



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 18, 2021

AGENDA ITEM #2

Project Description

Vicinity Map -

APN: 0252-141-18 and 50
Applicant: Francisco Armando Herrera (Sonora Tires)
Community: Bloomington / 5th Supervisorial District
Location: 17977 & 17991 Valley Boulevard, Bloomington
Project No: P201800230 (PROJ-2020-00047)
Staff: Steven Valdez
Rep: Crystal Cardona, Andreson Architecture
Proposal: A Conditional Use Permit to allow the construction and operation of a proposed 9,051-square foot tire and minor vehicle repair shop and office with ancillary storage (3,040 square feet) at 17977 and 17991 Valley Boulevard in the Valley Corridor, Bloomington Enterprise (VC/BE) Zoning District.



9 Hearing Notices Sent on : March 5, 2021

Report Prepared By: Steven Valdez, Senior Planner

SITE INFORMATION:

Parcel Size: 1.23 acres
 Terrain: Relatively flat site
 Vegetation: None

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

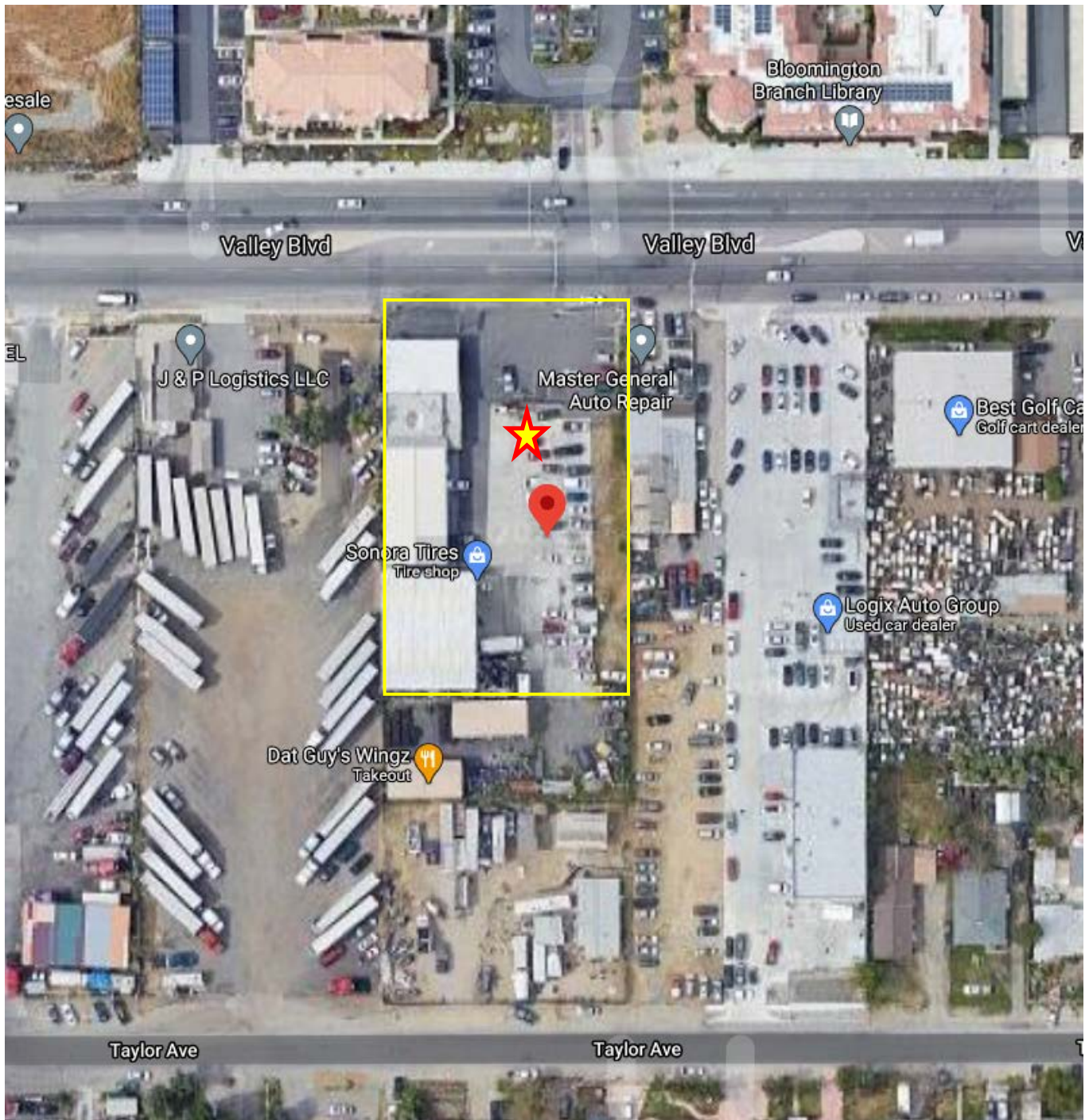
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Tire Repair Shop	Valley Corridor Specific Plan /Bloomington Enterprise (VC/BE)
North	Senior Apartments/County Branch Library	Valley Corridor Specific Plan /Mixed Use (VC/MU)
South	Single Family Homes	Valley Corridor Specific Plan /Bloomington Enterprise (VC/BE)
East	Retail Store	Valley Corridor Specific Plan /Bloomington Enterprise (VC/BE)
West	General Office	Valley Corridor Specific Plan /Bloomington Enterprise (VC/BE)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Rialto	None
Water Service:	Marigold Mutual Water Company	Per Service Agreement Resolution
Sewer Service:	City of Rialto	Per Service Agreement Resolution

