (IC) Zone, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Community Industrial Zone		Project Plans
Industrial Warehouse Building	CUP		CUP
Parking	30 spaces		33 total spaces, which includes 2 ADA accessible spaces.
Landscaping	Minimum Landscaping	15%	15.8% (11,384 sq. ft.)
Building Setbacks	Front Side Rear	25' 10' 10'	38' 40' and 86' 40'
Building Height	75 feet maximum		39'
Maximum Lot Coverage	85%		84%
Drive Aisles	26'		40'

Landscaping: A landscaping plan will be provided and will be required to comply with the Landscaping Standards provided in Development Code Section 83.10.060, and Table 83-12 “Minimum Landscaped Area”. The conceptual landscape plan provides 15.8% landscape site coverage in drought-tolerant landscaping, with a variety of trees, ground cover, and shrubs. Landscaping will be reviewed and approved as a separate landscape permit.

Fencing: The Project site has an existing six-foot to eight-foot masonry wall along the perimeter of the site, which is consistent with Development Code Section 83.02.060 – Screening and Buffering requirements.

Hours of Operation: The Project will operate 7 days per week, 8:00 AM to 4:00 PM, with an estimated maximum of 15 employees per day.

California Environmental Quality Act Compliance:

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit E – Final IS/MND). The IS concludes that the Project will have either no impact or less than significant adverse impact on the environment with the implementation of recommended mitigation measures contained in the IS, which have been incorporated into the Project's Mitigation Monitoring & Reporting Program (See Exhibit F - MMRP). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on December 1, 2023. One e-mail to the NOA/NOI was received from a neighboring resident with concerns about truck traffic and noise. The staff's response to the concern is provided as Exhibit H.

The following are summaries of topics addressed in the IS/MND:

Aesthetics: The Project will include a concrete tilt-up structure painted in shades of earth-tone colors, including beige and brown, with blue reflective glazing on the windows facing the street. The warehouse building will be about 39' tall, with an office area fronting East End Avenue. The Project design includes a landscape buffer fronting the Project along East End Avenue and loading activities to occur to the west side of the proposed building, hidden from public view. Lastly, East End Avenue is not considered and designated as a State or County Scenic Corridor.

Air Quality: The Project is projected to be consistent with regional planning forecasts maintained by the Southern California Association of Governments regional plans. The significance of the impact of air quality on the project has been analyzed on a project-specific basis. The Project would generate less than 110 daily vehicle trips, at an estimate of 68 daily trips. The Project operation of pallet rehabilitation, construction, and storage is not an odor generator, and therefore, no odors attributed to the Project would adversely impact any surrounding sensitive receptors. As the analysis of project-related emissions provided below indicates, the Project will not cause or be exposed to significant air pollution is implemented, and is, therefore, consistent with the applicable air quality plan.

Water Quality: A Water Quality Management Plan (WQMP) has been approved by the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System Area-wide Stormwater Program. The Project drainage system will collect stormwater runoff into an underground infiltration and catch basin designed and sized to accept stormwater flows for on-site percolation within the prescribed period of time to avoid the nuisance of standing water. Requirements for approval of the final WQMP have been incorporated into the conditions of approval.

Traffic: A Trip Generation Assessment and VMT screening were conducted to evaluate potential Project-related traffic impacts. The Project is estimated to generate 90 Passenger Car Equivalent (PCE) trips on a daily basis (fewer than 100 peak hour trips) and 68 daily trips. The Project would not add enough trips to result in daily traffic volumes of 100 peak hour trips and less than 110 daily vehicle trips, and therefore no additional traffic analysis was conducted. The Project will also be required to pay approximately \$119,128.45 in Development Impact Fees, which collectively reduce overall impacts on the transportation system.

Public Comments:

On February 8, 2023, Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. Three (3) opposition e-mails were received.

On October 25, 2023, a notice of the MND's availability was sent to surrounding property owners and responsible agencies as part of the CEQA process. As noted, in response to the Project notices, one comment letter was received by a neighboring resident with concerns about truck traffic and noise (Exhibit H). The responses to noise have been addressed in Exhibit H.

RECOMMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration (Exhibit E) and Mitigation Monitoring and Reporting Program (Exhibit F);
- 2) **ADOPT** the Findings for approval of the Conditional Use Permit (Exhibit C);
- 3) **APPROVE** the Conditional Use Permit to construct a 22,267 square foot industrial warehouse building to operate an indoor pallet manufacturing operation on a 1.71-acre parcel, subject to the Conditions of Approval (Exhibit D); and,
- 4) **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Letter of Intent
EXHIBIT B: Site Plan
EXHIBIT C: Findings
EXHIBIT D: Conditions of Approval
EXHIBIT E: Initial Study/Mitigated Negative Declaration
[https://www.sbcounty.gov/uploads/LUS/Environmental/M&JPallet Warehouse Storage Chino/Final%20M&J%20Pallet%20Warehouse%20MND.pdf](https://www.sbcounty.gov/uploads/LUS/Environmental/M&JPallet%20Warehouse%20Storage%20Chino/Final%20M&J%20Pallet%20Warehouse%20MND.pdf)
EXHIBIT F: MMRP
EXHIBIT G: City of Chino Letters
EXHIBIT H: Comment letters and responses

EXHIBIT A

Letter of Intent

Letter of Intent

Applicant: _____
Mailing Address: _____
Phone Number: _____
Business Name: _____

Date: _____
Primary Contact: _____
APN(s): _____

If needed, you may attach additional documents to provide more detailed information.

Brief description of proposed use:

Brief Description of proposed location and surrounding properties as they currently exist:

Logistics (Truck trips, hours of business, parking, number of employees, etc.):

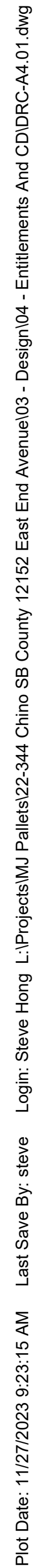
Goals and Objectives:

EXHIBIT B

Site Plan



DRC-A2.01



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&J PALLET RECYCLING INC.

152 EAST END AVENUE
CHINO CA 91710

JOB No. _____
 -344 _____
 DRAWN BY _____
 STEVE HONG _____
 CHECKED BY _____
 STEVE HONG _____
 SHEET TITLE _____
 ARCHITECTURAL DETAILS _____
 ONSITE TRASH ENCLOSURE _____
 SHEET NUMBER _____

DRC-A4.01



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

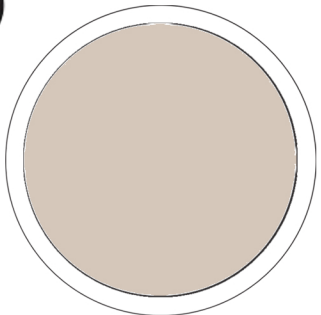


EAST ELEVATION

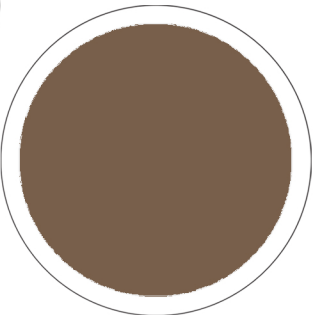
COLORED ELEVATION DESIGN

12152 EAST END AVENUE
CHINO CA 91710

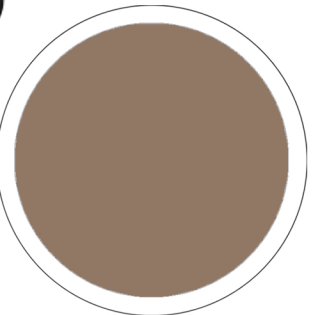
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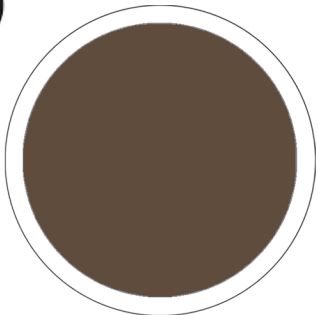
PAINTED CONCRETE
SHERWIN WILLIAMS
SW9085
TOUCH OF SAND
- 2



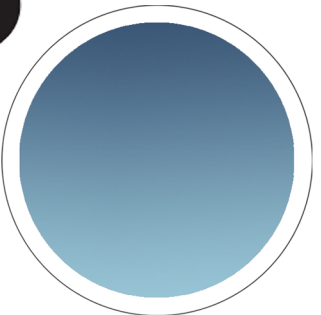
PAINTED CONCRETE
SHERWIN WILLIAMS
SW9090
CARAIBE
- 3



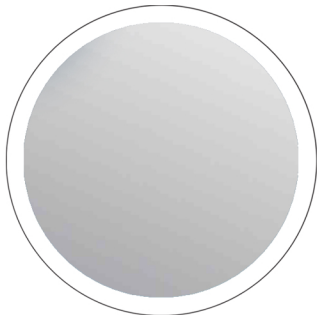
PAINTED CONCRETE
SHERWIN WILLIAMS
SW9089
LLAMA WOOL
- 4




