



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

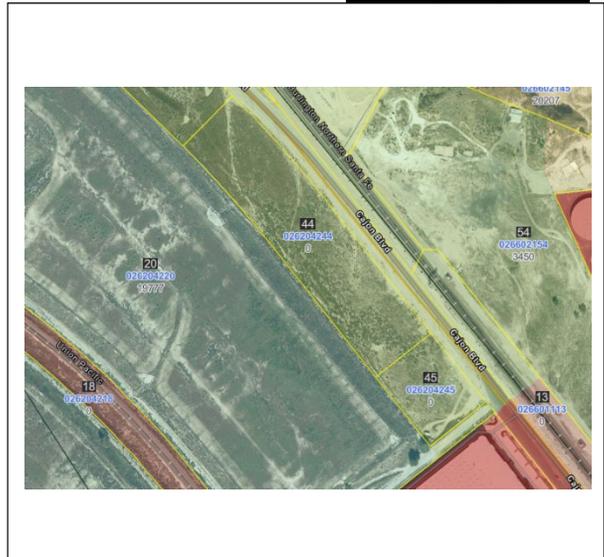
**HEARING DATE: August 18, 2022**

**AGENDA ITEM #4**

**Project Description**

**Vicinity Map -**

**APN:** 0262-042-44 & 45  
**Applicant:** Lord Constructors, Inc.  
**Community/District:** San Bernardino/ 5<sup>th</sup> Supervisorial District  
**Location:** Approximately .25 miles southeast of intersection of Shelter Way and Cajon Boulevard  
**Project No:** PROJ-2021-00016  
**Staff:** Azhar Khan  
**Rep:** Lord Construction  
**Proposal:** Conditional Use Permit for a Phased Project to establish a 32,000 square foot industrial bulk food distribution facility, with 10,000 square foot office space, vehicle maintenance/repair and outdoor truck/trailer parking as part of phase one (1) on parcel 0262-042-44 and a CNG fuel station as part of phase two (2) on parcel 0262-042-45; on a 13.90 acre vacant parcel.



**9 Hearing Notices Sent on : August 3, 2022**

Report Prepared By: Azhar Khan, Planner

**SITE INFORMATION:**

Parcel Size: 13.9 acres  
 Terrain: Flat  
 Vegetation: Sparse Vegetation / Natural Ground

**TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:**

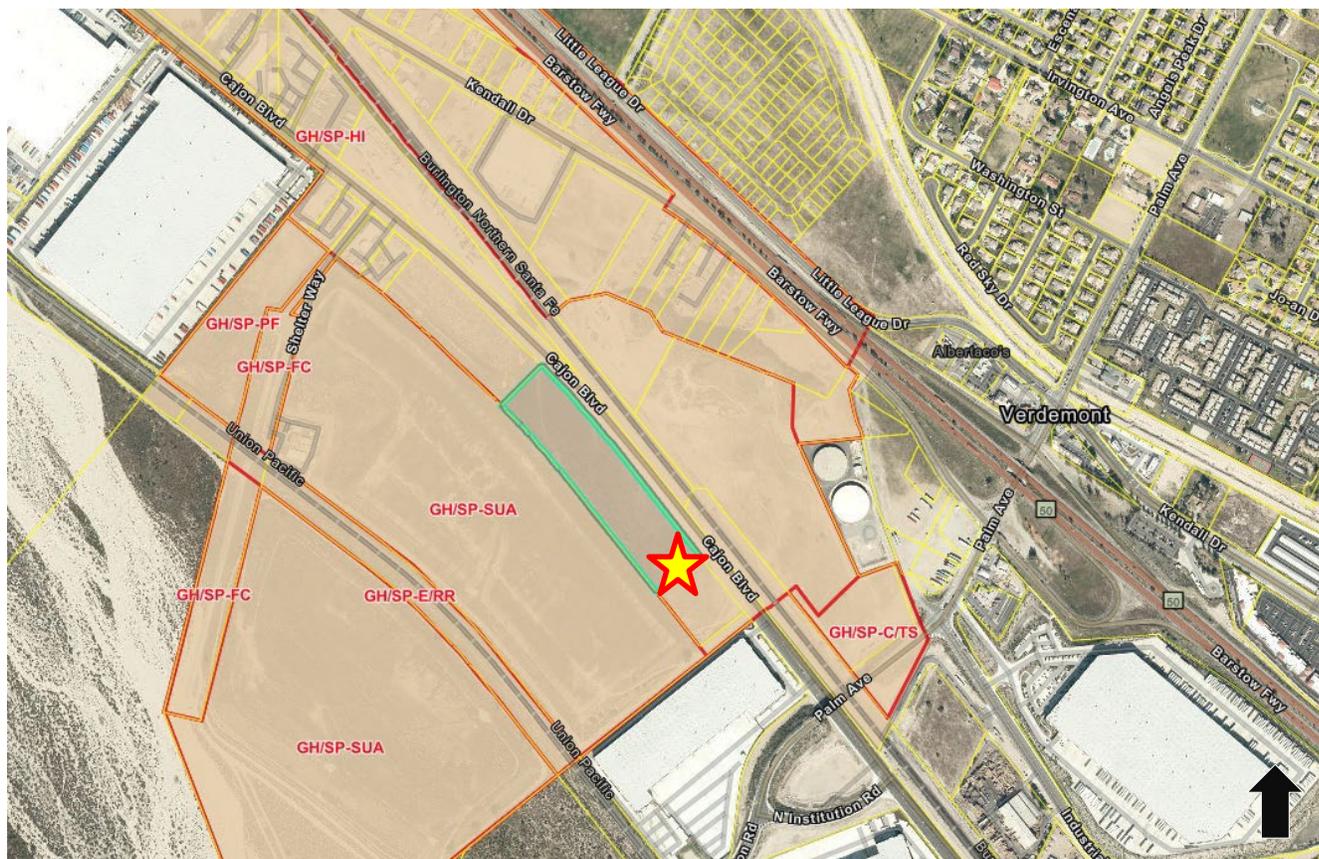
AREA	EXISTING LAND USE	POLICY PLAN DESIGNATION	LAND USE ZONING DISTRICT
Project Site	Vacant	Special Development	Glen Helen Specific Plan/Heavy Industrial (GH/SP-HI)
North	Animal Shelter	Special Development	Glen Helen Specific Plan/Heavy Industrial (GH/SP-HI)
South	Vacant	Special Development	Glen Helen Specific Plan/Special Use Area (GH/SP-SUA)
East	Entitled for 69,300 sq ft truck terminal with 500 trailer parking spaces (currently vacant)	Special Development	Glen Helen Specific Plan/Heavy Industrial (GH/SP-HI)
West	Vacant	Special Development	Glen Helen Specific Plan/Heavy Industrial (GH/SP-HI)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of San Bernardino	None
Water Service:	San Bernardino Municipal Water	With SBMWD approval
Sewer Service:	Septic System	With EHS approval

**STAFF RECOMMENDATION<sup>1</sup>:** That the Planning Commission **FIND** the Project Exempt form CEQA; **ADOPT** the Findings as contained in the Staff Report; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** Staff to File the Notice of Exemption.