STAFF RECOMMENDATION: That the Planning Commission **FIND** the Project is exempt from CEQA, **ADOPT** the recommended Findings, **APPROVE** the Conditional Use Permit based on the recommended Findings and subject to the Conditions of Approval, **DIRECT** staff to file a Notice of Exemption. ¹

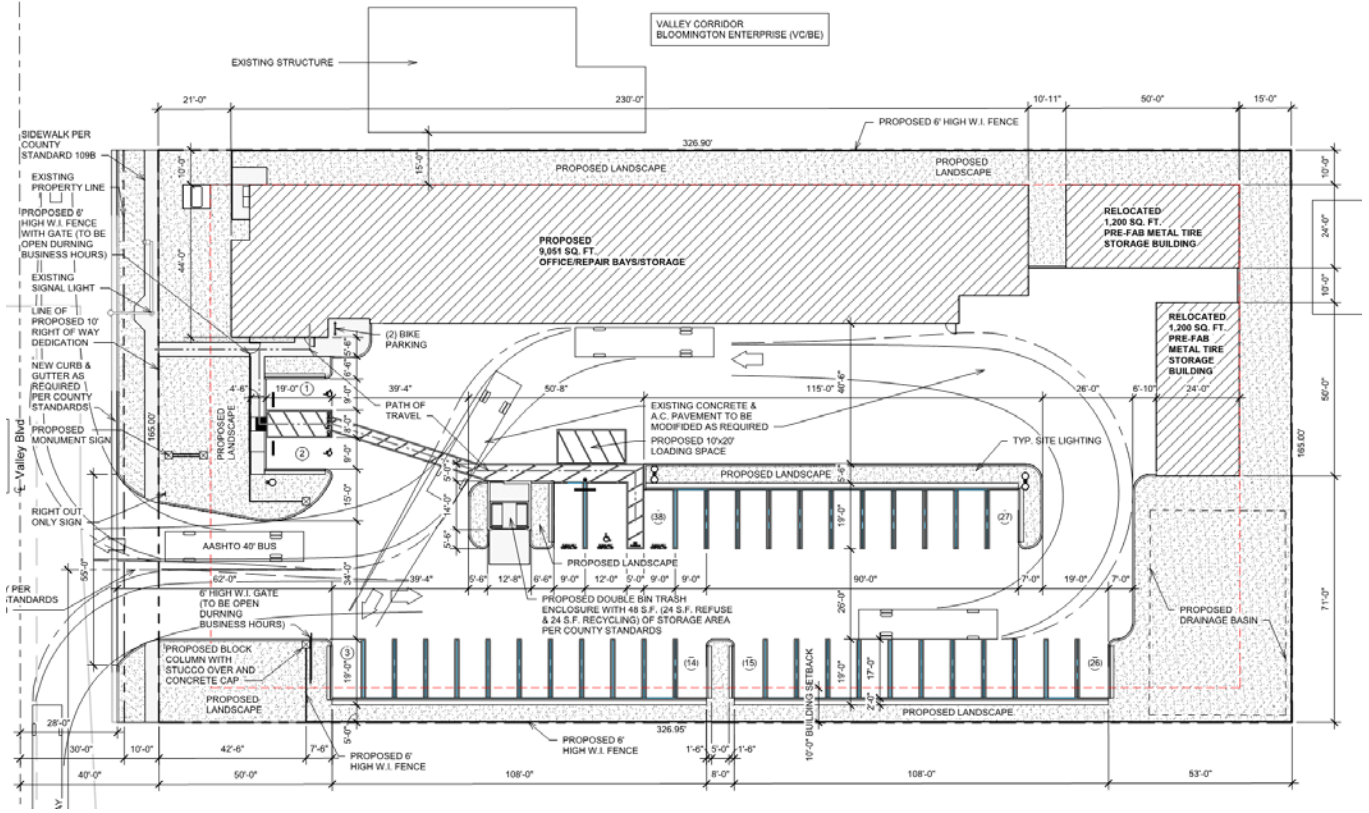
¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors

VICINITY MAP:
Aerial view of the Project Site



LAND USE DISTRICT MAP:





Site Plan

BUILDING ELEVATIONS:



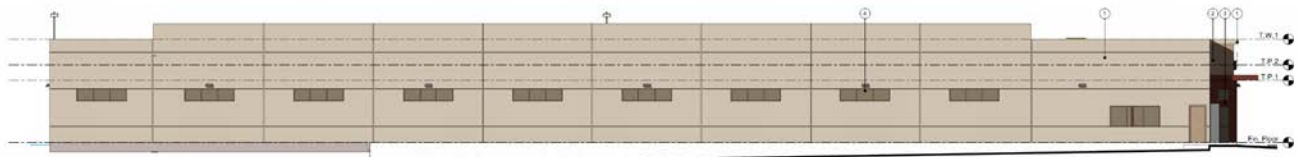
Proposed Rear Elevation - South
 3/8" = 1'-0"



Proposed Front Elevation - North
 3/8" = 1'-0"



Proposed Right Elevation - West
 3/8" = 1'-0"



Proposed Left Elevation - East
 3/8" = 1'-0"

SITE PHOTOS

South view from Valley Boulevard



South View from Valley Boulevard



PROJECT DESCRIPTION:

The applicant requests approval of a Conditional Use Permit (CUP) for a vehicle and tire repair shop/yard that consists of demolition of an existing building, and construction a 9,051-square-foot building, ancillary storage and a total of 38 parking spaces located at 17991 and 17977 Valley Boulevard within the Valley Corridor Specific Plan, Bloomington Enterprise (VC/BE) Land Use Zoning District (Project). The Project site is approximately 1.23 acres in size and located on the south side of Valley Boulevard, approximately 620 feet west of Locust Avenue.