PAINTED CONCRETE
SHERWIN WILLIAMS
SW9091
HALF CAFF
- 5



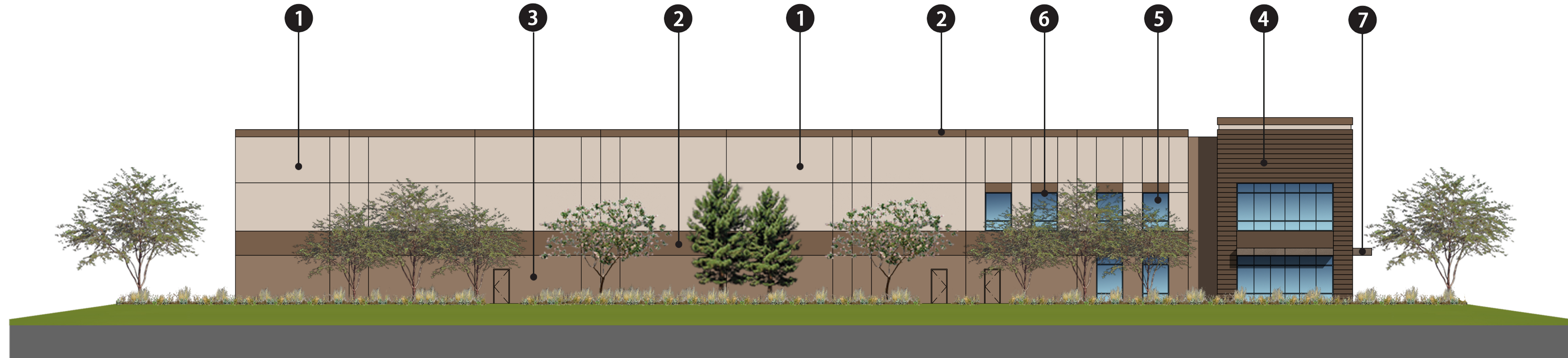
BLUE REFLECTIVE
GLAZING
- 6



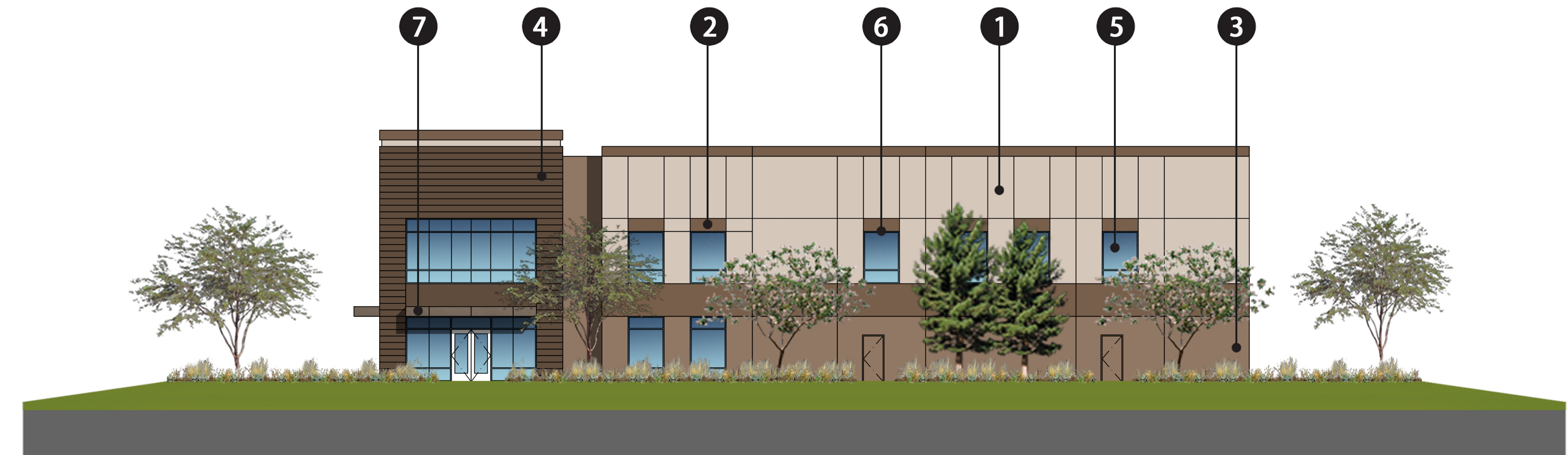
CLEAR ANODIZED
MULLIONS
- 7



CANOPY:
REYNOBOND SERIES
TWO, AAMA 2605
ANODIC BRONZE



SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN
12152 EAST END AVENUE
CHINO CA 91710



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EMAIL: FAUSTO@LANDARQ.COM
ATTN: FAUSTO REYES

M&J PALLET RECYCLING INC

12152 EAST END AVENUE
CHINO CA 91710

No.	ISSUANCE	DATE
1	changes	5/10/2023

JOB No.	
23-803	
DRAWN	CHECKED
J.C. & M.A.	FAUSTO
SHEET TITLE	

LANDSCAPE PLAN

SHEET NUMBER

CLA 1.01



M & J Pallets - Conceptual Landscape Plan

12152 East End Ave., Chino, CA

PREPARED FOR:
APN: 101601108
M & J PALLET RECYCLING INC
12152 EAST END AVE.
CHINO, CA 91710

PROJECT INFO.:
SITE AREA: 71,785 SF / 1.65 ACRES
TOTAL LANDSCAPE AREA: 9,790 / 13%
TOTAL IMPERVIOUS AREA: 38.475 S.F. / 51%

CITY OF CHINO LANDSCAPE COVERAGE
LANDSCAPE REQUIREMENTS: 10%
LANDSCAPE PROVIDED: 13%

JOB No.	
23-803	
DRAWN	CHECKED
J.C. & M.A.	FAUSTO
SHEET TITLE	

LANDSCAPE PLAN

SHEET NUMBER

CLA 1.01

EXHIBIT C

Findings

FINDINGS: CONDITIONAL USE PERMIT

A CONDITIONAL USE PERMIT TO CONSTRUCT A 22,267 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING TO OPERATE AN INDOOR PALLET MANUFACTURING OPERATION, ON A 1.71 ACRE PARCEL; LOCATED AT 12152 EAST END AVENUE, WITHIN THE LAND USE CATEGORY OF LIMITED INDUSTRIAL (LI), ZONED COMMUNITY INDUSTRIAL (IC); WITHIN THE CITY OF CHINO SPHERE OF INFLUENCE AREA; 4TH SUPERVISORIAL DISTRICT; APN: 1016-011-08; PROJECT NUMBER PROJ-2023-00001

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 Permit:

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

The Project Site is 1.71-acres in size and is of adequate size and shape to accommodate the proposed building and use with parking stalls and sufficient drive aisle widths for ingress and egress of the proposed vehicles on-site. All setbacks meet the requirements of the Development Code, as applicable, for the proposed land use and the current zoning designation. The submitted plans shows adequate design, parking, landscaping, circulation, access, and setbacks

- 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 Project site plan has been reviewed by the County's Land Use Services and Public Works departments and determined to have adequate access to the abutting roadways with the proposed roadway improvements which must be constructed in connection with Project development. Access to the Project site is provided by two commercial/industrial driveways, located along East End Avenue, which will provide legal and physical access to the site. On-site circulation drive aisles meet San Bernardino County 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 THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, OR OTHER DISTURBANCE.**

The Project is consistent with the land uses and development allowed within Community Industrial Zoning Designation (IC). The proposed legalization of an existing outdoor pallet manufacturing operation to an enclosed operation within a proposed 22,267 square foot industrial warehouse building and Project improvements have been designed to incorporate sufficient industrial performance standards and setbacks, and use building materials, colors and landscaping, including shades earthtones such as beige and brown, with blue glazing on the windows facing East End Avenue. The Project design includes a 38'6" foot landscape

setback from East End Avenue and the two truck loading docks are located at the rear of the building that further enhance the overall aesthetic quality of the development. The proposed use is located on a parcel of 1.71-acres in size. The Project is adjacent to a mix of other industrial uses which are also located in the Community Industrial Zoning Designation (IC). The proposed use is required to comply with all requirements of the County Development Code, as applicable, with respect to noise, vibration, lighting and glare. The Project is located on an occupied parcel, within an industrial area of the County. The Project as conditioned and is not anticipated to have adverse effects 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 proposed Conditional Use Permit, together with the provisions for the Project design and improvement are consistent with the Policy Plan. The Project specifically implements the following goals, policies, standards and maps of the Policy Plan:

- 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.

Consistency: *The Project is appropriate because the use is allowed subject to a land use entitlement of a Conditional Use Permit and compatible with the size and scale of the surrounding industrial characteristics. The Project site is currently occupied with an illegal operation and the proposed building would render the use consistent with the allowed uses within an enclosed structure, subject to the approval of the Conditional Use Permit.*

- 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.

Consistency: The Project is consistent with the Land Use Map and does not propose a change in the Land Use Category. The proposed use is generally compatible and consistent with surrounding land uses and community's identity.

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

There is supporting infrastructure, available to accommodate the proposed development without significantly lowering service levels. Water service will be provided by the Monte Vista Water District. The site is currently connected to the existing water main line located on East

End and would have the capacity required for the proposed Project. There are public services available to serve the site including water, electric, gas, telephone, and cable.

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

The conditions of approval include measures that require the developer to comply with the performance measures outlined in the County Development Code, as applicable. Therefore, the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

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

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

8. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED MITIGATION MEASURES.

The environmental findings, in accordance with Section 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 Project has been analyzed with the preparation of a Mitigated Negative Declaration (MND) and determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT D

Conditions of Approval



Conditions of Approval

Record:	PROJ-2023-00001	System Date:	03/20/2024
Record Type:	Project Application	Primary APN:	1016011080000
Record Status:	Decision Pending	Application Name:	CONDITIONAL USE PERMIT
Effective Date:		Expiration Date:	
Description:	A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A 22,267 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, ON A 1.65 ACRE PARCEL; LOCATED AT 12152 EAST END AVENUE; WITHIN THE LAND USE CATEGORY OF LIMITED INDUSTRIAL; ZONED COMMUNITY INDUSTRIAL (LI/IC); WITHIN THE CITY OF CHINO SPHERE OF INFLUENCE AREA; APN: 1016-011-08; 4TH SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00001.		

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

- Project Approval Description (CUP/MUP)** - Status: Outstanding
This Conditional Use Permit (CUP) is conditionally approved to construct a 22,267 square foot industrial warehouse building, on a 1.65 acre parcel; Located at 12152 East End Avenue; Within the Land Use Category of Limited Industrial; Zoned Community Industrial (LI/IC); Within the City of Chino Sphere Influence area; APN: 1016-011-08; 4th Supervisorial District; Project Number: Proj-2023-00001, 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.
- Project Location** - Status: Outstanding
The Project site is located at 12152 East End Avenue, Chino.

3 **Revisions** - Status: Outstanding

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

4 **Indemnification** - Status: Outstanding

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

5 **Additional Permits** - Status: Outstanding

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

6 **Expiration** - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 18 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

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 **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-2023-00001. 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

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 **Continous 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.

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

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 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.
- 18 **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.
- 19 **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.
- 20 **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.
- 21 **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.
- 22 **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. 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

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

24 **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.

25 **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

26 **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.

27 **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.

28 **Directional Sign Maintenance** - Status: Outstanding

All required directional signage for traffic entering and exiting the site shall be installed and continuously maintained outside the Public road right-of-way in good condition for both day and night time visibility.

INFORMATIONAL

Land Use Services - Planning

29 **Informational Condition** - Status: Outstanding

CHINO VALLEY FIRE - Applicable Standards: 101, 102, 103, 110, 111, 114, 117, 121, 122, 133, 141, 143 CVFD Standards available online at <http://www.chinovalleyfire.org>

Public Works - Solid Waste Management

30 **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.

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

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

32 **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.

33 **Recycling and Organic Waste Collection Container Information** - Status: Outstanding

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

34 **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

35 **Air Quality** - Status: Outstanding

Although the Project does not exceed South Coast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the South Coast Air Quality Management 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.

36 **Diesel Regulations** - Status: Outstanding

The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. South Coast Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

37 **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.

38 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

Land Use Services - Building and Safety

39 **Demolition Permit** - 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.

40 **Geotechnical Report** - 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.

41 **Wall Plans** - Status: Outstanding

Submit plans and obtain separate building permits for any required retaining walls.

Public Health– Environmental Health Services

42 **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.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

43 **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.

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

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.

45 **Lighting Plans** - Status: Outstanding

The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

46 **Issuance/Building Permit Condition** - Status: Outstanding

CHINO VALLEY FIRE 2.1 - Fire access roads shall be constructed and approved by the Community Risk Reduction Division prior to combustibles being brought onto the site.

47 **Issuance/Building Permit Condition** - Status: Outstanding

CHINO VALLEY FIRE 2.2 - Approved street signs shall be installed prior to issuance of building permits, as well as a job site address.

48 **Issuance/Building Permit Condition** - Status: Outstanding

CHINO VALLEY FIRE 2.3 - Fire Protection water systems shall be tested, operational, and approved by the Community Risk Reduction Division prior to combustible materials being brought to the site.

49 **Issuance/Building Permit Condition** - Status: Outstanding

CHINO VALLEY FIRE 2.4 - All flammable vegetation shall be removed from each building site for a minimum distance of thirty feet (30') from any flammable building material including all structures.

50 **Issuance/Building Permit Condition** - Status: Outstanding

CHINO VALLEY FIRE 2.5 - A detailed site plan of the development is required to be submitted in electronic (pdf.) format. The plan must show and be limited to: locations of property lines, buildings, and equipment and hazards for emergency response purposes. Please refer to Fire District Standard No. 143. Additional or revised files may be required during construction and/or prior to final signoff.