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

**OFFICIAL LAND USE DISTRICT MAP**



**AERIAL MAP**

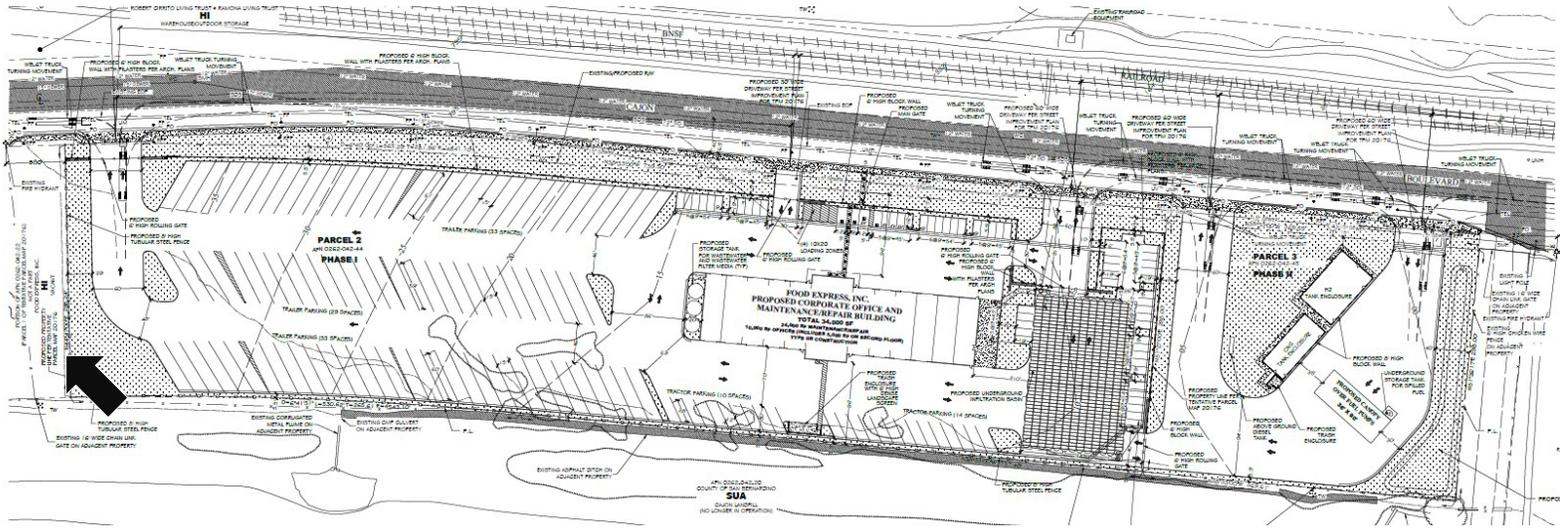


**SITE PHOTOS**

**Figure 1: Photo looking west from Cajon Boulevard**



### SITE PLAN



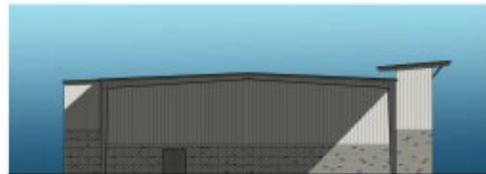
### ELEVATIONS



North Elevation



West Elevation

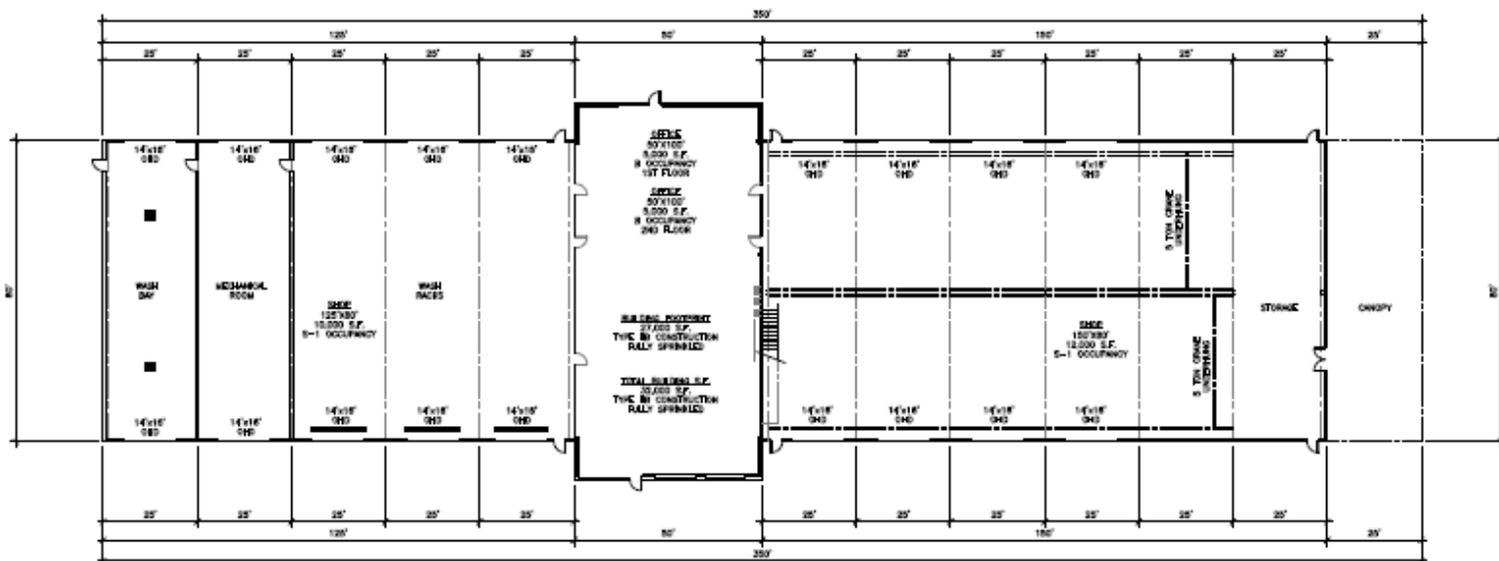


East Elevation

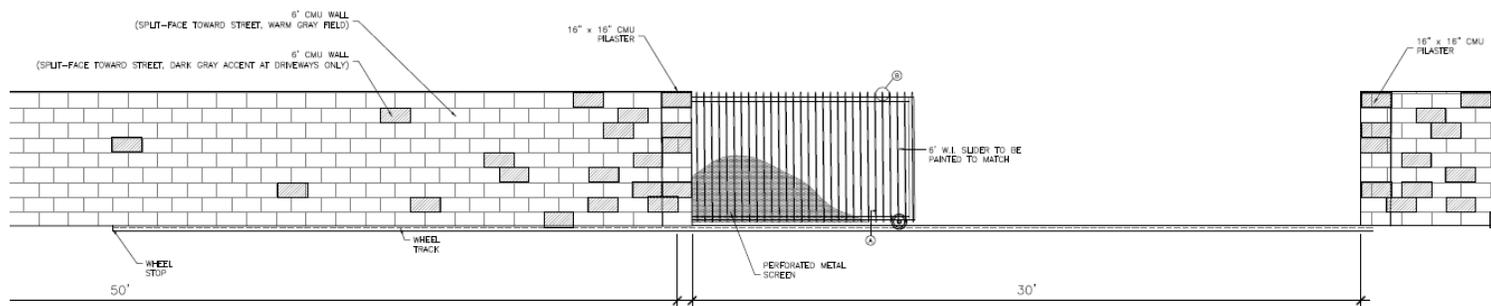


South Elevation

## FLOORPLANS



## FENCE ELEVATIONS



**BACKGROUND:**

On May 26, 2022, the project was reviewed and considered at a Zoning Administrative hearing. During the Zoning Administrative Hearing, the applicant posed the question regarding a phased development. Staff indicated that a phased development would require a Conditional Use Permit to be reviewed by the Planning Commission. The applicant has updated the site plan to show a phased development project as shown in Exhibit A, and has submitted a Conditional Use Permit application to be in compliance with the County Development Code requirement.

**PROJECT DESCRIPTION:**

The applicant Lord Construction, Inc. is proposing to establish a 32,000 square foot industrial bulk food distribution facility, with 10,000 square foot office space, vehicle wash racks, vehicle maintenance/repair and outdoor truck/trailer parking as part of phase one (1) on parcel 0262-042-44 and a CNG fuel station as part of phase two (2) on parcel 0262-042-45, located on vacant parcels approximately .25 miles southeast of intersection of Shelter Way and Cajon Boulevard within the Glen Helen Specific Plan/Heavy Industrial (GH/HI) Land Use Zoning District. The site proposes 95 truck and trailer parking stalls, 24 tractor spaces, 62 standard parking stalls and three (3) ADA parking stalls. The proposed phased project requires approval of a Conditional Use Permit.

The surrounding area is increasingly becoming commercial and urbanized. The parcel to the east has been entitled for a 69,300 square foot truck terminal with 500 truck parking spaces. The scope of the proposed development would consist of site grading which would include cut of 21,400 cubic yards and fill of 13,900 cubic yards. The site would then include the construction of the proposed industrial 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 County Planning Division sent out project notices on August 3, 2022 advertising the Planning Commission Hearing to be held on August 18, 2022.

**PROJECT ANALYSIS:**

Site Planning: The subject property is located in the Glen Helen Specific Plan/Heavy Industrial (GH/HI) Land Use Zoning District. The intent of the Heavy Industrial zone is to provide for certain industrial uses that include primary outdoor storage. The Heavy Industrial zone is generally located in areas that are served by the railroad, are not visible from Scenic Corridors, and/or allow for additional screening from public views. Within the Heavy Industrial Zoning District, a distribution facility is considered a permitted use, subject to the approval of a Minor Use Permit application, however given that the project has been revised to include a phased development, Development Code Section 85.06.050(a)(1) requires phased projects to be reviewed as a Conditional Use Permit.

The proposed building is designed with varying exterior materials which would satisfy GH3.0405(f)(3) of the Glen Helen Specific Plan, which encourages the use of stone veneer and painted metal surfaces. The exterior materials propose 26 galvalume steel metal panel (painted blue) and split-face blocks at the base of all of the elevations as shown in the exterior elevations above.

Roof heights on the north elevation will feature varying elevations which would satisfy GH3.0405(d)(1) and (e)(3) of the Glen Helen Specific Plan which encourages building recesses and projections for visual interest.

For APN 0262-042-44 (Phase I), vehicle access is provided along Cajon Boulevard with three (3) driveways. Two of the driveways would be 60 feet wide for truck access. Onsite truck movements would occur throughout the site with the exception of the area immediately in front of the proposed building (facing Cajon Boulevard). Parking spaces for employee and visitor vehicles (e.g., passenger cars, pick-up trucks) would be located at the eastern side of APN 0262-042-44.

For APN 0262-042-45 (Phase II), vehicle access is provided along Cajon Boulevard with two (2) driveways. Both of the driveways would be 60 feet wide for truck access. Onsite truck movements would occur throughout the site.

Phased Projects: Pursuant to San Bernardino County Development Code Section 86.06.060- Time Limits and Extensions, the Conditional Use Permit must be exercised within 36 months of the effective date of the decision granting the permit and each subsequent phase shall be exercised within 36 months from the date that the previous phase was exercised, unless otherwise specified in the permit or authorization, or the permit or authorization shall expire and become void. Development Code Sections 86.06.060(a)(1) and (5)(A).

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).

Development Code Compliance Summary: As noted below, the project satisfies all applicable standards of the Glen Helen Specific Plan and Development Code for development in the Heavy Industrial (HI) Land Use District, as illustrated in the following **Table 1** and described below.