The Project site is currently in operation as a vehicle and tire repair shop and is operating on two lots. The surrounding area is urbanized; the immediate area is developed with residential uses to the north and south, and commercial uses to the east and west, all within the Valley Corridor Specific Plan. The scope of the proposed development will consist of site clearing (demolition), site preparation, street improvements, and construction of the proposed wood frame auto and tire repair building, with ancillary storage and on-site parking and loading areas, including landscaping and water quality management improvements. Off-site street and drainage improvements will also be constructed.

PROJECT ANALYSIS:

Site Planning: The Project proposed is a vehicle and tire repair business located within a 9,051 square foot, one-story wood frame/block building located on the north side of the lot. The proposed repair building will have eight repair bays located on the south side of the building, and an office/tire showroom, breakroom, and two restrooms on the west side of the building. All required parking spaces will be located on the south side of the lot, while the ancillary storage (3,040 square feet) will be located behind the primary structure on the south side of the lot. Access to the site for passenger cars, trucks, and other vehicles will be provided by one driveway on Valley Boulevard. The building and vehicle areas will be screened from adjacent properties through the incorporation of trees and shrubs placed strategically along the side and rear property lines. The Project’s site plan provides adequate areas to accommodate all parking, loading areas, and access and circulation requirements, as needed to comply with County requirements (See Table 2 below).

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the VE/BE Land Use Zoning District, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard/Valley Corridor Specific Plan		Project Plans
General Repair Business	CUP		CUP
Parking	34		42
Landscaping	Trees Minimum Landscaping	34 required. 15%	38 provided. 33% (14,833sq. ft.)
Building Setbacks	Front Interior Side Rear	15’ 0’ 15’	21’ 10’ 15’
Building Height	25 feet maximum		23 feet
Lot Coverage	80%		21.29%
Drive Aisles	26’		26’

Landscaping: A total of 33% (14,833 sq. ft) of the site will be covered with drought-tolerant landscaping, with a variety of trees, groundcover and shrubs, in compliance with the Development Code. The Project will exceed the code requirements and will provide ample tree planting in the perimeter landscaping.

Hours of Operation: The operator(s)/tenant(s) of the property and structure plan to operate from 8 AM to 5:30 PM Monday through Friday, 8:00 AM to 5:00 PM on Saturday and 8:00 AM to 3:00 PM on Sunday.

California Environmental Quality Act Compliance:

The proposed project meets the Class 1 Categorical Exemptions from provisions of the California Environmental Quality Act (CEQA) per Section 15301 (“Existing Facilities”) of the State CEQA Guidelines. A class 1 exemption consists of the operation, repair, maintenance, permitting or minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Project is the replacement of an existing tire and vehicle repair shop, and is increasing the size of the business by less than a 10,000 square foot addition to the existing structures. The Project is in an area where all public services and facilities are available, to allow for maximum development permissible under the Countywide Plan, and the Project is located in an area that is not environmentally sensitive.

The following are summaries of topics used to determine that the Project is categorically exempt:

Aesthetics: The proposed Project will include a stucco wood frame structure, painted in earth tone colors with blue window glazing to blend with the surrounding area, which is complementary to the existing warehouse facilities in the vicinity. The single-story building will be 20 feet tall and will include a landscape buffer and building features that will screen truck parking and loading activities from the street and adjacent properties.

Traffic: A Traffic Impact Study was not required to be prepared for the Project, given the size of the proposed structure and the nature of the proposed land use. However, a transportation fee to fund improvements to the regional transportation system will be collected. The Project’s obligation under this fee program, based on floor area, is estimated to be \$155,409.62.

Public Comments:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. No comments were received in response to the public notice. A Notice of Exemption will be filed if the project is approved to satisfy CEQA requirements.

RECOMMENDATION:

That the Planning Commission:

1. **FIND** that the Project is exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines;
2. **ADOPT** the recommended Findings for approval of the Project (Exhibit A);
3. **APPROVE** the Conditional Use Permit to allow the construction and operation of a 9,051-square foot tire and minor vehicle repair shop and office with ancillary storage (3,040 square feet), subject to the Conditions of Approval (Exhibit B); and
4. **DIRECT** staff to file the Notice of Exemption.

ATTACHMENTS:

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

EXHIBIT A

Findings

FINDINGS: CONDITIONAL USE PERMIT

Conditional Use Permit (CUP) to authorize the construction of a 9,051 square foot tire, vehicle repair shop and office with ancillary storage (3,040 square feet) for the operation of a minor repair yard/shop (Project).