51 **Issuance/Building Permit Condition** - Status: Outstanding

CHINO VALLEY FIRE 2.6 - The Developer shall submit, as an electronic file, a drawing of the new streets in pdf format to the Fire District with the building construction plans. Format must contain and be restricted to the following layers: A. Right of way; B. Parcel Lines; C. Street Names; D. Address numbers; E. Fire Hydrants. Additional or revised files may be required during construction and/or prior to final signoff.

52 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to building permit issuance

53 **Signs** - Status: Outstanding

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

Land Use Services - Building and Safety

54 **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.

Public Health– Environmental Health Services

56 **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.

57 **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.

58 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.

59 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.

60 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.

61 Sewage Disposal - Status: Outstanding

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

62 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).

63 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.

64 Water Purveyor - Status: Outstanding

Water purveyor shall be Monte Vista WD or EHS approved.

65 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.

Public Works - Solid Waste Management**66 CDWMP Part I** - Status: Outstanding

CDWMP Part I must be submitted prior to issuance of the permit. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop/permits/construction-waste-management-plan-part-1/>

Public Works - Traffic

67 **Regional Transportation Fee** - Status: Outstanding

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Chino Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid 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 \$5.35 per square foot for Industrial Use, which includes the 22,267 square foot building per the site plan. Therefore, the estimated Regional Transportation Fees for the Project is \$119,128.45. The current Regional Transportation Development Mitigation Plan can be found at the following website:
<https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf>

68 **Street Improvements** - Status: Outstanding

The applicant shall design their street improvement plans to include the following: • East End Ave Driveways o The southerly driveway shall be entrance only with an "Truck Entry" sign. The sign shall be placed within the property line at the driveway and the owner is responsible for maintaining the sign. o The northerly driveway shall be exit only with an "Wrong Way, Do Not Enter" sign. The sign shall be placed within the property line at the driveway and the owner is responsible for maintaining the sign.

PRIOR TO OCCUPANCY

Land Use Services - Planning

69 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.7 - An approved recessed Fire Department "KNOX" brand key box is required. The key box shall be located at or near the main entrance(s), and shall be provided with a tamper switch and shall be monitored by an approved central station monitoring service. Please refer to Fire District Standard No. 117.

70 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.6 - No Parking - Fire Lane" signs shall be installed in interior access drives at locations designated by the Community Risk Reduction Division. Curbs shall be painted red at locations designated by the Community Risk Reduction Division. Please refer to Fire District Standard No. 121.

71 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.5 - Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007.

72 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.4 - Hand-held portable fire extinguishers are required to be installed. The location, type and cabinet design shall be approved by the Community Risk Reduction Division.

73 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.3 - Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided in all new buildings. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. System shall comply with current adopted edition of the California Fire Code, NFPA 70, 72 & 1221 and the contractor is required to submit a report to the compliance engine (TCE).

74 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.1 - An automatic protection fire sprinkler system is required for all buildings 5,000 sq. ft or greater. and/or when used for allowable area increase, if applicable. This system shall comply with NFPA Standard No. 13 and Fire District Standard No. 110. An electronic/PDF set of detailed plans along with hydraulic calculations and material specifications shall be submitted to the Community Risk Reduction Division. The system shall be installed, tested and approved prior to system final. Fire sprinkler systems shall be installed by a licensed C-16 contractor and the contractor is required to submit a report to the compliance engine (TCE).

75 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.2 - An automatic fire alarm system is required. An electronic/PDF set of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standard 72. The contractor is required to submit a report to the compliance engine (TCE).

76 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.13 - An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal. a) Building Construction, includes tenant improvement work b) Private (onsite) Underground Fire Protection Water Systems, if applicable c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer d) Fire Alarm Systems or Sprinkler Monitoring Systems designed by a C7, C10 contractor or registered engineer. e) Knox box and/or security gate locations. f) Emergency Responder Radio Coverage Systems

77 **Occupancy Condition** - Status: Outstanding

CHINO VALLEY FIRE 3.12 - Hot work areas shall not contain combustible materials or shall be provided with appropriate shielding to prevent sparks, slag or heat from igniting exposed combustibles. The hot work area shall have no cracks or cracks shall be tightly covered in the flooring, walls, ducts or shafts to prevent the passage of sparks to adjacent combustibles. If partitions are used to separate the hot work area, they shall be noncombustible, in fixed hot work areas, partitions shall be securely connected to the floor such that no gap exists between the floor and the partition. The hot work area shall have a noncombustible surface. Hot work areas shall maintain good housekeeping; the floor area shall be kept clean. In the event, hot work needs to be performed close to automatic sprinklers, noncombustible barriers or damp cloth guards shall shield the individual sprinkler heads and shall be removed when the work is completed. If the work extends over several days, the shield or cloth shall be removed at the end of each work day. Hot work areas shall be provided with the following warning signs: -CAUTION -HOT WORK IN PROGRESS -STAY CLEAR A fire watch shall be provided during the hot work operation and shall continue for a minimum of 30 minutes after the conclusion of said work. Records of "prework check" reports shall be maintained on site for 48 hours after hot work is completed. The prework check shall include the following: a). Ensure that hot work equipment to be used is in satisfactory operating condition and in good repair. b). Ensure hot work site is clear of combustibles or combustibles are protected, including exposures. c). Ensure any openings are protected and floors are clean. d). Fire watch is assigned. e). Care has been taken to prevent accidental activation of fire sprinklers or other life safety systems. f). The fire extinguisher for the hot work area is not blocked and accessible. A minimum of one portable fire extinguisher with a rating of 2-A:20-B:C shall be readily accessible within 30 feet of each hot work area. All compressed gas cylinders used shall be properly secured against accidental dislodgement and against access by unauthorized personnel. Compressed gas cylinders shall be protected from physical damage by an approved means. Pressure relief devices shall be arranged to discharge upward and unobstructed to the open air in such a manner as to prevent any impingement of escaping gas upon the container, adjacent structures or personnel. The storage area of the compressed gases shall be properly marked with an NFPA 704 placard as well as a sign reading: COMPRESSED GAS. The storage area shall be provided with adequate lighting.

- 78 **Occupancy Condition** - Status: Outstanding
CHINO VALLEY FIRE 3.11 - A technical analysis and report shall be submitted for Fire District approval for any proposed hazardous material use and storage. The report shall include requirement as specified in the current adopted edition of the California Fire Code, well as requirements specified in the current edition of the California Building Code.
- 79 **Occupancy Condition** - Status: Outstanding
CHINO VALLEY FIRE 3.10 - A detailed plan and technical analysis shall be submitted showing any proposed High-Piled Combustible Storage, which is storage over twelve (12) feet high of ordinary (class I-IV) commodities and/or over six (6) feet high storage of high hazard commodities, such as flammable liquids or plastics. The plan shall include requirements as specified within the current adopted edition of the California Fire Code and NFPA 13.
- 80 **Occupancy Condition** - Status: Outstanding
CHINO VALLEY FIRE 3.9 - Commercial, industrial, and multi-family building addresses shall be posted with a minimum eight inch (8") numbers, visible from the street and during the hours of darkness they shall be internally or externally electrically illuminated. Posted numbers shall contrast with the background used and be legible from the street.
- 81 **Occupancy Condition** - Status: Outstanding
CHINO VALLEY FIRE 3.8 - An approved key switch is required on each automatic electric security gate. All automatic gates shall be provided with a manual override. Fire District Standard No. 116 & 117 shall be complied with.
- 82 **Fees Paid** - Status: Outstanding
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2023-00001.
- 83 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.
- 84 **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.
- 85 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance
- 86 **Screen Rooftop** - Status: Outstanding
All roof top mechanical equipment is to be screened from ground vistas.
- 87 **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).
- 88 **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.

89 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**90 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**91 Condition Compliance Release Form Sign-off** - Status: Outstanding

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

PRIOR TO RECORDATION**Land Use Services - Planning****92 Recordation Condition** - Status: Outstanding

CHINO VALLEY FIRE 1.1 - Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet and minimum clear height of 13'6". The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length. Aerial access shall be provided for any buildings 30' ft. and higher per 2019 CFC. Appendix D. A 26' ft. wide access road shall be a minimum of 15' ft. to the building and a maximum of 30' ft. from the building. Access roads shall comply with Fire District Standard No. 111.

93 Recordation Condition - Status: Outstanding

CHINO VALLEY FIRE 1.2 - The development and each phase shall have two (2) points of vehicular access during construction. Fire District Standard No. 111 shall be complied with.

94 Recordation Condition - Status: Outstanding

CHINO VALLEY FIRE 1.5 - Access drives which cross property lines shall be provided with CC & R's, access easements or reciprocating agreements and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.

95 **Recordation Condition** - Status: Outstanding

CHINO VALLEY FIRE 1.4 - Fire hydrants shall be six-inch (6") diameter with a minimum one four-inch (4") and one two and one-half inch (2-1/2") connections. All fire hydrants shall be spaced a maximum of three hundred feet (300') apart. Private water systems shall comply with Fire District Standard Nos. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their locations.

96 **Recordation Condition** - Status: Outstanding

CHINO VALLEY FIRE 1.3 - Water systems shall be designed to meet the required fire flow of this development and be approved by the Community Risk Reduction Division. Buildings in excess of 100,000 square feet shall have a minimum of two (2) connections to a public main. The developer shall furnish the Community Risk Reduction Division with three (3) copies of the water system working plans done by the installing contractor for approval, along with the Fire Flow Availability Form completed by the water purveyor prior to recordation. The required fire flow shall be determined by using the California Fire Code, current adopted edition. For all private systems, the water systems shall comply with Fire District Standard Nos. 101, 102, and 103. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.

97 **Recordation Condition** - Status: Outstanding

CHINO VALLEY FIRE 1.6 - Underground fire mains which cross property lines shall be provided with CC & R's, easements, or reciprocating agreements addressing the use and maintenance of the mains and hydrants and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.