**Table 1 Project Code Compliance**

Table 1 Project Code Compliance			
Project Component	Glen Helen Specific Plan		Project Plans
Phased Industrial Use	CUP		CUP
Parking	62 required		62 total spaces which includes 3 ADA accessible space. Project Specific Parking: 95 spaces @ 15'x59'
Landscaping	15% minimum required		18.15% and 37.73%
Building Setbacks	Front:	25'	25'
	Street Side	15'	15'
	Side Interior:	10' <sup>1</sup>	10'
	Rear	10'	10'
Building Height	75' Maximum		26'
Drive Aisles	24' (two way)		Driveway: 60'0" (two way drive aisle) 30'0" (two way drive aisle)
Maximum Lot Coverage	85%		81.85% (APN: 0262-042-44) 62.27% (APN: 0262-042-45)

Landscaping: Landscaping is proposed on the north, east, south and west areas of the site. A landscaping plan will be provided and will be required to comply with the Landscaping Standards provided in the San Bernardino Development Code Section 83.10.060 and Table 83-12 "Minimum Landscaped Area," as well as the Glen Helen Specific Plan GH3.0220, GH3.0305, GH3.0310, GH3.0315, GH3.0320, GH3.0330, GH3.0335, and GH3.0340. The Glen Helen Specific Plan GH.3.0330(3) requires parking areas to have one tree per every four parking stalls. However, the required location of trees may conflict with truck trailer parking and therefore, the required trees will be included as part of the overall landscaped areas to be reviewed and approved as a separate landscape permit.

Fencing: The project will include a six (6) foot block wall fence with pilasters and six (6) foot high rolling gate at each of the three driveway entrances and as part of Phase I (APN: 0262-042-44). The six (6) foot block wall will feature split-face dark grey accent blocks at the driveway entrances to provide a visual

<sup>1</sup> Only one side yard setback is required if adjacent property is within a commercial or industrial zone. Minimum of 3' from property line, 5' if in a fire safety overlay zone.

interest (See Fencing Elevation above). On the northern and western property lines, an 8' foot steel fence with dense landscaping is proposed. On the southern property line, an existing 6' foot chain link fence is proposed to remain. Walls/fences existing and proposed on all property lines shall be consistent with the San Bernardino County Development Code Section 83.02.060 – Screening and Buffering requirements.

Parking: Development Code Chapter 83.11 generally, and specifically Section 83.11.040 Tables 83-15 and 83-17 require a minimum of 62 parking spaces including three (3) ADA accessible space for the proposed use. As proposed, the site will provide 62 parking spaces which includes three (3) ADA van accessible spaces. In addition to the required parking, 95 trailer parking spaces and 24 tractor spaces will be provided as described in Table 1 – SITE AND SURROUNDING LAND USES AND ZONING, above.

Setbacks: Setback requirements as described in the Glen Helen Specific Plan, Section GH2.0420(h)(3) are as follows: Front (25'), Side-Street Side (15'), Side-Interior (10'), and Rear (10').

Hours of Operation: Operating hours will be 24 hours a day and seven days a week, with 67 employees working the day shift, 12 employees during the night shift, with a total of 79 employees.

Water Service: Water purveyor shall be the San Bernardino Municipal Water Department, subject to compliance with the District's water requirements and the availability of incremental water supply for water service to serve new developments.

Sewer System: The closest sewer providers are the San Bernardino Municipal Water Department. A 15-inch clay pipe sanitary sewer line is located along Cajon Boulevard fronting the subject property; however, the subject property is not within the SBMWD's sewer service area boundaries. An EHS Onsite Water Treatment System will be necessary as described in the Conditions of Approval for this project. A "Will Not Serve Letter" has been obtained from the San Bernardino Municipal Water Department indicating that the project site is not within SBMWD sewer service area. The site can be served by SBMWD upon approval by the City of San Bernardino Mayor and City Council and the San Bernardino County Local Agency Formation Commission.

## **ENVIRONMENTAL REVIEW:**

Staff prepared an initial evaluation of the Project in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §§ 21000 et seq.) to evaluate potential environmental effect that may be associated with the Project and concluded that the Project is exempt from CEQA because there is no possibility that the Project would have a significant effect on the environment. The following are summaries of topics considered in the initial evaluation:

Aesthetics: The proposed building is designed with varying exterior materials which would satisfy GH3.0405(f)(3) of the Glen Helen Specific Plan, which encourages the use of stone veneer and painted metal surfaces. The exterior materials propose 26 galvalume steel metal panel (painted blue) and split-face blocks at the base of all of the elevations as shown in the exterior elevations below. The two-story building will be 26 feet tall, with office space on the first floor and second floor of the building with design features to provide for vertical articulation. The Project design includes a landscape buffer adjacent to Cajon Boulevard, providing further screening and buffer from the street. Tractor parking is behind the building. No significant adverse impacts are identified, and no mitigation measures are required.

Air Quality: The Project air quality analysis shows that the Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use would not exceed thresholds of concern as established by the SCAQMD. Also, operations-related regional criterion would be exceeded. The Project would not generate GHG emissions directly, or indirectly, that would have significant impact on the environment. The

Project's GHG emissions were calculated using CalEEMod model which identified the Project to be less than the County of San Bernardino's GHG Emission Reduction Plan Screening Threshold of 3,000. No significant adverse impacts are identified, and no mitigation measures are required.

Water Quality: A Preliminary 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 (NPDES) Area-wide Stormwater Program. The Project drainage system will collect storm water runoff in two on-site infiltration basins; one underground and one 17" deep infiltration basin sized to accept storm water 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 in the Conditions of Approval (Refer to Condition of Approval referring to WQMP under Land Development – Prior to Land Disturbance). No significant adverse impacts are identified, and no mitigation measures are required.

Traffic: The County of San Bernardino Transportation Impact Study Guidelines indicate that projects that generate 100 or more trips during any peak hour have the potential to create a traffic impact and would be required to prepare a Transportation Assessment (TIA). The Project would not generate more than 100 passenger car equivalent (PCE) trips during either the AM or PM peak hour. The Project also does not add more than 50 trips (total vehicles) to any intersection during the AM and PM peak hours, hence no intersections are required to be analyzed. As the Project screens out per these criteria mentioned in the San Bernardino County Transportation Impact Guidelines (July 9, 2019), a Transportation Impact Study will not be required for the Project. No significant adverse impacts are identified, and no mitigation measures are required.

Vehicle Miles Traveled (VMT) Screening: The Project was compared to the VMT analysis screening criteria in the County's Transportation Impact Study Guidelines. The Project would generate fewer than 110 daily passenger car trips and would therefore meet the small project screening criteria. The Project would therefore be presumed to have a less than significant impact on VMT and would screen out of further analysis. No significant adverse impacts are identified, and no mitigation measures are required.

Based on the initial evaluation, County staff recommends that the Planning Commission find that the Project is exempt from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment. The exemption adopted for this Project reflects the County's independent judgment in making this determination.

**Public Comments:**

In accordance with Section 84.27.070 of the County Development Code, a Project Notice was sent to all property owners within three hundred feet of the external boundaries of the parcel. On April 21, 2022, nine (9) project notices were sent to surrounding property owners. No comments regarding the project were received.

**RECOMMENDATION:**

That the Planning Commission:

1. **FIND** the Project exempt from CEQA pursuant to Section 150601 (b)(3) of the CEQA Guidelines;
2. **ADOPT** the Findings (Exhibit C);
3. **APPROVE** the Conditional Use Permit for a phased project to establish a 32,000 square foot industrial bulk food distribution facility, with 10,000 square foot office space, vehicle wash racks, vehicle maintenance/repair and outdoor truck/trailer parking as part of phase one (1) on parcel 0262-042-44 and a CNG fuel station as part of phase two (2) on parcel 0262-042-45 on a 13.90-acre parcel within the Glen Helen Specific Plan/Heavy Industrial (GH/SP-HI) Land Use Zoning District subject to the Conditions of Approval; and
4. **DIRECT** staff to file a Notice of Exemption.

**ATTACHMENTS:**

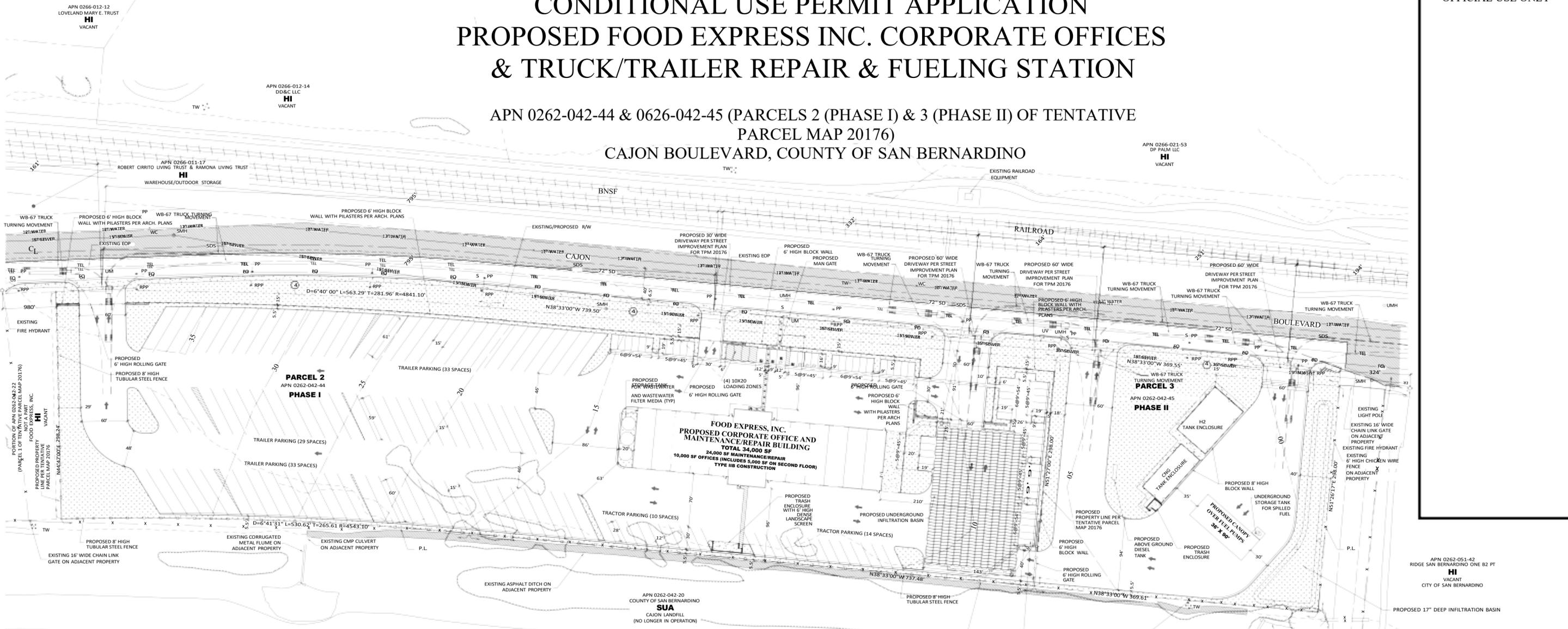
- EXHIBIT A: Site Plan
- EXHIBIT B: Letter of Intent
- EXHIBIT C: Findings
- EXHIBIT D: Conditions of Approval