The following Section 85.06.040(a) *General Findings for all Use Permits (Conditional and Minor)* must be made in the affirmative in order to approve the Project's Conditional Use Permit:

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

The 1.23-acre parcel is of adequate size and shape to accommodate the construction of a 9,051-square foot minor repair shop with ancillary storage (2,400 square feet) and vehicle parking. All setbacks and yards have an appropriate landscaped buffer that meets or exceeds the requirements of the San Bernardino County Development Code (Development Code) for the proposed use and land use designation. Approximately 33% of the site will be landscaped, which meets the Development Code standard for the zoning district in which the project is located.

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

The proposed Project has been conditioned to meet County requirements for street frontage and site ingress/egress to provide appropriate legal and physical access to the site. The Project is located on Valley Boulevard. Valley Boulevard is a County-maintained road that provides adequate legal and physical access to the Project site. To accommodate the rebuild of an existing minor auto repair business, the street is required to be widened in front of the property as part of this proposal. In addition to the street widening, sidewalks and curb and gutter will be provided in conformance to the County Development Code.

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.

A senior apartment complex, library, and commercial business are located north of the Project site. Auto repair, logistics services, and car and golf cart sales businesses are located to the west and east. To the south are single family residences and a commercial business. Those surrounding properties will be protected under County Policy Plan and Valley Corridor Specific Plan standards for noise, vibration, and lighting. Block walls and landscaping that consist of trees and shrubs will also be utilized to buffer the use from adjacent properties. In addition to the screening, the building will be located on the lot in a manner that will direct noise and sound away from the street and adjacent uses. To further reduce impact to adjacent properties, all repair operations are required to be conducted within the proposed repair bays.

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

The proposed Conditional Use Permit site plan, together with the provisions for its design and improvement are consistent with the Countywide Policy Plan and the Valley Coordor Specific Plan. The Project specifically implements the following goals.

- Policy LU-4.9- CPTED: We require public gathering spaces to use CPTED (crime prevention through environmental design) principles and ensure sufficient access for public safety services.

Goal Implementation: The proposed Project utilizes CPTED principals and ensures sufficient access for public services.

- Policy LU-1.1 - Growth: We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.
- Policy LU-1.2- Infill development: We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

Goal/Policy Implementation: The proposed Project is an infill project located in an area of similar uses that have been developed with residential, auto sales, commercial, and light industrial uses for many years. The Project is located in the sphere of influence of the City of Rialto and will support the regional economy by providing minor auto repair services to the community.

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.

Public streets adjacent to and surrounding the Project will be improved to County Standards. The anticipated relatively low traffic generation of the Project will not increase service level demand but will require the applicant to contribute to the Regional Transportation Mitigation Facilities Fee Plan to assist in the development of other needed improvements in the area. The property will be service by the Marigold Mutual Water Company for water and by the City of Rialto sewer system.

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

Conditions of approval include measures to protect neighboring businesses, and property owners to minimize noise, vibration, lighting, air quality, and traffic impacts and enforce performance standards to protect the overall public health, safety and general welfare.

7. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.

Although the use of a solar energy system is not a part of this Project proposal, the site has been designed to accommodate the use of solar energy systems and passive or natural heating and cooling opportunities in the future.

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with State CEQA Guidelines, the proposed Project is categorical exempt from provisions of the California Environmental Quality Act (CEQA) per Section 15301(e): "Existing Facilities". The project is the replacement of an existing tire shop that is not an increase of over 10,000 sq. ft. to the existing structures, it is in an area where all public services and facilities are available to allow for maximum development permissible in the Countywide Plan, and the area is not environmentally sensitive.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL
Armando Herrera (Sonora Tires)
Conditional Use Permit

GENERAL REQUIREMENTS
Ongoing and Operational Conditions

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

1. Project Approval Description. This Conditional Use Permit request to allow the construction and operation of a proposed 9,051 square foot tire and minor vehicle repair shop and office with ancillary storage (3,040 square feet), 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 Site with APN: 0252-141-18 and 50; Project No. PROJ-2020-00047.

2. Project Location. 17977 and 17991 Valley Boulevard, Bloomington.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County Policy Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer’s indemnification obligation applies to the indemnitees’ “passive” negligence but does not apply to the indemnitees’ “sole” or “active” negligence or “willful misconduct” within the meaning of Civil Code Section 2782.

5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:

CONDITIONS OF APPROVAL

Armando Herrera (Sonora Tires)

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- 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)

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.

6. 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:
 - a. 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.
 - b. The land use is determined by the County to be abandoned or non-conforming.
 - c. 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.
7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
9. Project Account. The Project account number is P201800230 (PROJ-2020-00047). This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.
11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

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12. 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 not limited to:
 - a. FEDERAL: N/A;
 - b. STATE: Santa Ana RWQCB, South Coast AQMD
 - c. COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
 - d. LOCAL: N/A

13. 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.

14. Continuous 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 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) 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.
 - k) 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.

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15. Lighting. All lighting shall be limited to that necessary for maintenance activities and security purposes. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
16. 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.
17. 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 Director, telephone (909) 798-8601.
18. 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.
19. 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.
20. Operating Hours: The hours of operation shall be restricted as follows:
 - 8:00 AM to 5:30 PM Monday through Friday
 - 8:00 AM to 5:00 PM on Saturday and
 - 8:00 AM to 3:00 PM on Sundays.
21. Repair Operations. All repair operations shall be conducted within the enclosed structure. The noise level 12-Hour Equivalent Sound Level (Interior) in dBA Ldn must be under 65 within the structure.
22. 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.
23. 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.