PRIOR TO FINAL INSPECTION

Public Works - Solid Waste Management

98 **CDWMP Part II** - Status: Outstanding

CDWMP Part II must be submitted prior to the Final Inspection. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop>

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

APN: 1016011080000

Effective Date:

PROJ-2023-00001

Expiration Date:

	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://dph.sbcounty.gov/programs/ehs/	
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 E

Initial Study/Mitigated Negative Declaration

https://www.sbcounty.gov/uploads/LUS/Environmental/M&JPallet_Warehouse_Storage_Chino/Final%20M&J%20Pallet%20Warehouse%20MND.pdf

EXHIBIT F

MMRP

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
M&J Pallet Storage Warehouse, Chino Project

Prepared by:



County of San Bernardino, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Azhar Khan, Senior Planner

APRIL 2024

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
1 INTRODUCTION	1
2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE.....	3

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Route 66 Truck and Cargo Terminal Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, utilities and service systems and wildfire.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<i>Biological Resources</i>				
<p>BIO-1: Nesting bird surveys. If project activities with potential to disturb suitable avian nesting habitat within 500 feet of the work area would occur during the nesting season (as determined by a qualified biologist), a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no more than three days prior to the initiation of project activities, to determine the presence or absence of migratory and resident bird species occurring in suitable nesting habitat. Project activities may begin no more than three days after the completion of the nesting bird survey in the absence of active bird nests. An additional nesting bird survey shall be conducted if project activities fail to start within three days of the completion of the pre-construction nesting bird survey.</p> <p>Nesting Bird Exclusionary Buffers. Should nesting birds be found during the pre-construction nesting bird survey, an exclusionary buffer will be established by the qualified biologist in accordance with the Migratory Bird Treaty Act. This buffer will be clearly marked in the field by construction personnel under the guidance of the biologist, and construction will not be conducted in this zone until the biologist determines that the young have fledged, or the nest is no longer active. Work may only occur during the breeding season if nesting bird surveys indicate the absence of any active nests within the work area. Without the written approval of the CDFW and/or the USFWS, no work shall occur if listed or fully protected bird species are found to be actively nesting</p>	<p>Prior to issuance of Land Disturbance or Grading Permit</p> <p>This measure shall be implemented prior or during to initiation of construction depending on the specifications of the measure. Any mitigation measures that are identified shall be implemented in the time frame specified by the qualified biologist.</p>	Project applicant and their construction contractor – Survey to be completed by a Qualified Biologist	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
within 500 feet of the areas subject to construction activities.				
<i>Cultural Resources</i>				
CUL-1: Inadvertent Discoveries. If historical or unique archaeological resources are discovered during construction, the contractor shall halt construction activities in the immediate area and notify the City. An on-call qualified archaeologist shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). A Monitoring and Treatment Plan shall be prepared by the qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afford the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the site while evaluation and treatment of historical or unique archaeological resources takes place.	During construction	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
CUL-1: Human Remains If human remains are encountered during excavations associated with this project, all work shall stop within a 30-foot radius of the discovery and the San Bernardino County Coroner shall be notified (§ 5097.98 of the Public Resources Code). The coroner shall determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC shall be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) shall be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD shall make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of	During construction	Project applicant and their construction contractor	Project applicant and their construction contractor	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).				
<i>Geology and Soils</i>				
GEO-1: All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical report, including removal of existing soils onsite to depths of four feet below existing grade, or two feet below proposed footing bottoms, whichever is greater. Design, grading, and construction shall also be performed in accordance with the requirements of the County of San Bernardino Building Standards and the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant summarized in the final written report.	On-going	Project applicant and their construction contractor	County of San Bernardino	
GEO-2: If paleontological resources are uncovered during project construction, the contractor shall halt construction activities within 50 feet of the find and notify the City. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). The paleontologist shall offer the find(s) to a permanent accredited scientific institution such as the San Bernardino County Museum or the Natural History Museum of Los Angeles County. Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that are found during construction on the project site.	On-going	Project applicant and their construction contractor	County of San Bernardino	
<i>Transportation</i>				
TRANS-1: The TMP must be reviewed and approved by the County's Traffic Engineer prior to the start of construction activity in the public ROW. The typical TMP requires such things as the installation of a K-rail between the construction area and open traffic lanes, the use of flagmen and directional signage to direct	Prior to issuance of Building Permits	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
traffic where only one travel lane is available or when equipment movement creates temporary hazards, and the installation of steel plates to cover trenches under construction. Emergency access must be maintained at all times.				
<i>Tribal Cultural Resources</i>				
TCR-1: A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts,	Prior to issuance of Land Disturbance or Grading Permit This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p>				
<p>TCR-2: A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and and/or historic purposes.</p>	<p>During Construction</p> <p>This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	
<p>TCR-3:</p> <p>A. A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p>	<p>During Construction</p> <p>This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.</p>	<p>Project applicant and their construction contractor</p>		

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.				

EXHIBIT G

City of Chino Letters

EUNICE M. ULLOA
Mayor

KAREN C. COMSTOCK
Mayor Pro Tem



CITY of CHINO

CURTIS BURTON
CHRISTOPHER FLORES
MARC LUCIO
Council Members

DR. LINDA REICH
City Manager

December 1, 2023

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

RE: 12152 East End Avenue

Dear Azhar,

Thank you for providing the City of Chino an opportunity to review and comment on the plans for the Initial Study/Mitigated Negative Declaration for a pallet yard at 12152 East End Avenue.

The City's Engineering Department comments are as follows.

Engineering Division Comments

1. Per the City's General Plan, the ultimate right-of-way along East End Avenue is 88 feet. Therefore, in accordance with Chapter 12.04 of the City Municipal Code, the project shall dedicate an additional 11 feet of right-of-way west of the centerline on East End Avenue. It appears that the 11 foot dedication is being provided, please indicate on the plans that the required 11 feet will be dedicated as a part of this project.
2. Redesign the northerly driveway to comply with City Standard No. 250.
3. Label driveway dimensions (e.g. width, pedestrian sidewalk crossing, curb radii).
4. City Municipal Code Chapter 12.08 requires design and construction of street improvements along project frontage (e.g. curb & gutter, sidewalk, street lights). Revise plans to show proposed street improvements and transition to existing right-of-way edge conditions.
5. The asphalt pavement in the travel lane is currently in poor condition. Therefore, it will need to be replaced or rehabilitated per Chapter 12.08 of the City Municipal Code. Update plans to show the extent of street pavement improvements.



6. Label public agency ownership of existing utilities in the right-of-way.
7. Identify location of nearest fire hydrant to the property. A new fire hydrant lateral may need to be installed along property frontage.
8. Update plans to show location of proposed sewer monitoring manhole. Reference City Standard No. 530.
9. There are no downstream storm drain facilities to receive the additional stormwater flows generated by the project. Therefore, the proposed underground chambers shall be designed to reduce stormwater discharge flows from the project site to 80% of predevelopment conditions up to the 100-year storm event.
10. Provide a preliminary hydrology study for review. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site stormwater impacts resulting from build-out of permitted General Plan land uses. The study shall identify the project's contribution and shall provide locations of sizes of catchments, system connection points, and drainage mitigating measures.
11. Provide a Pedestrian Accessibility Route Plan that labels and indicates the path location and conceptual design of sidewalks, vehicular crossings, and path from right-of-way to proposed building.

Please let me know if you have any questions. I can be reached at (909) 334-3525 or via email at ccortez@cityofchino.org.

Kind regards,



Chris Cortez
Assistant Planner

EUNICE M. ULLOA
Mayor

KAREN C. COMSTOCK
Mayor Pro Tem



CURTIS BURTON
CHRISTOPHER FLORES
MARC LUCIO
Council Members

DR. LINDA REICH
City Manager

CITY of CHINO

October 20, 2023

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

RE: 12152 East End Avenue

Dear Azhar,

Thank you for providing the City of Chino an additional opportunity to review and comment on the plans for the proposed Minor Use Permit (MUP) for a pallet yard at 12152 East End Avenue.

In 2019, a Preliminary Review application (PL2019-0104) for this site was submitted to the City of Chino for review to help determine how the site would need to be developed to comply with City regulations. That letter outlining those requirements is attached for reference.

The proposed pallet yard is located within the City's sphere of influence, in an area with a land use designation of LI (Light Industrial) per the City of Chino's General Plan. Upon future annexation into the City, the area would be located in the corresponding M1 (Light Industrial) zoning district. The M1 zoning designation is intended for light manufacturing and warehousing. The M1 zone does allow for indoor light manufacturing as a primary use, with the approval of a Special Conditional Use Permit by the City, provided they are consistent with the City's General Plan and meet all M1 development standards.

Since it is intended that this area will one day be annexed into the City's jurisdiction, the City has vital interest in ensuring development is consistent with the City's development standards for the M1 zone in order to avoid developments that would not be in compliance with the City's General Plan and Zoning Ordinance once it is annexed into the City. As such, this letter outlines inconsistencies with the City's adopted General Plan, Zoning Ordinance, and other regulations. This is the second letter response for this application. The first response from March 2023 may be referred to. The City's Planning, ADA and Engineering Divisions (see attached) comments are as follows.

Planning Division Comments



Upon review of the project, there were several aspects identified that are unclear or were not consistent with the City's development standards for projects constructed in the M1 zoning district. They are as follows:

1. Per CMC Section 20.19.040(C)(3), in commercial and industrial zones, **a minimum of 20 trees per gross acre shall be provided on site**. These trees shall be provided as specified in Table 20.19-1 of the Chino Municipal Code:

Minimum Percent Mix of Required Trees	Size
10%	36-inch box or larger
40%	24-inch box
50%	15-gallon

2. The conceptual landscape plan shall include number of proposed trees, percentage of parking lot landscaping provided (including square footage of parking lot), percentage of overall landscaping provided, etc. See Chapter of 20.19 of the Chino Municipal Code for minimum requirements. A minimum of ten percent landscape coverage is required.
3. There is a maximum lot coverage of 50% and an FAR of 0.6 per CMC 20.07.040(A). The FAR lot coverage was not indicated on the data table.
4. Dimensions are required for both loading dock spaces. Per CMC Section 20.17.080 B1, minimum loading spaces shall be 12 feet in width and 45 feet in length.
5. If any security gates are proposed within the view of the public right of way, mesh screening is required to further screen the property from public views.
6. Provide parking lot lighting so that parking facilities are lighted from dusk to termination of business every operating day. Outdoor lighting needs to meet standards outlined in CMC Section 20.10.090.
7. To ensure compliance with Chino Municipal Code section 20.10.080 – Walls, gates and fences, there shall be a fence/wall plan showing proposed fence and block wall locations, materials, heights, elevations, etc.
8. All proposed signs shall be under separate permit and shall be designed to conform to the Chino Municipal Code Title 16 Sign Code.
9. The first ADA parking stall nearest the street needs to be setback a minimum of 30 feet from the curb face of a secondary arterial street, which East Avenue is classified as. It appears the stall may be too close to the street. CMC Section 20.18.050.K.2.

10. A four-foot parapet is required above the roofline of the building, as a condition of approval for industrial buildings.
11. A three-foot offset is required for every 125 linear feet of façade per 20.17.080. Downspouts may not be exposed and must be internal. In addition, all electrical rooms must be inside the building.

ADA Accessibility

12. A five feet minimum clear width sidewalk shall be constructed along the frontage. Sidewalk around driveways should follow our City Standard 250.

Engineering Division Comments

1. Per the City's General Plan, the ultimate right-of-way along East End Avenue is 88 feet. Therefore, in accordance with Chapter 12.04 of the City Municipal Code, the project shall dedicate an additional 11 feet of right-of-way west of the centerline on East End Avenue. It appears that the 11 foot dedication is being provided, please indicate on the plans that the required 11 feet will be dedicated as a part of this project.
2. Redesign the northerly driveway to comply with City Standard No. 250.
3. Label driveway dimensions (e.g. width, pedestrian sidewalk crossing, curb radii).
4. City Municipal Code Chapter 12.08 requires design and construction of street improvements along project frontage (e.g. curb & gutter, sidewalk, street lights). Revise plans to show proposed street improvements and transition to existing right-of-way edge conditions.
5. The asphalt pavement in the travel lane is currently in poor condition. Therefore, it will need to be replaced or rehabilitated per Chapter 12.08 of the City Municipal Code. Update plans to show the extent of street pavement improvements.
6. Label public agency ownership of existing utilities in the right-of-way.
7. Identify location of nearest fire hydrant to the property. A new fire hydrant lateral may need to be installed along property frontage.
8. Update plans to show location of proposed sewer monitoring manhole. Reference City Standard No. 530.
9. There are no downstream storm drain facilities to receive the additional stormwater flows generated by the project. Therefore, the proposed underground chambers shall be designed to reduce stormwater discharge flows from the project site to 80% of predevelopment conditions up to the 100-year storm event.
10. Provide a preliminary hydrology study for review. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site stormwater impacts resulting from build-out of permitted General Plan land

uses. The study shall identify the project's contribution and shall provide locations of sizes of catchments, system connection points, and drainage mitigating measures.