# EXHIBIT A

# Site Plan

# CONDITIONAL USE PERMIT APPLICATION PROPOSED FOOD EXPRESS INC. CORPORATE OFFICES & TRUCK/TRAILER REPAIR & FUELING STATION

## APN 0262-042-44 & 0626-042-45 (PARCELS 2 (PHASE I) & 3 (PHASE II) OF TENTATIVE PARCEL MAP 20176) CAJON BOULEVARD, COUNTY OF SAN BERNARDINO



**UTILITIES**  
ELECTRIC:  
SOUTHERN CALIFORNIA EDISON COMPANY  
287 TENNESSEE ST. REDLANDS, CA 92373 (909) 307-6788  
TELEPHONE: FRONTIER COMMUNICATIONS  
9 SOUTH 4TH ST. REDLANDS, CA 92373 (909) 748-6640

SEWER:  
CITY OF SAN BERNARDINO  
397 CHANDLER PLACE SAN BERNARDINO, CA 92408 (909) 453-6181

GAS:  
SOUTHERN CALIFORNIA GAS COMPANY  
1981 WEST LUGONIA AVENUE REDLANDS, CA 92374 (909) 335-7550

WATER:  
CITY OF SAN BERNARDINO MUNICIPAL WATER DEPARTMENT  
397 CHANDLER PLACE SAN BERNARDINO, CA 92408 (909) 453-6181

**PROJECT NOTES:**

- ASSESSOR'S PARCEL NUMBER: (0262-042-44 & 0262-042-45) PARCELS 2 AND 3 OF PARCEL MAP 20176. PARCEL 2 = PHASE I, PARCEL 3 = PHASE II
- EXISTING GROSS AREA: 605,607 SF = 13.90 AC
- EXISTING / PROPOSED NET AREA: 493,264 SF = 11.32 AC
- EXISTING / PROPOSED ZONING / GENERAL PLAN: HEAVY INDUSTRIAL (HI) OF THE GLEN HELEN SPECIFIC PLAN WITH FIRE SAFETY (FS) OVERLAY DISTRICT - FIRE SAFETY AREA 3
- PROPERTY OWNER ALSO OWNS CONTIGUOUS PROPERTY TO THE WEST, PARCEL 1 OF PARCEL MAP 20176
- EXISTING USE: VACANT (ABANDONED VEHICLE TEST TRACK) (PARCEL 3)
- PROPOSED USE: CORPORATE OFFICE / TRUCK / TRAILER REPAIR (PARCEL 2) & FUELING STATION (PARCEL 3)
- SITE IS NOT KNOWN TO BE SUBJECT TO FLOOD WATERS, OVERFLOW OR INUNDATION.
- NO REGULATED TREES OR PLANTS KNOWN TO EXIST ON-SITE.
- NO ADJACENT STRUCTURES WITHIN 15' OF PROJECT PROPERTY LINE, UNLESS OTHERWISE SHOWN.
- EXISTING FLOOD ZONE DESIGNATION: ZONE 'X' - 'AREA OF MINIMAL FLOOD HAZARD' AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 06071C79301, DATED SEPTEMBER 2, 2016.
- LOT COVERAGE:  
PARCEL 2:  
PROPOSED NET AREA: 383,129 SF = 8.79 AC  
PROPOSED BUILDING: 26,000 SF = 7.04%  
ACCESS / PARKING: 889,045 SF = 74.91%  
TOTAL: 383,129 SF = 100%  
LANDSCAPING/HARDSCAPE: 69,526 SF = 18.15%  
PARCEL 3:  
PROPOSED NET AREA: 110,135 SF = 2.53 AC  
PROPOSED BUILDING (CANOPY): 3,240 SF = 2.94%  
ACCESS / PARKING: 65,343 SF = 59.33%  
LANDSCAPING/HARDSCAPE: 41,552 SF = 37.73%  
TOTAL: 110,135 SF = 100%
- TOTAL IMPERVIOUS AREA: PARCEL 2: 325,594 SF = 84.98% OF NET AREA  
PARCEL 3: 72,038 SF = 65.41% OF NET AREA
- BUILDING INFORMATION - TRUCK / TRAILER REPAIR / OFFICE BUILDING  
HEIGHT: 26' HIGH  
BUILDING OCCUPANCY CLASSIFICATION: REPAIR: S-1 OFFICES: B  
CONSTRUCTION TYPE: IB  
BUILDING FLOOR AREA RATIO: 32,000 SF / 493,264 SF = 6.49%  
REQUIRED LANDSCAPING = 15% OF LOT AREA (LOT AREA IS DEFINED AS ALL AREAS NOT INCLUDING PARKING AREA OR AREAS SCREENED FROM PUBLIC VIEW)  
PARCEL 2 LOT AREA = 26,595 SF  
PROVIDED LANDSCAPING (FOR LOT AREA) = 19,048 SF = 71.62%  
PARCEL 3 LOT AREA = 110,135 SF  
PROVIDED LANDSCAPING (FOR LOT AREA) = 41,552 SF = 37.73%

**SOIL ENGINEER**  
**LOR CONSTRUCTORS, INC.**  
RIVERSIDE, CA 92507  
PHONE: (951) 653-1760  
FAX: (951) 653-1741  
REPORT DATE: JANUARY 13, 2020  
PROJECT NUMBER: 13601.1

**SOURCE OF SURVEY**  
TOPOGRAPHIC SURVEY  
DATED DECEMBER 2018  
AS CONDUCTED BY  
**ON POINT LAND SURVEYING, INC.**  
1906 ORANGE TREE LANE, SUITE 240  
REDLANDS, CA 92374  
PHONE: (909) 792-2221  
SCALE: 1"=50'

**PARKING SUMMARY:**

LAND USE/REQUIREMENT	PARKING RATE	BUILDING SIZE/RATE	REQUIRED
OFFICE	1/250 SF	10,000 SF	40
REPAIR	1/1000 SF	22,000 SF	22
TOTAL PARKING STALLS REQUIRED:			62
TOTAL PARKING STALLS PROVIDED:			62
TOTAL ACCESSIBLE SPACES REQUIRED:			3 (1 VAN ACCESSIBLE)
TOTAL ACCESSIBLE SPACES PROVIDED:			3 (1 VAN ACCESSIBLE)
95 TRAILER SPACES PROPOSED			
24 TRACTOR SPACES PROPOSED			
1'10"x20' LOADING ZONE PER 5,000 SF BUILDING AREA (MAX 4 SPACES) = 4 LOADING SPACES REQUIRED			
4 LOADING SPACES PROVIDED			

**LEGAL DESCRIPTION**

PARCELS 2 AND 3 OF TENTATIVE PARCEL MAP 20176, BEING A SUBDIVISION OF RANCHO MUSCUIPIABLE, PER MAP RECORDED IN BOOK 7, PAGE 23 OF MAPS, RECORD OF SAID COUNTY AND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, THE NORTHEAST 1/4 OF SECTION 11 AND THE NORTHWEST 1/4 OF SECTION 12, IN THE TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AS THE LINES OF THE GOVERNMENT SURVEY WERE EXTENDED ACROSS SAID RANCHO MUSCUIPIABLE, TOGETHER WITH PORTIONS OF MAGNOLIA AVENUE AND OREGON AVENUE VACATED PER DOCUMENT RECORDED DECEMBER 8, 1980 AS INSTRUMENT NO. 80-279136 OF OFFICIAL RECORDS, RECORD OF SAID COUNTY.

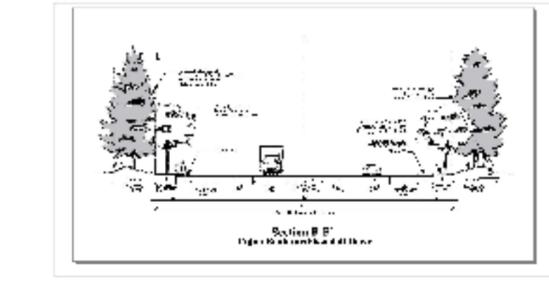
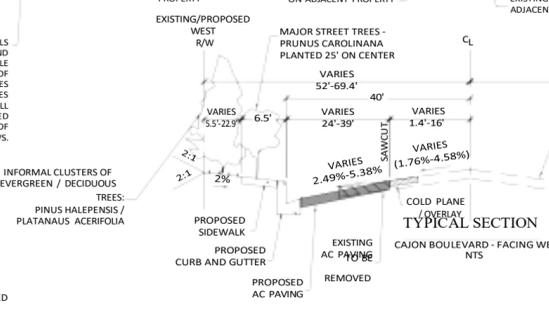
**EASEMENTS**

- AN EASEMENT FOR PIPE LINES AND ROADS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 34, OF DEEDS, PAGE 196.  
SAID EASEMENT LOCATION CANNOT BE DETERMINED FROM THE PUBLIC RECORD.
- VARIOUS AGREEMENTS, CONDITIONS, AND RESERVATIONS AS TO WATER AND EASEMENTS AS SET FORTH IN THE DEED FROM MUSCOY WATER COMPANY, A CORPORATION, RECORDED SEPTEMBER 19, 1950, IN BOOK 2641, PAGE 1, OFFICIAL RECORDS.  
SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE DETERMINED FROM THE PUBLIC RECORDS.
- AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITICAL OF THE STATE OF CALIFORNIA, RECORDED NOVEMBER 23, 1993 AS INSTRUMENT NO. 93509387 OF OFFICIAL RECORDS.  
SAID EASEMENT IS LOCATED WITH CAJON BOULEVARD RIGHT-OF-WAY
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM CAJON BOULEVARD, EXCEPTING ANY PORTION LYING WITHIN DESIGNED DRIVEWAY ENTRANCES HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 23, 1993 AS INSTRUMENT NO. 93509388 OF OFFICIAL RECORDS.