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- 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.

DEPARTMENT OF PUBLIC WORKS– Traffic Division (909) 387-8186

- 24. Vehicle Movements. Project vehicles shall not back in into the project site nor shall they back out into the public roadway.
- 25. Turn Restrictions. The project driveway access will be restricted to right in/right out only.

LAND USE SERVICES DEPARTMENT– Code Enforcement Division (909) 387-8311

- 26. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
- 27. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
- 32. 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.

CONDITIONS OF APPROVAL

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PUBLIC HEALTH - Environmental Health Services (800) 442-2283

- 33. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
- 34. Refuse Storage/Removal. 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. For information, please call DEHS/LEA at: (800) 442-2283.

COUNTY FIRE DEPARTMENT–Community Safety Division (909)386-8465

- 35. Standard S-1 HIGH PILE STORAGE/WAREHOUSE BUILDINGS. This standard shall apply to all storage occupancies designated as High Pile Storage as defined by the current California Fire Code (CFC), Chapter 32, the San Bernardino County Fire Code and Standards, and any other nationally applicable standards.
- 36. Standard W-2 ONSITE FIRE PROTECTION WATER SYSTEMS. This standard establishes minimum requirements for installation and maintenance of all private fire hydrants and appliances related to an onsite fire protection system.
- 37. Standard F-4 POST INDICATOR VALVES AND FIRE DEPARTMENT CONNECTIONS. This standard, in conjunction with the latest edition of NFPA 13, NFPA 13R and NFPA 24, shall apply to the design and installation of, and the modification to, all new and existing fire sprinkler systems in commercial and industrial buildings and multi-family dwellings. This standard and its interpretation shall take NOT precedent where there is any conflict with NFPA standards.
- 38. Standard F-5 DESIGN, INSTALLATION AND MAINTENANCE OF FIRE ALARM SYSTEMS. This standard applies to all new installations and modifications of existing fire alarm systems, within new construction as well as building additions and tenant improvements within existing buildings. This standard and its interpretation is not intended to be applied or enforced where there is any conflict with NFPA 72 or the California Fire Code.
- 39. Standard F-1 FIRE SPRINKLER SYSTEMS IN COMMERCIAL AND INDUSTRIAL BUILDINGS. This standard, in conjunction with the latest edition of NFPA 13, shall apply to the design and installation of, and the modification to, all fire sprinkler systems in commercial and industrial occupancies. This standard and its interpretation is not intended to be applied or enforced where there is any conflict with NFPA 13 or the California Fire Code.
- 40. Standard B-1 PREMISE AND BUILDING IDENTIFICATION AND ADDRESSING. This standard applies to the marking of all buildings with address numbers for identification.
- 41. Standard A-1 FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE. This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official.
- 42. 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.
 - 1. Single point of access will need to be a minimum 35' width per Standard A-1
 - 2. Turning Diagram per Standard A-1 will need to be identified on the plans

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3. Indicate the nearest Public Hydrant on Plans
4. Deferred Submittal will be required for Sprinklers, Alarms.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

43. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec).
44. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
45. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
46. Mandatory Trash Service. This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.
47. Mandatory Organics Recycling. As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eighty-two (82) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.
48. Demolition Debris – San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov

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DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

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

- Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
- Monuments set to mark the property lines.
- Pursuant to applicable sections of the Business and Professions Code

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

50. 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 PM_{2.5} (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 NO_x and PM₁₀ levels in the area. Although the Project will not exceed South Coast Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:
 - 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 - 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
 - 3. All commercial vehicles are restricted to idle for not more than 5 minutes per trip on site.
 - 4. On-site electrical power connections shall be made available, where feasible.
 - 5. All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.

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51. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and Mojave Desert 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.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

52. 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.
53. Demolition Permit Required Before Grading. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

54. 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 \$550 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.
55. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8658H dated 8/28/2008. 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.
56. 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.
57. 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
58. 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.
59. 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.
60. 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.

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Copies of the WQMP guidance and template can be found at:
<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>

61. 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.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

62. 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.
63. 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: 1500 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 7963 sq.ft. structure.
64. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District areas, there are additional requirements.
65. Building Plans. Building plans shall be submitted to the Fire Department for review and approval.
66. 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.

DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

67. Survey Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).
68. Record of Survey. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- Monuments set to mark the property lines.
 - Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

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PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

LAND USE SERVICES DEPARTMENT – Planning (909) 387-8311

61. Lot Merger. A Lot Merger (P201800598) application has been filed to merge APNs: 0252-141-18 and 0252-141-50. The Lot Merger shall be recorded prior to issuance of a building permit.
62. 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.
63. Exterior Lighting Features. External structures or lighting shall be allowed only where the lighting is activated and controlled by motion sensors.
64. Street Lights. The project site is located within an urbanized area and street lights are required. Street Lighting plans and plan check fees must be submitted to Special Districts Department for review and approval. Please submit plans to Special Districts Department, 157 W. 5th Street, 2nd Floor, San Bernardino, CA 92415-0450, (909) 387-5940.
65. Power Lines. As required in County Development Code Section 84.27.050(k), the applicant shall not extend any new aboveground power or communication lines to the site, unless clear and convincing evidence demonstrates that undergrounding these lines would result in substantial environmental impacts. Prior to installation of power line whether underground or overhead, submittal of verification to the County Planning Division is required prior to issuance of building permits.
66. 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.
67. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
 - a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,