11. Provide a Pedestrian Accessibility Route Plan that labels and indicates the path location and conceptual design of sidewalks, vehicular crossings, and path from right-of-way to proposed building.

Please let me know if you have any questions. I can be reached at (909) 334-3525 or via email at ccortez@cityofchino.org.

Kind regards,



Chris Cortez
Assistant Planner

EUNICE M. ULLOA
Mayor

KAREN C. COMSTOCK
Mayor Pro Tem



CURTIS BURTON
CHRISTOPHER FLORES
MARC LUCIO
Council Members

DR. LINDA REICH
City Manager

CITY of CHINO

March 3, 2023

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

RE: 12152 East End Avenue

Dear Azhar,

Thank you for providing the City of Chino an additional opportunity to review and comment on the plans for the proposed Minor Use Permit (MUP) for a pallet yard at 12152 East End Avenue.

In 2019, a Preliminary Review application (PL2019-0104) for this site was submitted to the City of Chino for review to help determine how the site would need to be developed to comply with City regulations. That letter outlining those requirements is attached for reference.

The proposed pallet yard is located within the City's sphere of influence, in an area with a land use designation of LI (Light Industrial) per the City of Chino's General Plan. Upon future annexation into the City, the area would be located in the corresponding M1 (Light Industrial) zoning district. The M1 zoning designation is intended for light manufacturing and warehousing. The M1 zone does allow for indoor light manufacturing as a primary use, with the approval of a Special Conditional Use Permit by the City, provided they are consistent with the City's General Plan and meet all M1 development standards.

Since it is intended that this area will one day be annexed into the City's jurisdiction, the City has vital interest in ensuring development is consistent with the City's development standards for the M1 zone in order to avoid developments that would not be in compliance with the City's General Plan and Zoning Ordinance once it is annexed into the City. As such, this letter outlines inconsistencies with the City's adopted General Plan, Zoning Ordinance, and other regulations. The City's Planning and Engineering Divisions (see attached) comments are as follows;

Planning Division Comments



Upon review of the project, there were several aspects identified that are unclear or were not consistent with the City's development standards for projects constructed in the M1 zoning district. They are as follows:

1. Per Chino Municipal Code (CMC) Section 20.21.200; Outdoor Storage of Vehicles, Equipment and Materials. The proposed truck storage yard should be designed to meet the following requirements.
 - Outdoor storage areas shall be completely screened from public view through use of building walls, decorative screen walls, view-obstructing access gates with decorative screening, and landscaped berms or mounding, or a combination thereof.
 - Items stored outside, within 100 feet of any residentially zoned property or a public street, shall be stacked no higher than 6 feet.
 - Combustible materials stored outside shall be placed no closer than 20 feet from any property line, and a minimum 20 feet wide clear access drive shall be provided to the rear of the property to permit free access of fire trucks or any other safety vehicles at any time.
 - No materials or waste stored outside shall be deposited on the subject property in such form or manner that may be transferred off the lot by natural causes or forces (i.e., stormwater runoff, wind, etc.). All waste material shall be stored in an enclosed area, accessible to service vehicles.
2. Per CMC Section 20.19.040(C)(3), in commercial and industrial zones, **a minimum of 20 trees per gross acre shall be provided on site**. These trees shall be provided as specified in Table 20.19-1 of the Chino Municipal Code:

Minimum Percent Mix of Required Trees	Size
10%	36-inch box or larger
40%	24-inch box
50%	15-gallon

3. The conceptual landscape plan shall include number of proposed trees, percentage of parking lot landscaping provided (including square footage of parking lot), percentage of overall landscaping provided, etc. See Chapter of 20.19 of the Chino Municipal Code for minimum requirements. A minimum of ten percent landscape coverage is required.
4. There is a maximum lot coverage of 50% and an FAR of 0.6 per CMC 20.07.040(A).
5. The outdoor storage of propane shall be incidental to the primary land use. Outdoor storage up to five hundred gallons of propane shall be at least two hundred and fifty feet from a residential structure. Outdoor propane storage in excess of five hundred gallons

or within two hundred fifty feet from a residential structure must be conditionally permitted per CMC 20.21.260.D.

6. There is a required one-to-one setback from the front property line. The height of the building is the required front setback. As proposed, the building is designed to be 36 feet in height and would need to be setback 36 feet from the property line. As noted below the currently property line location does not meet the current required location as in the Transportation Element of the City's General Plan.
7. Dimensions are required for both loading dock spaces. Per CMC Section 20.17.080 B1, minimum loading spaces shall be 12 feet in width and 45 feet in length.
8. For industrial buildings, the City of Chino Zoning Code requires that outdoor areas for passive or active recreation (i.e. outdoor lunch area/patio) shall be provided (CMC 20.17.080). This area shall include seating, tables, enhanced paving, decorative trash receptacle, a hose bib, and a shade trellis structure or shade trees. This project should meet this requirement.
9. Loading docks, roof, or ground mounted mechanical equipment, utility services, and outside storage shall be enclosed by man-made or natural barriers sufficient to screen them from public view from abutting public streets and rights-of-way and abutting areas zoned for residential or open space uses. The screening method shall be architecturally compatible with other site development in terms of colors, materials, and architectural styles. It shall also be sufficient to attenuate noise levels to 65 dB(A) Ldn at the property line of the noise source.
10. If any security gates are proposed within the view of the public right of way, mesh screening is required to further screen the property from public views.
Trash enclosures and refuse/recycling facilities shall be installed. All uses and structures shall provide separate bins for the collection of refuse and recyclable materials, shall be enclosed by a 6-foot-high decorative masonry block wall and solid gates to entirely obstruct bins from view, shall have a shade structure, and shall be surrounded by an 18-inch wide planter area, in addition to other standards outlined in CMC Section 20.10.060(D)(1-8).
11. Provide parking lot lighting so that parking facilities are lighted from dusk to termination of business every operating day. Outdoor lighting needs to meet standards outlined in CMC Section 20.10.090.
12. The plans shall identify or provide bicycle parking facilities in accordance with Chino Municipal Code section 20.18.060 - Bicycle facilities.
13. To ensure compliance with Chino Municipal Code section 20.10.080 - Walls and fences, there shall be a fence/wall plan showing proposed fence and block wall locations, materials, heights, elevations, etc.
14. All proposed signs shall be under separate permit and shall be designed to conform to the Chino Municipal Code Title 16 Sign Code.

15. Only one entrance shall be used to access the site for trucks. Access aisles for multiple axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck moving templates (i.e., turning radii elements including wheel paths, which define the needed width of pavement, and the front overhang, which is the zone beyond the pavement edge that must be clear of obstructions, above curb height) shall be included on the site plan design to indicate turning conditions.
16. Take note of the comments outlined in the attached letter from 2019 for additional requirements not noted above.

Engineering Division Comments

1. Per the City's General Plan, the ultimate right-of-way along East End Avenue is 88 feet. Therefore, in accordance with Chapter 12.04 of the City Municipal Code, the project shall dedicate an additional 11 feet of right-of-way west of the centerline on East End Avenue.
2. Redesign the northerly driveway to comply with City Standard No. 250.
3. Label driveway dimensions (e.g. width, pedestrian sidewalk crossing, curb radii).
4. Provide truck turning templates for driveways and internal circulation to demonstrate adequate spacing for largest vehicle entering/exiting the project site.
5. City Municipal Code Chapter 12.08 requires design and construction of street improvements along project frontage (e.g. curb & gutter, sidewalk, street lights). Revise plans to show proposed street improvements and transition to existing right-of-way edge conditions.
6. The asphalt pavement in the travel lane is currently in poor condition. Therefore, it will need to be replaced or rehabilitated per Chapter 12.08 of the City Municipal Code. Update plans to show the extent of street pavement improvements.
7. Label public agency ownership of existing utilities in the right-of-way.
8. Identify location of nearest fire hydrant to the property. A new fire hydrant lateral may need to be installed along property frontage.
9. Update plans to show location of proposed sewer monitoring manhole. Reference City Standard No. 530.
10. There are no downstream storm drain facilities to receive the additional stormwater flows generated by the project. Therefore, the proposed underground chambers shall be designed to reduce stormwater discharge flows from the project site to 80% of predevelopment conditions up to the 100-year storm event.
11. Provide a preliminary hydrology study for review. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site stormwater impacts resulting from build-out of permitted General Plan land

uses. The study shall identify the project's contribution and shall provide locations of sizes of catchments, system connection points, and drainage mitigating measures.

12. Provide a Pedestrian Accessibility Route Plan that labels and indicates the path location and conceptual design of sidewalks, vehicular crossings, and path from right-of-way to proposed building.

Please let me know if you have any questions. I can be reached at (909) 334-3525 or via email at ccortez@cityofchino.org.

Kind regards,



Chris Cortez
Assistant Planner

Attached: 2019 Planning Division Corrections Plan Set;

EUNICE M. ULLOA
Mayor

KAREN C. COMSTOCK
Mayor Pro Tem



CURTIS BURTON
CHRISTOPHER FLORES
MARC LUCIO
Council Members

DR. LINDA REICH
City Manager

CITY of CHINO

February 17, 2023

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

RE: 12151 East End Avenue

Dear Azhar,

Thank you for providing the City of Chino an additional opportunity to review and comment on the plans for the proposed Minor Use Permit (MUP) for a pallet yard at 12152 East End Avenue.

The proposed pallet yard is located within the City's sphere of influence, in an area with a land use designation of LI (Light Industrial) per the City of Chino's General Plan. Upon future annexation into the City, the area would be located in the corresponding M1 (Light Industrial) zoning district. The M1 zoning designation is intended for light manufacturing and warehousing. The M1 zone does allow for indoor light manufacturing as a primary use, with the approval of a Special Conditional Use Permit by the City, provided they are consistent with the City's General Plan and meet all M1 development standards.

Since it is intended that this area will one day be annexed into the City's jurisdiction, the City has vital interest in ensuring development is consistent with the City's development standards for the M1 zone in order to avoid developments that would not be in compliance with the City's General Plan and Zoning Ordinance once it is annexed into the City. As such, this letter outlines inconsistencies with the City's adopted General Plan, Zoning Ordinance, and other regulations. The City's Planning and Engineering Divisions (see attached) comments are as follows;

Planning Division Comments

Upon review of the project, there were several aspects identified that are unclear or were not consistent with the City's development standards for projects constructed in the M1 zoning district. They are as follows:



1. Per Chino Municipal Code (CMC) Section 20.21.200; Outdoor Storage of Vehicles, Equipment and Materials. The proposed truck storage yard should be designed to meet the following requirements.
 - Outdoor storage areas shall be completely screened from public view through use of building walls, decorative screen walls, view-obstructing access gates with decorative screening, and landscaped berms or mounding, or a combination thereof.
 - Items stored outside, within 100 feet of any residentially zoned property or a public street, shall be stacked no higher than 6 feet.
 - Combustible materials stored outside shall be placed no closer than 20 feet from any property line, and a minimum 20 feet wide clear access drive shall be provided to the rear of the property to permit free access of fire trucks or any other safety vehicles at any time.
 - No materials or waste stored outside shall be deposited on the subject property in such form or manner that may be transferred off the lot by natural causes or forces (i.e., stormwater runoff, wind, etc.). All waste material shall be stored in an enclosed area, accessible to service vehicles.
2. Per CMC Section 20.19.040(C)(3), in commercial and industrial zones, a **minimum of 20 trees per gross acre shall be provided on site**. These trees shall be provided as specified in Table 20.19-1 of the Chino Municipal Code:

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10%	36-inch box or larger
40%	24-inch box
50%	15-gallon

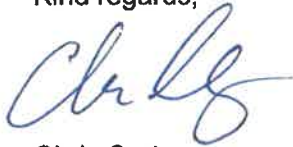
3. The conceptual landscape plan shall include number of proposed trees, percentage of parking lot landscaping provided (including square footage of parking lot), percentage of overall landscaping provided, etc. See Chapter of 20.19 of the Chino Municipal Code for minimum requirements. A minimum of ten percent landscape coverage is required.
4. There is a maximum lot coverage of 50% and an FAR of 0.6 per CMC 20.07.040(A).
5. The outdoor storage of propane shall be incidental to the primary land use. Outdoor storage up to five hundred gallons of propane shall be at least two hundred and fifty feet from a residential structure. Outdoor propane storage in excess of five hundred gallons or within two hundred fifty feet from a residential structure must be conditionally permitted per CMC 20.21.260.D.