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

**LEGEND**

- CMP CORRUGATED METAL PIPE
- CNG COMPRESSED NATURAL GAS
- FO FIBER OPTIC LINE
- FO HZ DELIVERED GAS
- HI HEAVY INDUSTRIAL PROPERTY LINE
- PL EXISTING POWER POLE TO BE RELOCATED
- RPP RIGHT-OF-WAY
- R/W RELOCATED POWER POLE
- S EXISTING SIGN
- SDS EXISTING SIGN
- SMH STORM DRAIN STRUCTURE
- SMH SEWER MANHOLE
- SUA SPECIAL USE AREA
- TW TESTING WELL
- UM UTILITY MARKER
- UMH UTILITY MANHOLE
- WC WATER CAP
- EXISTING BRUSHLINE/TREELINE
- PROPOSED LANDSCAPING
- PROPOSED PCC SIDEWALK
- PROPOSED AC PAVING
- EXISTING AC PAVING
- PROPOSED ACCESSIBLE PATH OF TRAVEL



**BENCHMARK** NGS EV373  
2.4 MI SE FROM DEVORE, 160 FT NE OF & 3.5 FT HIGHER THAN CAJON BLVD., 13 FT SOUTHWEST OF SOUTHWEST RAIL OF SOUTHWEST TRACKS, 1 FT NORTHWEST OF SOUTHWEST CORNER OF 13 FT BY 17 FT CONCRETE SLAB.  
ELEVATION = 1751.04'

**BASIS OF BEARING**  
BEING THE CENTERLINE OF CAJON BOULEVARD BETWEEN 1060' S/O LITTLE LEAGUE DRIVE AND 2345' N/O BEARING BEING PALM AVENUE N46°03'01" W PER RS 08-219 MB 138/86-87.

**PRELIMINARY EARTHWORK QUANTITIES**

CUT	FILL	(RAW/UNADJUSTED)	(SITE EXPECTED TO BALANCE AFTER LOSSES)
21,400 CY	13,900 CY		

NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.

CONDITIONAL USE PERMIT APPLICATION  
SITE PLAN  
PROPOSED FOOD EXPRESS INC. CORPORATE OFFICES  
& TRUCK / TRAILER REPAIR (PHASE I) & FUELING STATION (PHASE II)  
(PARCELS 2 (PHASE I) & 3 (PHASE II) OF TENTATIVE PARCEL MAP 20176)  
19915 CAJON BOULEVARD, COUNTY OF SAN BERNARDINO

PROPERTY OWNER/APPLICANT:  
**FOOD EXPRESS, INC. ATTN: MR. KEVIN D. KEENEY**  
521 N. FIRST AVENUE, ARCADIA, CA 91706  
PHONE: (626) 574-9094

REPRESENTATIVE:  
**LORD CONSTRUCTORS, INC**  
1920 West Eleventh Street  
Upland, California 91786  
PHONE: (909) 946-6729, FAX: (909) 946-3626

**LORD CONSTRUCTORS, INC.**  
1920 West Eleventh Street  
Upland, California 91786

Job Number: 168801 Date Prepared: 6/3/22 Drawn By: RL Reference Number: 168801cup Sheet No. **A01**





North Elevation



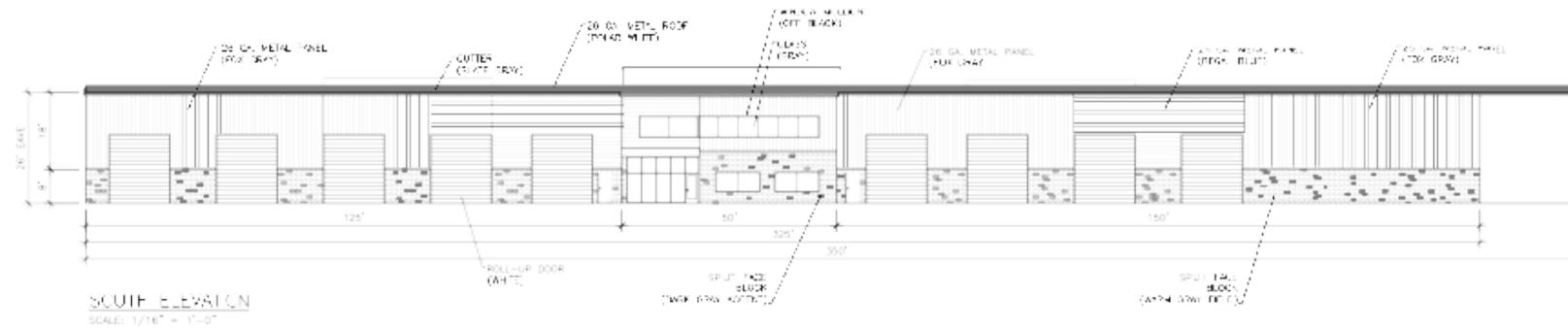
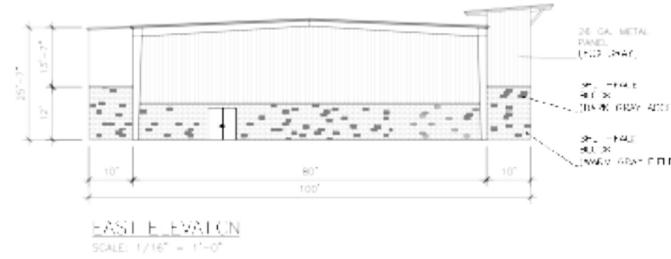
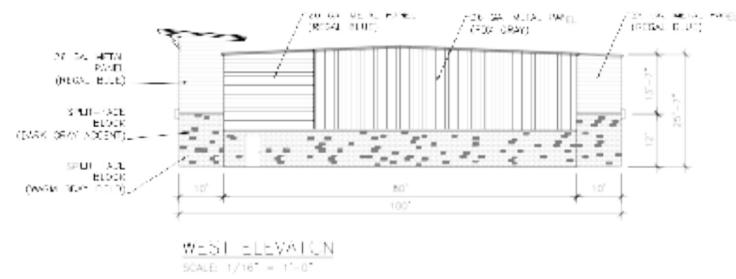
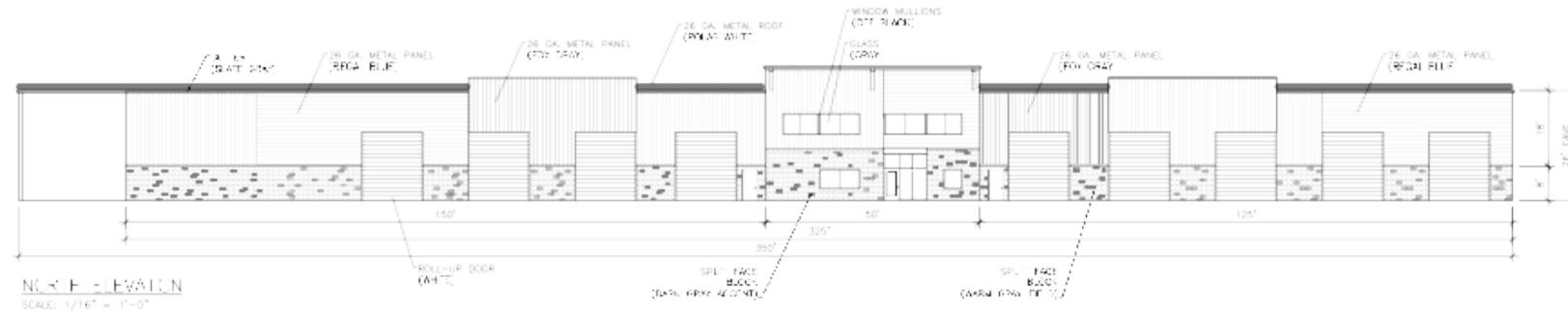
West Elevation



East Elevation



South Elevation



MINOR USE PERMIT APPLICATION  
ELEVATIONS  
PROPOSED FOOD EXPRESS INC. CORPORATE OFFICES  
& TRUCK/ TRAILER REPAIR & FUELING STATION  
PORTION OF APN 0262-042-22  
(PARCELS 2 & 3 OF TENTATIVE PARCEL MAP 20176)  
CAJON BOULEVARD, COUNTY OF SAN BERNARDINO

PROPERTY OWNER/APPLICANT:  
**FOOD EXPRESS, INC. ATTN: MR. KEVIN D. KEENEY**  
522 N. FIRST AVENUE, ARCADIA, CA 91006  
PHONE: (626) 574-9094

REPRESENTATIVE:  
**THATCHER ENGINEERING & ASSOCIATES, INC**  
1461 FORD STREET, STE 105, REDLANDS, CA 92373  
PHONE: (909) 748-7777, FAX: (909) 748-7776