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- Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b. Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c. Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d. Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool

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spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

- 68. 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 §83.07.030, Glare and Outdoor Lighting - Valley Region, in addition to the following minimum standards:
 - a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b. All sign lighting shall not exceed 0.5 foot-candle.
 - c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311

- 69. 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.
- 70. Permits. Obtain permits for all structures located on site and all work done without a permit.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

- 71. 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.
- 72. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

Valley Boulevard (Major Highway – 120' Per Valley Corridor Specific)

- Road Dedication. A 10 foot grant of easement is required to provide a half-width right-of-way of 40 feet.
- Street Improvements. Design curb and gutter with match up paving 28 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type “B”.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

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73. 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.
74. 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.
75. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. 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. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
76. 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.
77. 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.
78. 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.
79. 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.
80. 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.
81. 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.
82. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.
83. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto 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 \$17.02 per square foot for Commercial Use, which includes the 9,131 sq. ft. building per the site plan dated November 21, 2019.

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Armando Herrera (Sonora Tires)

APN: 0252-141-18 and 50/P201800230 (PROJ-2020-00047)/CUP

Planning Commission Hearing Date: March 18, 2021

Effective Date: March 30, 2021

Expiration Date: March 30, 2024

Therefore, the estimated Regional Transportation Fees for the Project is \$155,409.62. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

84. 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”.

PUBLIC HEALTH – Environmental Health Services (800) 442-2283

85. Water purveyor. Water purveyor shall be Fontana WC or EHS approved. 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. For information, contact the Water Section at 1-800-442-2283.
86. Sewage Disposal. Method of sewage disposal shall be CSA 70BL Muni Agency, or, if not available, EHS approved onsite wastewater treatment system (OWTS). Applicant shall procure a verification letter from the sewer agency with jurisdiction. The letter shall state whether or not sewer connection and service shall be made available to the project by the sewer agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active sewer connection, a copy of the sewer bill with project address may suffice. For information, call DEHS/Plan Check at: 1-800-442-2283.
87. 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 shall be submitted to DEHS for approval.
88. 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).
89. Water and Sewer Service Verification. 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 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. OWTS. If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section.

CONDITIONS OF APPROVAL

Armando Herrera (Sonora Tires)

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DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

90. Construction and Demolition Waste Management Plan (CWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

91. 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 P201800230 (PROJ-2020-00047).
92. 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).
93. Landscaping/Irrigation. 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.
94. Installation of Improvements. All required on-site improvements shall be installed per approved plans.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

95. 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. Certification letter shall be submitted to Land Development.
96. 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.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

97. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
98. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
99. 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.

CONDITIONS OF APPROVAL

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100. 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.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

101. Fire Extinguisher. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
102. 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.
103. 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.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

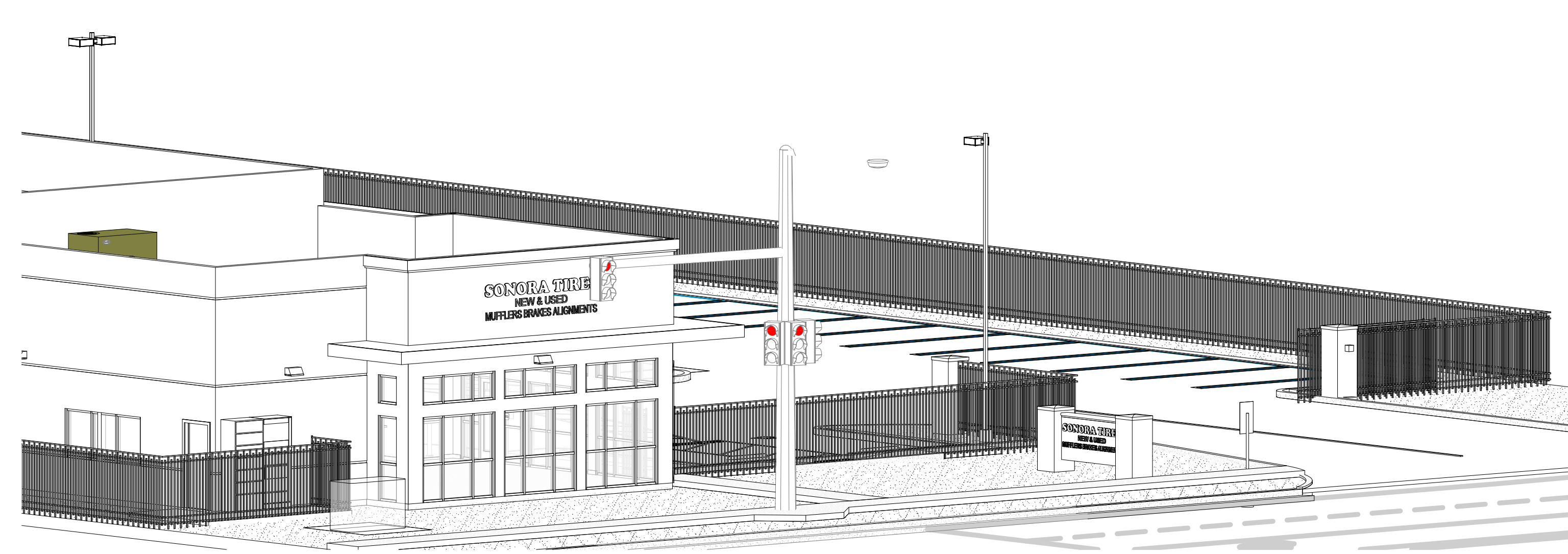
104. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