6. There is a required one-to-one setback from the front property line. The height of the building is the required front setback.
7. Dimensions are required for both loading dock spaces. Per CMC Section 20.17.080 B1, minimum loading spaces shall be 12 feet in width and 45 feet in length.
8. There is an 88 ft wide public dedication on East End Avenue. The true front setback shall be measured 44 feet from the center line on East End Avenue.
9. For industrial buildings, the City of Chino Zoning Code requires that outdoor areas for passive or active recreation (i.e. outdoor lunch area/patio) shall be provided (CMC 20.17.080). This area shall include seating, tables, enhanced paving, decorative trash receptacle, a hose bib, and a shade trellis structure or shade trees. This project should meet this requirement.
10. Loading docks, roof, or ground mounted mechanical equipment, utility services, and outside storage shall be enclosed by man-made or natural barriers sufficient to screen them from public view from abutting public streets and rights-of-way and abutting areas zoned for residential or open space uses. The screening method shall be architecturally compatible with other site development in terms of colors, materials, and architectural styles. It shall also be sufficient to attenuate noise levels to 65 dB(A) Ldn at the property line of the noise source.
11. Only one entrance shall be used to access the site for trucks. Access aisles for multiple axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck moving templates (i.e., turning radii elements including wheel paths, which define the needed width of pavement, and the front overhang, which is the zone beyond the pavement edge that must be clear of obstructions, above curb height) shall be included on the site plan design to indicate turning conditions.
12. Trash enclosures and refuse/recycling facilities shall be installed. All uses and structures shall provide separate bins for the collection of refuse and recyclable materials, shall be enclosed by a 6-foot-high decorative masonry block wall and solid gates to entirely obstruct bins from view, shall have a shade structure, and shall be surrounded by an 18-inch wide planter area, in addition to other standards outlined in CMC Section 20.10.060(D)(1-8).
13. Provide parking lot lighting so that parking facilities are lighted from dusk to termination of business every operating day. Outdoor lighting needs to meet standards outlined in CMC Section 20.10.090.
14. The plans shall identify or provide bicycle parking facilities in accordance with Chino Municipal Code section 20.18.060 - Bicycle facilities.

15. To ensure compliance with Chino Municipal Code section 20.10.080 - Walls and fences, there shall be a fence/wall plan showing proposed fence and block wall locations, materials, heights, elevations, etc.
16. All proposed signs shall be under separate permit and shall be designed to conform to the Chino Municipal Code Title 16 Sign Code.

Please let me know if you have any questions. I can be reached at (909) 334-3525 or via email at ccortez@cityofchino.org.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Chris Cortez', with a stylized flourish at the end.

Chris Cortez
Assistant Planner

Attached: Planning Division Corrections Plan Set; Engineering Division Corrections Plan Set

EUNICE M. ULLOA
Mayor

TOM HAUGHEY
Mayor Pro Tem



MARK HARGROVE
MARC LUCIO
PAUL A. RODRIGUEZ Ed.D.
Council Members

MATTHEW C. BALLANTYNE
City Manager

CITY of CHINO

PRELIMINARY REVIEW DRC COMMENTS

DATE: January 6, 2020

TO: Manuel Mancha
M & J Pallets
12152 East End Avenue
Chino, CA 91710-2007

FILE NO.: PL19-0104 (Preliminary Review)

REQUEST: A request to annex into the City of Chino an existing pallet repair/recycling/storage and distribution facility on a 1.7-acre parcel located in the City's sphere of influence to be in compliance with the LI (Light Industrial) land use designation.

LOCATION: 12152 East End Avenue, Chino (APN:1016-011-08)

On December 18, 2019, the City's Development Review Committee (DRC) reviewed your application that was received on November 26, 2019, referenced above. The attached lists outline the DRC's comments.

Formal land use applications, incorporating the comments, will need to be submitted in order to proceed with the project. Upon receipt, your application will be scheduled for review by the DRC at the next available meeting.

The upcoming filing deadlines and subsequent DRC review dates are noted below, but please be aware that a maximum of 7 projects will be scheduled for a DRC meeting. Therefore, it is encouraged that project applications are submitted prior to the filing deadline. Any projects that cannot be placed on the desired DRC meeting agenda will not be accepted for filing and must be resubmitted on the next filing deadline.

Filing Deadline

January 16, 2020
January 30, 2020

DRC Meeting

February 5, 2020
February 19, 2020

The submittal requirements for the revised project are as follows:

- **6 sets** of revised, full size (24" x 36") plans according to the filing requirements. All plans shall be folded into sets no larger than 8½" x 14", collated and stapled, and shall include all the information noted on the checklist.



- **10 sets** of reduced (11" x 17") plans
- Any additional information as determined by the project planner (please see the attached DRC Comments).

We look forward to working with you in the processing of your application. As the project Planner, I am the first line of contact for all questions you may have regarding your project, including those of Engineering, Traffic, Environmental, Fire or any other divisions. Should you have any questions for them or questions concerning the processing of your application, please feel free to contact me at (909) 334-3448.

Respectfully,



Michael Hitz, AICP
Principal Planner

DRC REVIEW COMMENTS

CITY OF CHINO • DEVELOPMENT SERVICES DEPARTMENT

13220 CENTRAL AVENUE, PO BOX 667 • CHINO, CALIFORNIA 91708-0667 • (909) 334-3253; FAX: (909) 334-3729

MEETING DATE: December 18, 2019

COMMENTING DIVISION:

☒ Planning

☐ Engineering

☐ Police

☐ Traffic

☐ Building

☐ Fire

☐

☐

COMMENTS BY: Michael Hitz, Principal Planner

PROJECT NO.: PL19-0104 (Preliminary Review)

PROJECT LOCATION: 12152 East End Avenue (APN: 1016-011-08)

APPLICANT: Manual Mancha, M & J Pallets

Project Description:

A request to annex into the City of Chino an existing pallet repair/recycling/storage and distribution facility on a 1.7-acre parcel located in the City's Sphere of Influence to be in compliance with the LI (Light Industrial) land use designation.

REVIEW COMMENTS: (Further detailed comments will be provided through the development review process once an official application has been submitted and additional information is received)

General:

1. Based off the current Preliminary Review (which is subject to change), the proposed project will require submittal of the following development applications and fees:
 - Prezone w/ Annexation – \$10,918.00 (+ LAFCO fees)
 - Special Conditional Use Permit & Site Approval \$9,002.00

These fees are based on current 2019 fees. See attached application and submittal checklist identifying all the submittal requirements. There may be additional applications required dependent on the final project submitted.

Please note that the Project site cannot be annexed into the City as a single parcel and will require a much larger area to be annexed. The Local Agency Formation Commission (LAFCO) will need to review and approve the required area to be annexed into the City.

2. Environmental Review will be needed due to the Prezone/Annexation. It is likely that a Negative Declaration (ND) or Mitigated Negative Declaration (MND) will be required.

This should be confirmed with an environmental consultant and with LAFCO. The fee for this review of this document is \$5,228 based on 2019 fees.

3. The site is located within the LI (Light Industrial) General Plan land use designation. When annexed the zoning will be required to match the General Plan land use. Therefore, the zoning designation would be M1 (Light Industrial) The current operation indicates that pallets are repaired outdoors under canopies. Per table 20.07-1, Outdoor Manufacturing, which would include pallet repair and construction, is not a permitted use in the M1 zoning. Therefore, in order to operate as a pallet repair facility all of the pallet repair would need to take place inside of a building. Based on the site plan it appears a building would need to be constructed for the business to operate. Additionally, a Special Conditional Use Permit may be required for Outdoor Storage in the M1 zone.
4. The existing building appears to be a residential structure. Per Section 20.21.050 The City of Chino requires a Special Conditional Use Permit (SCUP) to convert the residential structure for commercial/industrial uses. Additionally, modifications to the building will be required that include accessibility, exterior improvements, under grounding of overhead lines, and that it meets all State and local code requirements. It does not appear that the building is fully ADA accessible.
5. If the existing building were to remain and the SCUP is approved for conversion to a commercial/industrial use, the building would be considered to be a legal non-conforming structure and use. The Non-Conforming Uses, Structure and Parcels regulations as outlined in Chapter 20.20 would place certain limitations on the expansion and use of this structure.
6. The City has recently adopted the Policy on Accessible Facilities. All projects in the City are required to comply with this policy. The policy is available upon request.

Site Plan:

7. It is unclear from the provided plans where the proposed property line is to be located once dedicate. Confirm with Engineering on the ultimate property line location as required by the Circulation Element of the General Plan.
8. Outdoor Storage of Materials (pallets) would need to meet the outdoor storage requirements as outlined in Section 20.21.200. This section has limitations related to height of material stored and/or screening of material from street views. It is unclear from the provided site plan if the pallets stacking meet these requirements. Especially as it relates to screen of the pallets from street views due to them stored at a height of 20'. There are other requirements related to fire access around combustible materials that must be met. The use of shipping containers must also meet the requirements of Section 20.21.200.
9. The current square footage of the lot per the County Assessor's office is 74,487 s/f. This does not match the lot area shown on the plans, specified as 74,052 s/f. There is dedication that will be required East End Ave. which will result in a further reduction in

DRC REVIEW COMMENTS**FILE NO.:** PL19-0104 (Preliminary Review)**DATE:** December 18, 2019

site square footage and will affect all project calculations, including lot coverage, F.A.R., and minimum landscape requirements.

10. On the Site Plan, clearly show:

- Correct callouts of property lines (current and future) and centerlines.
- Correct dimensions on Philadelphia St. including centerline to property line and centerline to curb face. Dedication is required, resulting in revised setbacks which will need to be taken from the new property line.
- Fully-dimensioned plans including drive approach widths, planter areas, drive aisles, parking stalls etc. All two-way drive aisles shall be a minimum of 26 feet.
- Correct project statistics including zoning and land use designation (see redlines)

11. In the Site Data Table, provide:

- i. Lot coverage (50% is the max.)
- ii. Landscape coverage (10% minimum)
- iii. The correct total building foot print calculation

12. A sidewalk will be required with this project but may permitted to be constructed in the future. Provide the location of the required sidewalk. Accessible access to the site from the sidewalk will be required. Demonstrate how access to the sidewalk will be obtained.

13. Provide dimensions for the width of all walkways. The site must be fully ADA-compliant. If 2-feet of overhang over walkways is used for parking, there must still be 5 feet of clearance at walkways.