**LOBO CONSULTORS, INC.**  
1450 West Glenview Street  
Upland, California 91786  
Ward Dam Engineering

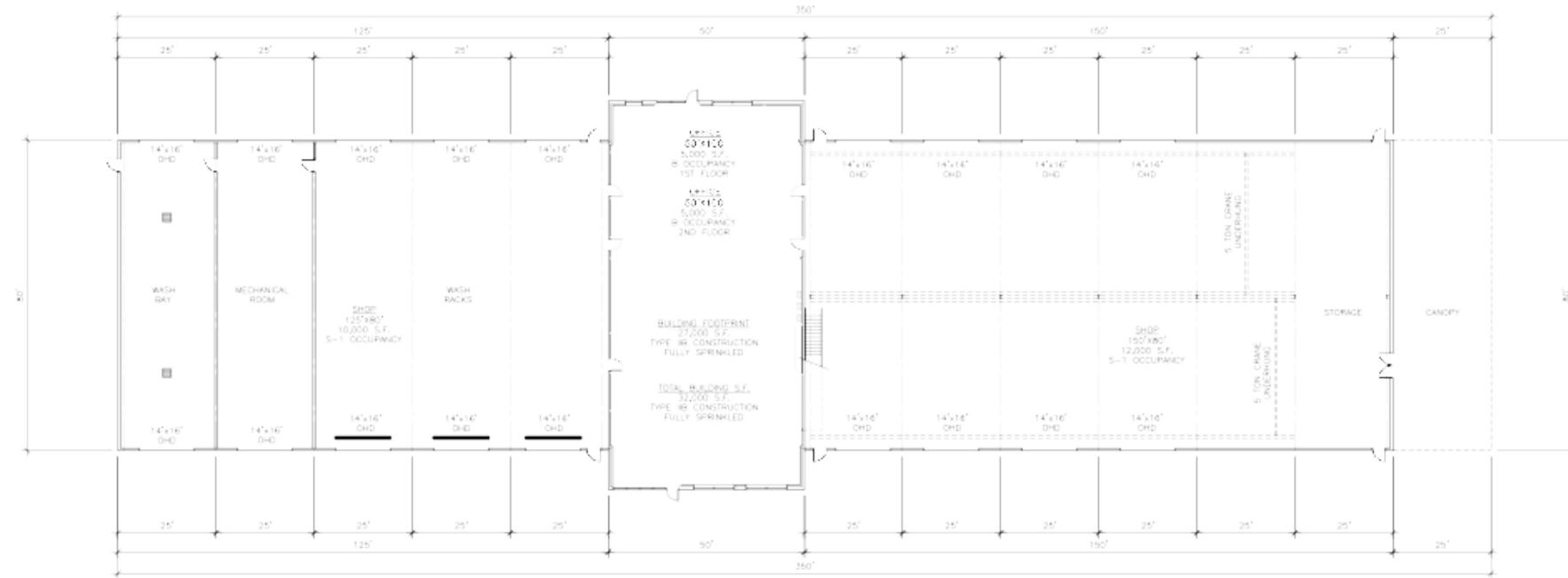
P.O. Box 1769  
Upland, California 91785

DO NOT SCALE DRAWING FOR DIMENSIONS AND OTHER DETAILS.  
SCALE, MATERIALS, AND CONSTRUCTION FOR THE DRAWING INDICATED.  
REFER TO THE PERMIT AND APPROVALS.

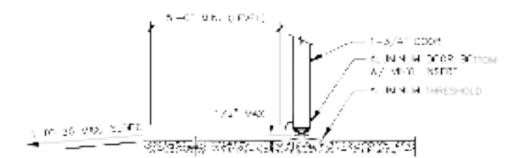
Job Number: 168801	Date: 5/14/2	Drawn By: RL	Reference Number: F-A3.1	Sheet No. of No. of Sheets: A-3
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- GENERAL NOTES:
1. ALL APPLIANCE AND INSULATION CERTIFICATES SHALL BE POSTED IN THE BUILDING.
  2. THE WAREHOUSE WILL BE NEITHER HEATED NOR COOLED.
  3. ALL PARTS OF TRUCKS TO BE REPAIRED SHALL BE WASH APPROVED TO THE PHYSICAL FABRICATOR'S FIRE RESISTANCE 119-404.
  4. ALL WAREHOUSE SHALL BE CONFORM WITH COUNTY W-100721.1 (E-100).
  5. RAIRS MUST COMPLY WITH SECTION 10122.2 PARAGRAPH 11.1.1.1.1.
  6. HANDICAP ENTRANCE SHALL HAVE A LEVEL LANDING OF 5'-0" SQUARE AND BE NO MORE THAN A 1/2" OFFSET OR STEP.
  7. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
  8. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 307.1(1).
  9. REQUIRED FIRE EXTINGUISHERS TO BE LOCATED AT APPROVED LOCATIONS THROUGHOUT THE BUILDING PRIOR TO INSTALLATION.
  10. ALL EXIT DOORS ALONG PATH OF TRAVEL TO THE EXTERIOR SHALL SWING IN DIRECTION OF TRAVEL AND SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.
  11. EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM, CBC 1004.3.

- EXIT SIGNS: (SEE SECTION 1013 2019 CBC).
- (a) WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS THROUGH MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30.480M) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
  - (b) GRAPHICS: EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 1/4 INCH (6.35 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES (50.8 MM) WIDE, EXCEPT THE LETTER "I" AND THE MINIMUM SPACING BETWEEN LETTERS SHALL BE NOT LESS THAN 1/4 INCHES (6.35 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED. CBC SECTION 1013.6.1
  - (c) INTERIOR ILLUMINATION: ELECTRICALLY POWERED, SELF LUMINOUS AND PHOTO LUMINOUS EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE RETAILED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. CBC SECTION 1013.5
  - (d) EXIT SIGN ILLUMINATION: THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54.08) CBC SECTION 1013.6.2



OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DETAIL OF THRESHOLD  
NO SCALE

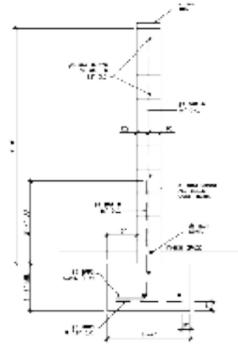
MINOR USE PERMIT APPLICATION  
OVERALL FLOOR PLAN  
PROPOSED FOOD EXPRESS INC. CORPORATE OFFICES  
& TRUCK/ TRAILER REPAIR & FUELING STATION  
PORTION OF APN 0262-042-22  
(PARCELS 2 & 3 OF TENTATIVE PARCEL MAP 20176)  
CAJON BOULEVARD, COUNTY OF SAN BERNARDINO

PROPERTY OWNER/APPLICANT:  
**FOOD EXPRESS, INC. ATTN: MR. KEVIN D. KEENEY**  
522 N. FIRST AVENUE, ARCADIA, CA 91006  
PHONE: (626) 574-9094

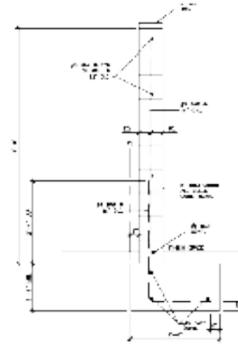
REPRESENTATIVE:  
**THATCHER ENGINEERING & ASSOCIATES, INC**  
1461 FORD STREET, STE 105, REDLANDS, CA 92373  
PHONE: (909) 748-7777, FAX: (909) 748-7776

**LOUIS GUNDEL, CIVIL ENGINEER, INC.**  
1922 Arch - Howard Street  
Upland, CA 91786  
Van Dam Engineering  
P.O. BOX 1769  
Upland, California 91787

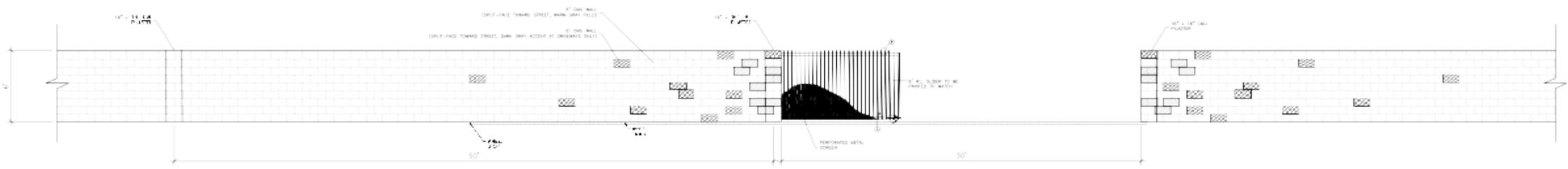
Job Number: 168801	Date: 5/14/22	Drawn By: RL	Reference Number: F-A1.1	Sheet No.: A-2
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2 6'-0" SITE BLOCK WALL DETAIL  
SCALE: 1/4" = 1'-0"



3 4'-0" SITE BLOCK WALL DETAIL  
SCALE: 1/4" = 1'-0"



4 11'-0" GATE/WALL L.V.E.W.  
SCALE: 1/4" = 1'-0"

MINOR USE PERMIT APPLICATION  
SITE WALL DETAILS  
PROPOSED FOOD EXPRESS INC. CORPORATE OFFICES  
& TRUCK/ TRAILER REPAIR & FUELING STATION  
(PARCELS 2 & 3 OF TENTATIVE PARCEL MAP 20176)  
CAJON BOULEVARD, COUNTY OF SAN BERNARDINO

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PHONE: (909) 748-7777, FAX: (909) 748-7776

**LOIS GUNDEL ENGINEERING, INC.**  
1920 Arch-Hisworth Street  
Upland, CA 91786  
Van Dam Engineering  
P.O. Box 1769  
Upland, California 91787

Job Number: 168801	Date: 5/14/2	Drawn By: RL	Reference Number: F-A0.3	Sheet No.: A-1
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# **EXHIBIT B**

## **Letter of Intent**

## *Letter of Intent*

The project proposes to develop a 13.90 gross acre site (11.32 AC net) with the construction of an industrial bulk food distribution facility for Food Express, Inc. The development consists of the construction of a 32,000 SF building for offices, wash racks and maintenance/repair of the facility's vehicles, and outdoor truck/trailer parking of the facility's vehicles. Three (3) driveways are proposed to provide access to and from Cajon Blvd. for the distribution facility, with the westernmost driveway being restricted to 'exit only' for trucks. A commercial fueling center is also proposed that will offer diesel, CNG, and hydrogen fueling services. Two (2) driveways are proposed to serve the fueling center, with traffic entering the easterly driveway and exiting the westerly driveway. Proposed onsite improvements include paved parking and access, landscaping, lighting and drainage improvements. The street frontage along Cajon Blvd. is proposed to be widened and improved with curb, gutter, and sidewalk.