END OF CONDITIONS

EXHIBIT C

Site Plan

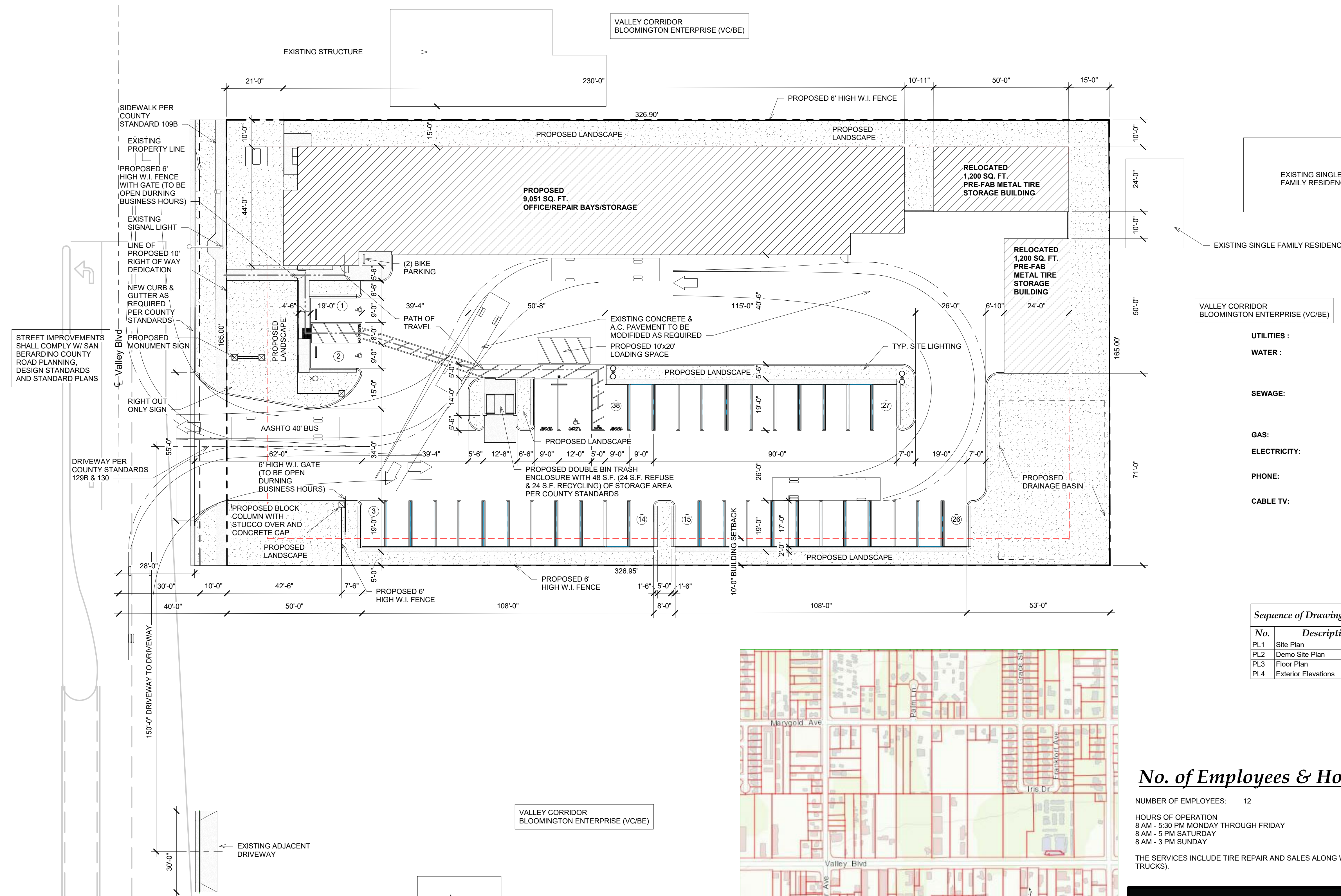
Proposed Tire & Minor Vehicle Repair Shop For:
Sonora Tires
 17977 Valley Boulevard, Bloomington, CA 92316



Proposed Northeast Elevation



Proposed Northwest Elevation



Sequence of Drawings - CUP

No.	Description
PL1	Site Plan
PL2	Demo Site Plan
PL3	Floor Plan
PL4	Exterior Elevations



Vicinity Map

Proposed Site Plan
 1" = 20'-0"

No. of Employees & Hours of Operation

NUMBER OF EMPLOYEES: 12
 HOURS OF OPERATION
 8 AM - 5:30 PM MONDAY THROUGH FRIDAY
 8 AM - 5 PM SATURDAY
 8 AM - 3 PM SUNDAY

THE SERVICES INCLUDE TIRE REPAIR AND SALES ALONG WITH MINOR VEHICLE REPAIR (NO TRUCKS).