14. Per Chapter 20.17.080 C.2 of the City's Zoning Code, provide outdoor employee break areas. These areas shall be provided with seating, tables, enhanced paving treatments, hose bibs, and shade trellis structures or shade trees, to the satisfaction of the Director of Development Services. The employee break areas should be situated as close to the buildings as possible.

15. Show the location, height, and materials of all existing and proposed walls and fences. Perimeter security walls visible from public view shall be decorative block walls with equally-spaced decorative 24-inch block pilasters. Walls at other areas, especially the private yard areas should be decorative, concrete tilt up and match the building. Gates shall have a mesh screening attached to screen the yard area.

16. The proposed 8-foot wall and gates should be brought back behind the building and front parking or incorporated into the building. The gate location must allow for the largest truck that will access the site be on-site with the gate closed so that no trucks will block access on the street. Any wall adjacent to the street shall be setback a minimum of 10 feet from the property line. This setback area shall be fully landscaped. The height of the wall above 6 feet is at the discretion of the Director of Development Services. (see Table 20.10-1)

17. East End Avenue is designated as a Secondary Arterial street. No parking stalls are permitted within 30 feet of a Secondary Arterial measured from the curb face. It is

unclear of the parking space at the south side of the project that is near the street meets this requirement.

18. Parking areas with 90-degree two-way parking lanes and all drive aisles are required to be a minimum of 26-feet. Additionally, a turnaround space will be required at any parking areas that have a dead end. The northern parking area as proposed does not meet these requirements.
19. Parking stalls are required to have a minimum dimension of 19-feet by 9-feet. Two feet of the 19 feet may overhang into a walk way or landscape planter provided they do not block ADA and pedestrian access. Parking stalls are required to be a minimum of 5-feet to building walls and 10-feet to offices. It appears the spaces at the southside of the site do not meet these standards. If the current garage is intended to be converted to office space in the future, the parking stalls should be setback 10 feet from the garage building wall.
20. A minimum of one bicycle parking area must be provided based on a ratio of 5% of the total parking spaces provided. The number of bicycle parking spaces could increase based on the final configuration of the site.
21. Dependent on the ultimate configuration of the site, operations and new building construction, a parking demand study may be required to determine the number of required parking spaces based on the full operation of the business.
22. All proposed trash enclosures must be ADA accessible, compliant and meet the Building Department's standards. In addition, the enclosure shall contain an overhead solid roof.
23. All electrical cabinets/electrical rooms/mechanical rooms that serve the buildings shall be integrated into the architecture. All overhead lines shall be undergrounded.
24. Outdoor lighting will be required to be replaced and meet all of the standards outlined in Section 20.10.090.
25. Provide on-site turning movements to show that the largest trucks that visit the site can maneuver and access the proposed loading areas.

Landscaping:

26. Indicate on a landscape plans which trees will remain, which trees will be removed and which trees are new. The size and quantity of trees must meet all landscape standards as outlined in the Zoning Code. Additionally, indicate which trees, if any, are intended to be used for screening purposes.
27. Per Chapter 20.06.040.A/Table 20.06-2 of the Zoning Code, a total of 10% landscaping is required for this project. The landscape materials must be consistent with the requirements of Chino's adopted Landscape Ordinance (Chapter 20.19). Provide the minimum required percentage and the proposed percentage on the title sheet and landscape plan.

28. The project must fully comply with Chino's adopted Landscape Ordinance Chapter 20.19, which requires 20 trees per acre for commercial/industrial developments. In addition, the following minimum tree size mix is required: 10% shall be 36-inch box or larger, 40% shall be 24-inch box, and 50% 15-gallon. The following tree species mix is required: less than 21 trees: 2 species minimum; 21 to 30 trees: 3 species minimum; 31 to 40 trees: 4 species minimum; more than 40 trees: 5 species minimum. Provide all quantities on the landscape plan.
29. All landscape fingers must be 6' wide x the length of the stall adjacent, with a 12" curb on each side. Landscape fingers must be placed every 10 spaces. All landscape fingers must contain trees.
30. Provide a landscape buffer (5') in front of office areas.
31. Provide decorative paving at all entrances and within the drives aisles and pedestrian paths in key areas.

Architecture:

32. Comments on architecture for any proposed buildings will be provide upon further submittals when the site plan issues have been worked out. Provide architectural features and articulation, especially along the street frontages and all office areas. Breaks in the wall should occur every 50-feet for long expanses of walls to reduce monotony. Additional articulation is needed at the southeast and southwest corners of Building 2 facing the streets.
33. All parapets for any new buildings, shall have 4' minimum returns and all mechanical equipment on the roof must be entirely screened from public view. Please provide a roof plan.
34. If the existing residential structure is to remain, significant improvements to the building will be required. These would include the removal of security bars on the windows, replacing windows, adding a decorative material or other decorative architectural treatments.

Miscellaneous:

35. Due to the proximity of residential uses, hours of operation of the buildings and loading/deliveries will be confined to certain hours. This will be determined at a later date and enforced as a condition of approval. A noise study will be required to determine noise impacts and potential mitigation that may be required to reduce noise to be in compliance with the City's Noise Ordinance.
36. The development would be required to connect to the City's sewer system. Therefore, the existing septic system will need to be removed and properly remediated.
37. Provide information on how the project will meet the following greenhouse gas requirements. These requirements are subject to change:

New development projects subject to discretionary review are required to demonstrate consistency with the CAP by implementing one of the following three options:

- a) Exceed the mandatory California Energy Code Title 24, Part 6 standards in effect at the time of application submittal by 3%; or
- b) Achieve an equivalent reduction through voluntary measures in the California Green Building Standards Code, Title 24, Part 11 (CALGreen) in effect at the time of application submittal; or
- c) Provide other equivalent GHG reductions through measures including but not limited to, non-vehicle transportation infrastructure, transit, ZEV (zero emission vehicle) infrastructure or other incentives, waste diversion, water conservation, tree planting, renewable energy option packages, or any combination of these or other measure such that GHG emissions are reduced by 0.04 MT CO₂e per residential dwelling unit per year and/or 0.11 MT CO₂e per TSF of commercial/industrial use per year.

DRC REVIEW COMMENTS (PRELIMINARY REVIEW)

CITY OF CHINO • DEVELOPMENT SERVICES DEPARTMENT

13220 Central Avenue, PO Box 667, Chino, California 91708-0667 • (909) 334-3250 FAX (909) 334-3724

DATE: December 18, 2019

COMMENTING DEPARTMENT/DIVISION OR AGENCY

☐ PLANNING

☒ ENGINEERING

☐ POLICE

☒ TRAFFIC

☐ BUILDING

☐ FIRE

☒ WATER/ENVIRONMENTAL

COMMENTS BY:

M. Khudadatov

PROJECT FILE NO.:

PL 19-0104 (Preliminary Review)

PROJECT LOCATION:

12152 East End Ave

PROJECT DESCRIPTION:

Proposed pallet repair, recycling, storage, distribution

GENERAL REVIEW COMMENTS:

The following are general and/or overall project-related comments. Further comments will be provided once requested documents are submitted:

1. Prior to addressing comments below, obtain approval from Planning Department on land use, conceptual site plan and layout.
2. Provide preliminary Hydrology Report for review.
3. This development shall mitigate its impact to downstream properties by reducing post-developed runoff to 80% of pre-developed runoff peak flow rates. The analysis shall include 2, 10, 25 & 100 year frequency storm events. Stormwater that drains to a recognized storm water facility under the jurisdiction of a public agency is exempt. (COA)
4. Preliminary WQMP may be required based on extent of proposed improvements.
5. Provide preliminary title report for review.
6. Submit conceptual grading and utilities plan for review.
7. Plot line of sights at all intersections and driveways.
8. Slope setbacks are to be per C.B.C., appendix J. (COA)
9. Provide turning movements for site & driveways and state modeled vehicle criteria & statistics.
10. Underground all utility lines adjoining and interior to the project, including power lines of 34.5 kV or less in accordance with City Code, Chapter 13.32. (COA)

11. Additional improvements and mitigation measures may be required as specified in the approved technical studies and/or by the City Engineer.
12. Public improvements shall comply with disabled access requirements at the time of project acceptance. (COA)
13. Show street improvements (existing and proposed), including curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, and parkways with landscaping, striping and traffic control, traffic signal interconnect, water lines, sewer mains, water and sewer laterals, storm drains, utility poles, fire hydrants, and street lights. Provide dimensions from the right of way and centerline. Clearly differentiate between existing and proposed infrastructures and between private and public facilities. Public facilities shall comply with City standards.
14. Provide 11"x17"s of applicable plans with resubmittal.
15. Provide a response to comments with resubmittal.



CHINO VALLEY FIRE DISTRICT REVIEW COMMENTS

Meeting Date:	December 18, 2019	CITY OF CHINO
CVIFD Permit No:	2019-2385	
Project File No:	PL19-0104	
Location:	12152 East End Ave. Chino	
By:	Ryan Dacko, Deputy Fire Marshal	

DRAFT COMMENTS:

1. Comply with pallet storage requirements of the 2019 CFC.
2. Meet all requirements of inspection performed on 9/24/2019.

EXHIBIT H

Comment letters and responses

Liang, Aron

From: Carl Sampson <driventosucceed@ymail.com>
Sent: Friday, December 15, 2023 11:39 AM
To: Khan, Azhar
Cc: John Sampson
Subject: Re: M&J Pallet Warehouse Storage - Noise Concern - PROJ-2023-00001
Attachments: PROJ_NOTICE_PO_PROJ-2023-00001-final.pdf; NOA-NOI_PROJ-2023-00001.pdf

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The additional truck traffic as well as the large vehicles used during construction of the new facility will also cause additional air pollution right across from a residential area.

On Thursday, November 30, 2023 at 05:10:08 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello Ms. Sampson,

Your comments will be included in the project record.

The attached Project Notice was mailed to you sometime in January 2023. To clarify, the project side is not expanding at the intersection. The attached included map shows the boundaries of the project site highlighted in TEAL. (Below is also an alternative map where your property is circled in red.)

The second attachment includes the Environmental Analysis conducted. You can review it by selecting the Blue Link, and navigating to the website and clicking on M&J Pallet. All of the links are the associated studies and the Initial Study itself. On page 68. of the Initial Study, has the section which reviewed the Noise Study which discusses the future Construction Noise associated with the development of the structure. **The below are the Mitigation Measures required during Construction:**

PDF NOI-2: During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise-attenuating devices such as mufflers, silencers, and other original equipment devices.

PDF NOI-3: The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

PDF NOI-4: Idling equipment shall be turned off when not in use.