The facility proposes to operate 24 hours per day, 7 days per week. A total of 80 employees are anticipated to work at the facility each day, with 67 employees working the day shift and 12 employees working during the night shift.

A Tentative Parcel Map application was previously processed and approved to subdivide the subject property into three (3) parcels (County Case No. PROJ-2019-0080). The Final Parcel Map is in the final stages of review and is anticipated to record soon. Street Improvement Plans have been developed to address the offsite road improvements for the proposed subdivision and are in the final stages of review and approval. An out-of-agency agreement for sewer service has been approved by the San Bernardino Municipal Water Department and is currently with LAFCO for final approval.

# EXHIBIT C

## Findings

**FINDINGS:** Conditional Use Permit

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040 and supporting facts for the Project's Conditional Use Permit (PROJ-2021-00016) to establish a 32,000 square foot industrial bulk food distribution facility, with 10,000 square foot office space, vehicle wash racks, vehicle maintenance/repair and outdoor truck/trailer parking as part of phase one (1) on parcel 0262-042-44 and a CNG fuel station as part of phase two (2) on parcel 0262-042-45 located in the City of San Bernardino Sphere of Influence.

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

The 13.9-acre site will accommodate the proposed building, parking, drive aisle and other improvements associated with the Project. The proposed site plan indicates compliance with Development Code standards in terms of setbacks, parking, landscaping, walls, and fences. The site will provide a total of 111,078 square feet of landscaping.

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

The site for the proposed use has adequate access, which means that the design and proposed conditions of approval provide for the streets surrounding the site to be fully improved to provide legal and physical access to the site. The site is provided with adequate legal and physical access via Cajon Boulevard.

- 3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.**

The proposed industrial building and project improvements have been designed to incorporate sufficient road improvements and to conform to industrial performance standards, including those for noise and vibration. In addition, the use will not interfere with the present or future ability to use solar energy systems.

- 4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Plan/Policy Plan and any applicable Community or Specific Plan.**

The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Plan/Policy Plan and any applicable Community or Specific Plan. The proposed Conditional Use Permit site plan, together with the provisions for its design and improvement are consistent with the Countywide Plan/Policy Plan. The Project specifically implements the following goals:

Goal LU-1: Fiscally Sustainable Growth. *Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable.*

Policy LU-1.1 *We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.*

Goal/Policy Implementation: The proposed Project is located on a vacant lot in a well-traveled area along 6<sup>th</sup> Street approximately 3.7 miles north of Interstate 10 that would provide economic benefit to the community. The Project is sited within an industrial land use district under an industrial zone.

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

Policy LU-2.1 Compatibility with Existing Uses: *We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.*

- Goal/Policy Implementation: The Project is located in a corridor with other compatible industrial uses within the Heavy Industrial zoning district provides for certain industrial uses that include primary outdoor storage. The Heavy Industrial zone is generally located in areas that are served by the railroad, are not visible from Scenic Corridors, and/or allow for additional screening from public. Considering features of the site design, the arrangement of land uses within the vicinity, and data included in the supporting studies, the Project is appropriately sited and compatible with the surrounding area.

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

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

Policy LU-2.6 Coordination with adjacent entities: *We require that new and amended development projects notify and coordinate with adjacent local, state and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.*

- Goal/Policy Implementation: The Project was notified to adjacent entities for project coordination. These entities are, the City of San Bernardino Planning Department.

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

- Goal/Policy Implementation: The Project anticipates to add a maximum of 80 jobs to the Valley region.

Policy LU-2.12 Office and industrial development in the Valley region: *We encourage office and industrial uses in the unincorporated Valley region in order to promote a countywide job-housing balance.*

- Goal/Policy Implementation: The Project is to add an industrial office and industrial use to the unincorporated Valley region.

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

The developer will be required to construct road improvements, curb and gutter along Cajon Boulevard. Water service is provided by the San Bernardino Municipal Water and Sewer service would be a septic system, approved by EHS.

**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.

**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.**

Through the orientation and design of the buildings, the Project will be able to take advantage of passive solar heating capabilities.

**ENVIRONMENTAL FINDINGS:**

In accordance with Section 85.03.040 of the San Bernardino County Development Code, the County evaluated the Project through the preparation of an initial evaluation and determined that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines (14 CCR §§ 15000 et al.) under the general rule that CEQA does not apply to projects that do not have the potential for causing a significant effect on the environment. As a result of the Project studies, the County finds that there is no possibility that the Project may have a significant effect on the environment. The County's finding includes a determination that there are no unusual circumstances associated with the Project or the Project site that would result in the Project causing a significant effect on the environment. The Project site was previously evaluated through the preparation of an Environmental Impact Report for the Glen Helen Specific Plan and the activity proposed by the Project is consistent with the development density established by the existing specific plan zoning designation and incorporates applicable specific plan policies and standards designed to mitigate environmental effects associated with the future build-out of the specific plan area. The exemption for this Project reflects the County's independent judgment in making this determination.

# EXHIBIT D

## Conditions of Approval



# Conditions of Approval

**Record:** PROJ-2021-00016

**System Date:** 08/04/2022

**Record Type:** Project Application

**Primary APN:** 0262042450000

**Record Status:** Decision Pending

**Application Name:** CONDITIONAL USE PERMIT

## Description:

CONDITIONAL USE PERMIT FOR A PHASED PROJECT TO ESTABLISH A 32,000 SQUARE FOOT INDUSTRIAL BULK FOOD DISTRIBUTION FACILITY, WITH 10,000 SQUARE FOOT OFFICE SPACE, VEHICLE WASH RACKS, VEHICLE MAINTENANCE/REPAIR AND OUTDOOR TRUCK/TRAILER PARKING AS PART OF PHASE ONE (1) ON PARCEL 0262-042-44 AND A CNG FUEL STATION ON PARCEL 0262-042-45 AS PART OF PHASE (2) TWO; ON A 13.90 ACRE VACANT PARCEL LOCATED APPROXIMATELY .25 MILES SOUTHEAST OF INTERSECTION OF SHELTER WAY AND CAJON BOULEVARD WITHIN THE COUNTYWIDE PLAN DESIGNATION OF SPECIAL DEVELOPMENT IN THE GLEN HELEN SPECIFIC PLAN/HEAVY INDUSTRIAL (GH/HI) ZONING DISTRICT; WITHIN THE CITY OF SAN BERNARDINO SPHERE OF INFLUENCE AREA; 5TH SUPERVISORIAL DISTRICT; PROJECT NO.: PROJ-2021-00016; APN: 0262-042-22.

**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.

## Informational

### County Fire - Community Safety

- Permit Expiration: Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.



# Conditions of Approval

**Record:** PROJ-2021-00016

**System Date:** 08/04/2022

- **Additional Requirements:** In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
- **Access – 150+ feet:** Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
- **Jurisdiction:** The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.
- **Sprinkler Installation Letter:** The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.
- **Access:** The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
- **Emergency Access Requirements:** The applicant shall submit emergency/evacuation road access plans to the Fire Department for review and approval. These plans shall include: a. Primary Access Route. The plan shall show all planned road widening with minimum widths of twenty-six feet (26') unobstructed, NO shoulder parking allowed, with an unobstructed vertical clearance of no less than 14 feet 6 inches (14' 6"), and with grades not exceeding twelve percent (12 %). b. Secondary Access Route. The plan shall show all planned road widening with minimum widths of twenty feet (20') unobstructed, with NO shoulder parking allowed, with an unobstructed vertical clearance of no less than 14 feet 6 inches (14' 6"), and with grades not exceeding twelve percent (12 %).

## Land Use Services - Land Development

- **Tributary Drainage:** Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
- **Erosion Control Installation:** Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- **Additional Drainage Requirements:** In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
- **BMP Enforcement:** In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.
- **Continuous BMP Maintenance:** The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.



## Conditions of Approval

- Development Impact Fees : Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances
- Clear Sight Triangle : 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
- Revisions : 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.
- Construction Hours: 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.
- Cultural Resources: 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.
- Extension of Time: 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)
- Underground Utilities : 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.
- Back Out Into Public Roadways: Project vehicles shall not back up into the project site nor shall they back out into the public roadway.
- Access: The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.
- Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its "indemnities" (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 the 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's 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 indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence" or "willful misconduct" within the meaning of Civil Code §2782.



## Conditions of Approval

- Performance Standards : 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
- Additional Permits : 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:
- GHG - Operational Standards: 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.
- Construction Noise : 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.
- Project Account: The Project account number is PROJ-2021-00016. 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.



# Conditions of Approval

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- **Continous Maintenance** : 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.
- **Project Location**: The Project site is located approximately .25 miles southeast of intersection of Shelter Way and Cajon Boulevard within the Countywide Plan Designation of Special Development in the Glen Helen Specific Plan/Heavy Industrial (GH/HI) Zoning District
- **Project Approval Description (CUP/MUP)**: This Conditional Use Permit (CUP) is conditionally approved for a phased project to establish a 32,000 square foot industrial bulk food distribution facility, with 10,000 square foot office space, vehicle wash racks, vehicle maintenance/repair with outdoor truck/trailer parking as part of Phase one (1) on parcel 0262-042-44 and CNG fuel station on parcel 0262-042-45 as part of phase two (2); On a 13.90 acre vacant parcel located approximately .25 miles southeast of intersection of Shelter Way and Cajon Boulevard within the Countywide Plan Designation of Special Development in the Glen Helen Specific Plan/Heavy Industrial (GH/HI) Zoning District, 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.



# Conditions of Approval

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□ **Expiration:** This project permit approval shall expire and become void if it is not “exercised” within 36 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.

## Public Health– Environmental Health Services

□ **Refuse Storage and Disposal:** 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.

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



# Conditions of Approval

## Prior to Land Disturbance

### Land Use Services - Building and Safety

- Wall Plans: Submit plans and obtain separate building permits for any retaining walls.
- Geotechnical (Soil) Report Required Before Grading: 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.
- Geology Report Required Before Grading: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading permits or land disturbance.

### Land Use Services - Land Development

- Grading Plans: Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
- FEMA Flood Zone: The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C7930J dated 9/2/2016. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
- Drainage Improvements: A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- WQMP Inspection Fee: The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- WQMP: A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
- On-site Flows: On-site flows need to be directed to the nearest County road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- Regional Board Permit: Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
- NPDES Permit: An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)



# Conditions of Approval

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## Land Use Services - Planning

□ GHG - Construction Standards: 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.

□ Diesel Regulations: 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.

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



## Conditions of Approval

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.

### Public Health– Environmental Health Services

□ Vector Control Requirement: 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 Issuance

#### County Fire - Community Safety

- Primary Access Paved: Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance and turnouts.
- Secondary Access Paved: Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.
- Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.
- Water System: Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 1000 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 32,000 sq.ft. structure.
- Water System Certification: The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
- Water System Commercial: A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
- Building Plans: Building plans shall be submitted to the Fire Department for review and approval.
- Combustible Protection: Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
- Fire Fee: The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- Fire Flow Test: Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety.



## Conditions of Approval

- **Haz-Mat Approval:** The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.
- **Hydrant:** Your project meets fire flow however the fire hydrant shown in your submittal is in excess of the required spacing and/or a substandard fire hydrant. You will be required to install an approved fire hydrant within 300 feet (as measured along vehicular travel- ways) from the driveway on the address side of the proposed structure. This requirement shall be completed prior to combination inspection by Building and Safety.

### Land Use Services - Building and Safety

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

### Land Use Services - Land Development

- **Road Standards and Design:** All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element
- **Road Improvements:** The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. Cajon Boulevard (Major Highway per Glen Helen Specific Plan – 104):
  - Street Improvements. Design curb and gutter with match up paving 40 feet from centerline.
  - Sidewalks. Design sidewalks per County Standard 109 Type "C".
  - Driveway Approach. Design driveway approach per San Bernardino County Standard 129B and located per San Bernardino County Standard 130.
- **Utilities:** Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
- **Slope Easements:** Slope rights shall be dedicated, where necessary.
- **Soils Testing:** Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
- **Encroachment Permits:** Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
- **Construction Permits:** Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

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## Conditions of Approval

- Regional Transportation Fee: This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the San Bernardino Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$1.89 per square foot for Industrial Use, which includes the 22,000 square foot Vehicle Maintenance/Repair building and the 10,000 square foot office, per the site plan dated 06/13/2021. Therefore, the estimated Regional Transportation Fees for the Project is \$60,480.00. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>
- Slope Tests: Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
- Street Gradients: Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
- Transitional Improvements: Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
- Street Type Entrance: Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

### Land Use Services - Planning

- Signs: 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 streetfrontage.
- Lighting Plans: 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.
- Landscape and Irrigation Plan: 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.
- Issuance/Building Permit Condition: Prior to Building Permit Issuance, plans shall identify the proposal of an 8' tubular steel fence in replacement of existing 6' chain link fence.
- Improvements: Improvements: The applicant shall design their street improvement plans to include the following: - Two-Way Left Turn Lane. A two-way left turn lane shall be constructed on Cajon Blvd along entire project frontage. Transitional improvements may be needed to ensure safe and proper movements.



## Conditions of Approval

□ Requirement Prior to Issuance: This project lies within the sphere area of County Service Area 70. Street lighting may be required. If required, annexation to the district will occur and the developer is required to provide the street lighting plans, plan check fees, and (3) three-year advanced energy charges for review and approval. Development plans are to be submitted to the Special Districts Department at 222 W. Hospitality Lane, 2nd Floor, San Bernardino, CA 92415-0450. For additional information on street light plans, please call Streetlighting Section at (909) 386-8821 or visit <https://specialdistricts.sbcounty.gov/streetlights/>

### Public Health– Environmental Health Services

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

□ Preliminary Acoustical Information: 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.

□ Water and Sewer - LAFCO: 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.

□ Sewer Service Verification Letter: 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).

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

□ Existing Wells: 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.

□ Water Service Verification Letter: 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.

□ Water and Sewer Service Verification: Water purveyor shall be City of San Bernardino MWD or EHS approved. 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 DEHS 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. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.



# Conditions of Approval

## Public Works - Solid Waste Management

- CDWMP Part I: CDWMP Part I must be submitted prior to issuance of the permit. County exclusive contract waste hauler is Burrtec Waste Industries-Jack's Disposal. 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/>

## Prior to Final Inspection

### County Fire - Community Safety

- Combustible Vegetation: Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
- Commercial Addressing: Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
- Fire Alarm - Manual: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
- Fire Lanes: The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
- Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit plans to the with hydraulic calculation and manufacturers specification sheets to the Fire Department for approval and approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.
- High-Piled Storage: The applicant shall submit an application for high-piled storage (internal storage over 12' in height), detailed plans and a commodity analysis report to the Fire Department for review and approval. The applicant shall submit the approved plan to Building and Safety for review with building plans. If the occupancy classification is designated as S-2, commodities to be stored will be limited to products of light hazard classification only. The required fees shall be paid at the time of plan submittal.



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- **Hydrant Marking:** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
- **Key Box:** An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
- **Material Identification Placards:** The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
- **Override Switch:** Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.
- **Roof Certification:** A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

## Land Use Services - Planning

- **Improvements:** The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

## Public Works - Solid Waste Management

- **CDWMP Part II:** CDWMP Part II must be submitted prior to the Final Inspection. County exclusive contract waste hauler is Burrtec Waste Industries-Jack's Disposal. 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>

## Prior to Occupancy

### County Fire - Community Safety

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

### County Fire - Hazardous Materials

- **Permit Required:** Prior to Occupancy a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, 200 cubic feet (compressed gas) or generates any amount of hazardous waste shall obtain hazardous material permits from this department. The business operator shall apply for permits (Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, Underground Storage Tank Permit) or apply for exemption from permitting requirements. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>



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□ Petroleum Product Storage: Prior to Occupancy a businesses or facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures Plan (SPCC) in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be maintained on site. Plan Submittal Requirements: "Hazardous Material" means any material that because of its quantity, concentration, physical characteristics or chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace. Hazardous Materials include but are not limited to, hazardous substances, hazardous waste, or any material which the administering agency has a reasonable basis for believing would be injurious to human health or the environment. Additional information can be found at <http://www.sbcfire.org/ofm/Hazmat/PoliciesProcedures.aspx> or you may contact The Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

### Land Use Services - Land Development

- Phased Projects: Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant and inspected/approved for construction of that phase prior to final inspection or occupancy for any buildings or other structures in that phase. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project" or "A plan of building construction which indicates blocks of construction of less than the whole project." In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to assure protection from storm or drainage runoff, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
- WQMP Improvements: All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.
- Drainage Improvements: All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans.
- LDD Requirements: All LDD requirements shall be completed by the applicant prior to occupancy.
- Parkway Planting: Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.
- Structural Section Testing: A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
- Road Improvements: All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

### Land Use Services - Planning

- Occupancy Condition: Prior to Occupancy, the proposal of an 8' tubular steel fence along the southern and south eastern property lines be installed in replacement of existing 6' chain link fence.
- Shield Lights: 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).
- Screen Rooftop: All roof top mechanical equipment is to be screened from ground vistas.



## Conditions of Approval

- Landscaping/Irrigation: 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.
- Installation of Improvements : All required on-site improvements shall be installed per approved plans.
- Fees Paid: Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2021-00016.
- Condition Compliance : Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.
- GHG - Installation/Implementation Standards: 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.

### Public Health– Environmental Health Services

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



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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	<a href="http://cms.sbcounty.gov/lus/Home.aspx">http://cms.sbcounty.gov/lus/Home.aspx</a>	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	<a href="https://www.sbctfire.org/">https://www.sbctfire.org/</a>	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	<a href="http://cms.sbcounty.gov/dpw/Home.aspx">http://cms.sbcounty.gov/dpw/Home.aspx</a>	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	<a href="https://wp.sbcounty.gov/dph/programs/ehs/">https://wp.sbcounty.gov/dph/programs/ehs/</a>	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	<a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>	
Special Districts	Water and Sanitation	(760) 955-9885
	Administration,	(909) 386-8800
	Park and Recreation,	
	Roads, Streetlights,	
Television Districts, and Other		
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>