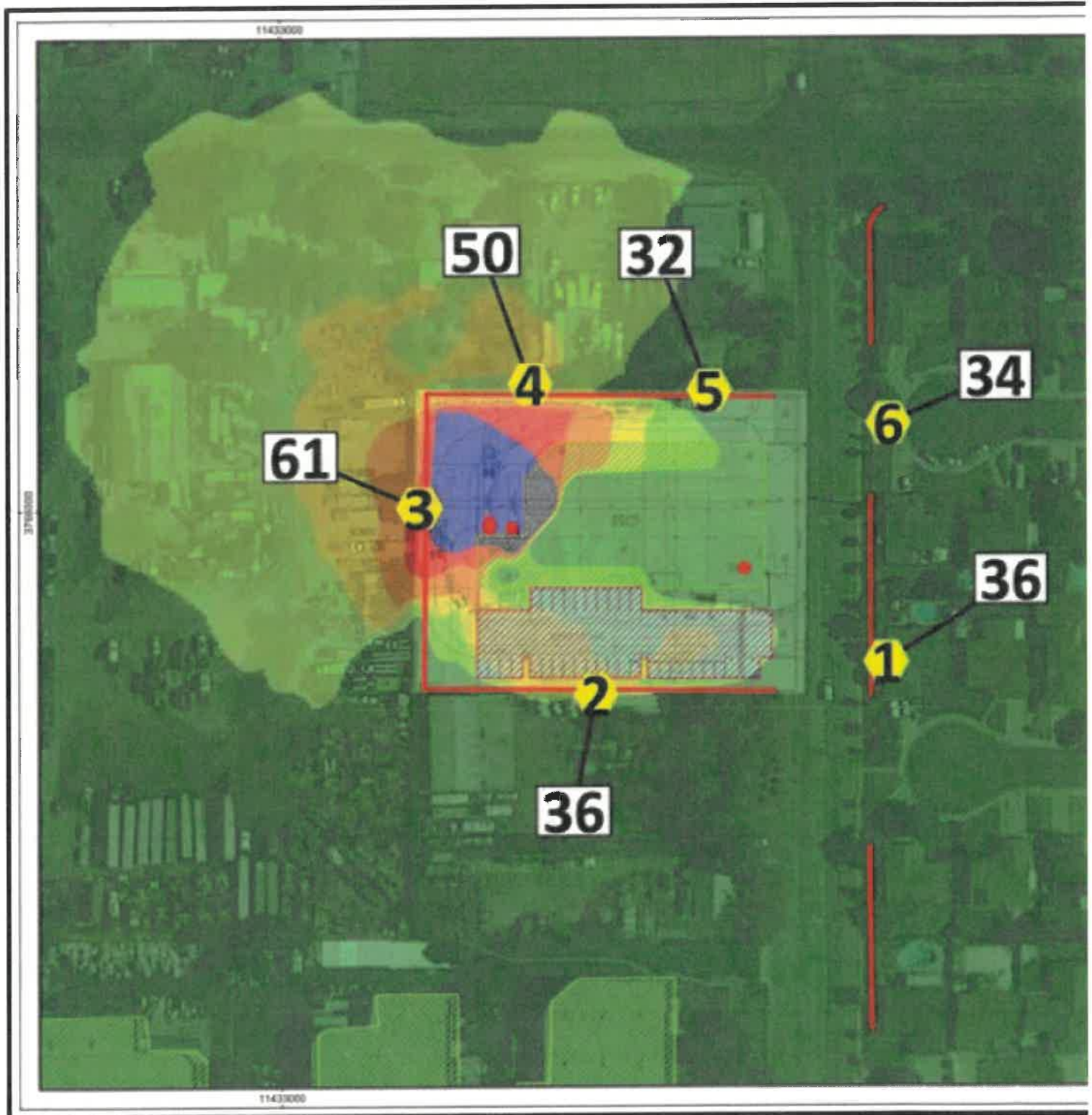
PDF NOI-5: Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

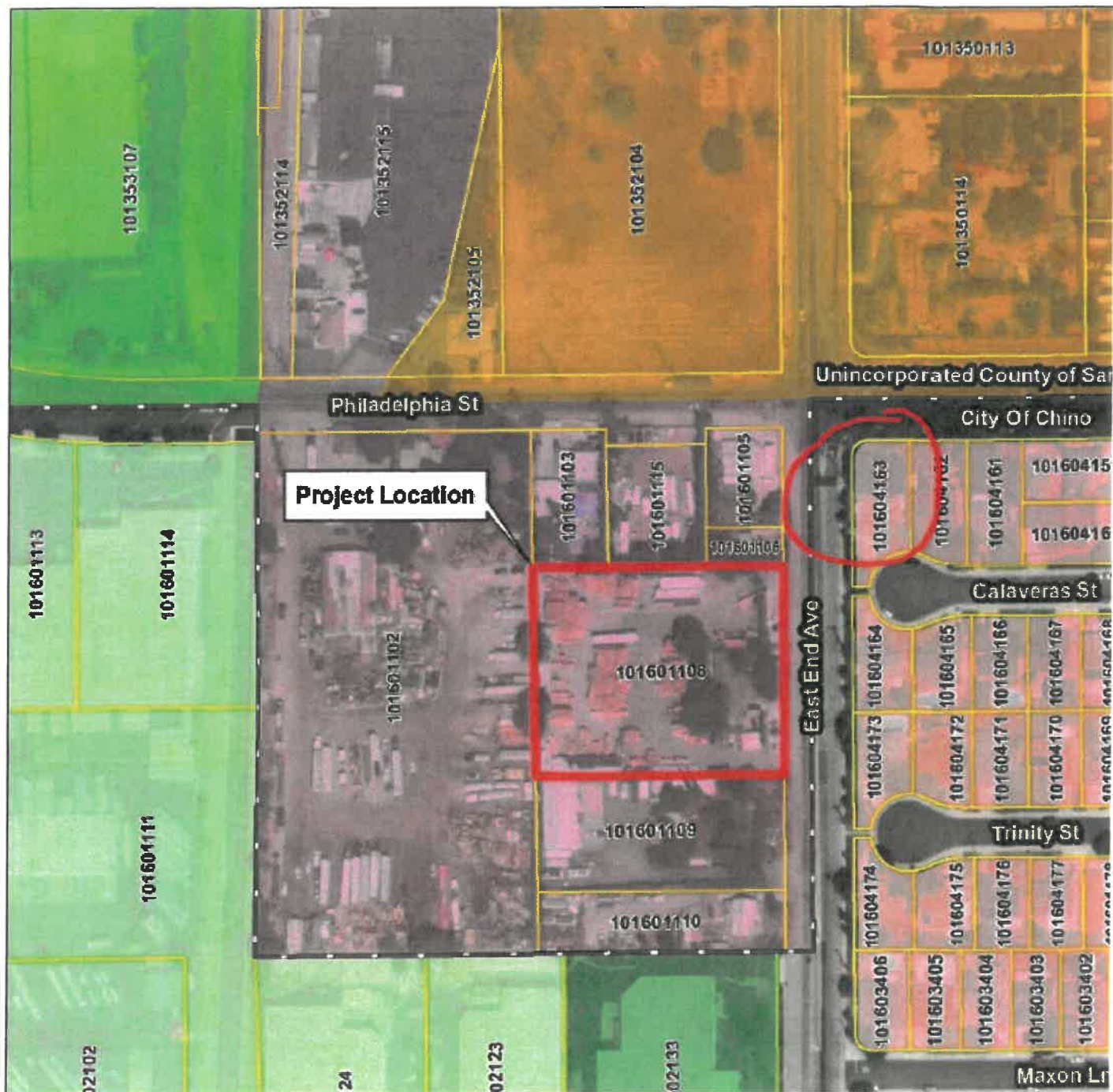
The Project Operational Noise levels would be:

Operational noise levels at the adjacent residential uses are anticipated to range between 38 dBA to 42 dBA L_{eq} . The operational noise levels at the adjacent industrial uses are anticipated to be 50 to 62 dBA L_{eq} . These levels fall below the unadjusted 45 dBA County residential nighttime limit, 50 dBA Chino residential nighttime limit, and 70 dBA L_{eq} County industrial nighttime limit. **Figure 11** shows the "project only" operational noise levels at the site and illustrates how the noise will propagate at the property lines.

Below is a Map of the levels of Noise once the project is in operation. Your home is near the Sensitive Receptor of 6 which shows an average dBA of 34.

Figure 11. Modeled Project Operational Noise





Thank you,

Azhar Khan, MPA

Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor

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

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From: Carl Sampson <driventosucceed@ymail.com>
Sent: Thursday, November 30, 2023 4:47 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Cc: John Sampson <antiquesusa@yahoo.com>
Subject: M&J Pallet Warehouse Storage - Noise Concern - PROJ-2023-00001

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To Whom It May Concern,

My name is Beverly Sampson, and my address is 3702 Calaveras Ct, Chino, CA 91710, (909)287-3935. As a concerned resident, I am worried about the additional noise and additional truck traffic that would be caused by a proposed project. The business, M&J Pallet, that is currently at 12152 East End, Chino, CA 91710 is wanting to expand across the intersection of Philadelphia, but they are already too loud to be this close to homes. I am writing regarding project # PROJ-2023-00001 M&J Pallet Warehouse Storage. I live on the corner of Philadelphia and East End, and when I have my grandkids visit and want to play in the backyard the pallets being dropped by the forklifts make them jump and scares

them back into the house. The trucks are also very loud as they are entering and exiting their current facility, and they sometimes shake the homes and are distracting when people have company.

Beverly Sampson

(909)287-3935

3702 Calaveras Ct.

Chino, CA 91710



Virus-free.www.avg.com

Liang, Aron

From: willyk <willyk@mindspring.com>
Sent: Saturday, February 25, 2023 12:36 PM
To: Khan, Azhar
Subject: PROJ-2023-00001 APN 1016-011-08

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I am against issuing a permit for the construction of this warehouse. Mostly because the owners of the property have caused the people in the eight surrounding properties to lose out on the sales of their properties because the pallet yard refused to sell their property and it messed up the whole sale. This happened four separate times in the past four years.

William Kozak
willyk@mindspring.com (mailto:willyk@mindspring.com)
12118 East End Ave.
Chino, CA 91710

Liang, Aron

From: Catherine Puckett <senimental@icloud.com>
Sent: Thursday, February 23, 2023 2:31 PM
To: Khan, Azhar
Subject: PROJECT -2023-00001

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Please notify us of future meeting. Objection to pallet company. I have a letting in the mail to you.

Thank you.

Catherine Puckett
12174 East End Ave
Chino , Ca 91710

Sent from my iPhone



Project Notice

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2023-00001

ASSESSOR PARCEL NO: 1016-011-08

APPLICANT: Edgar Corral

LOCATION: 12152 East End Avenue

COMMUNITY: Chino / District 4

ZONING: Community Industrial (IC)



Project Proposal

A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A 26,122 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, ON A 1.71 ACRE PARCEL; LOCATED AT 12152 EAST END AVENUE; WITHIN THE COUNTYWIDE PLAN DESIGNATION LIMITED INDUSTRIAL; ZONED COMMUNITY INDUSTRIAL (L/IC); WITHIN THE CITY OF CHINO SPHERE OF INFLUENCE AREA.



Azhar Khan, Planner

Phone: 919-601-4667

Email: azhar.khan@us.sbcounty.gov

Fax: 919-287-3223

We'd love to hear from you

Please submit comments by **February 23, 2023** to be sure that they are considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Name:

Normer Rickett, Catherine Rickett

E-mail Address:

seniment@icloud.com

Mailing Address:

12174 East End Ave, Chino, Ca. 91710

H. Puckett
Catherine Puckett
12174 East End Ave
Chino, Ca. 91710

Applicant Edgar Corral. Project number, PROJ-2023000001
*We are the property on the south side (next door)

Our concerns have always been the risk of fire with the pallets being so close to our home. They store pallets right up to the property line. It is also located across from a housing tract. Lots of noise from their business, trucks in and out daily. this property should never have been approved for a Pallet Yard.

What will this building house and where will it be located on the property?
Please give us exact usage of this proposed building.

Please let us know when you will be meeting on this request. We would like to attend.

Thank you
H Puckett
Catherine Puckett