APN:	0252-141-16, 50
PROJECT DESCRIPTION:	CUP FOR PROPOSED 7,963 SQ. FT. TIRE AND MINOR VEHICLE REPAIR SHOP WITH (2) 1,200 SQ. FT. PRE-FAB METAL TIRE STORAGE BUILDINGS
OWNER:	ARMANDO HERRERA (909) 877-6350 sonoratires@aol.com
PROJECT ADDRESS:	SONORA TIRES 17977 VALLEY BOULEVARD BLOOMINGTON, CA 92316
ARCHITECT:	ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 doug.andresen@aalfirm.com
CIVIL ENGINEER:	GIL ZULUETA MENDOZA ASSOCIATES, INC. 6185 MAGNOLIA AVENUE, #129 RIVERSIDE, CA 92506 (951) 522-3161 gil@gzmassociates.com
ZONING:	VALLEY CORRIDOR/BLOOMINGTON ENTERPRISE (VC/BE)
OCCUPANCY:	GROUP B/S-1
CONSTRUCTION:	TYPE V-B REQUIRED. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED PLANS AND CALCULATION TO THE FIRE AGENCY FOR APPROVAL PRIOR TO INSTALLATION.
FIRE SPRINKLERS:	ORCHARD TRACT NO 1 TRACT NO 1930 W 62 FT N 185 FT LOT 5 25 ACRES AND TRACT 1930 LOT 5 ORCHARD TR NO 1 TR NO 1930 LOT 5 EX W 62 FT N 185 FT AND EX S 135 FT 1.03 AC
LEGAL DESCRIPTION:	
LOT DATA:	LOT AREA 53,790 SQ. FT. (1.23 AC.) BUILDING FOOTPRINT 11,451 SQ. FT. NET LOT AREA 42,339 SQ. FT. 100% HANDSCAPE LANDSCAPE 27,506 SQ. FT. 64.97% LANDSCAPE 14,833 SQ. FT. 33.03% LOT COVERAGE = 21.29%
BUILDING DATA:	PROPOSED OFFICE / SHOWROOM 1,611 SQ. FT. PROPOSED 8 REPAIR BAYS 6,800 SQ. FT. PROPOSED STORAGE 840 SQ. FT. PROPOSED TIRE STORAGE (2 x 1,200 SQ. FT.) 2,400 SQ. FT. TOTAL 11,451 SQ. FT.
PARKING SUMMARY:	OFFICE AREA: 1 PER 250 SQ. FT. 6 SPACES REPAIR BAYS: 3 SPACES / PER DOOR 24 SPACES STORAGE: 1 PER 1,000 SQ. FT. 1 SPACE TIRE STORAGE: 1 PER 1,000 SQ. FT. 3 SPACES TOTAL PARKING REQUIRED 34 SPACES STANDARD CLEAN AIR / VAN POOL / EV (3 TOTAL) 35 SPACES ACCESSIBLE 1 SPACE VAN ACCESSIBLE 1 SPACE TOTAL PARKING PROVIDED 38 SPACES ELECTRIC VEHICLE CHARGING STATION (FUTURE EV SPACES NOT INCLUDED IN PARKING COUNTY) (INCLUDES 1 ACCESSIBLE SPACE) 2 SPACES

ANDRESEN ARCHITECTURE INC.
 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Tire & Minor Vehicle Repair Shop For:
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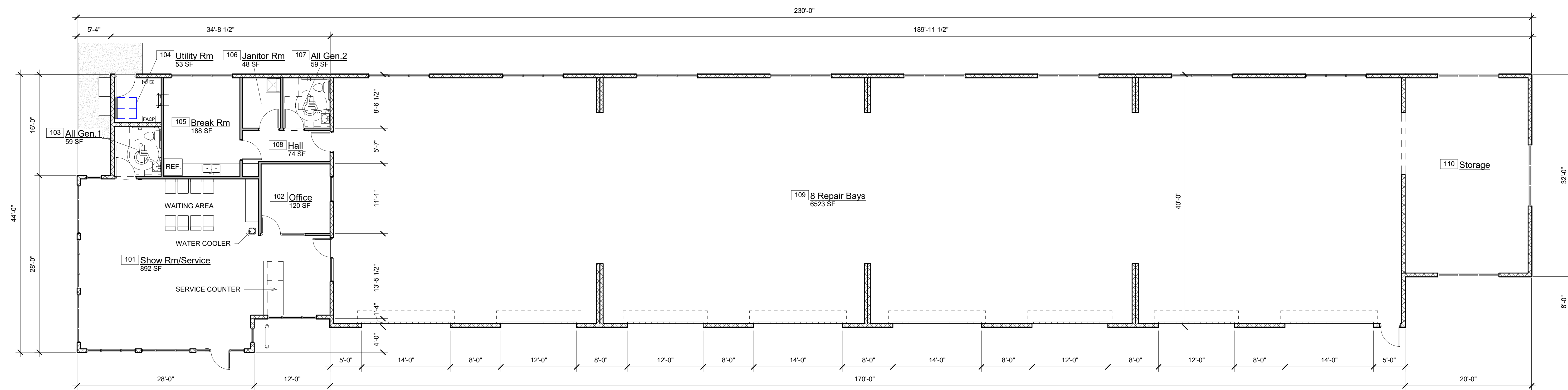
21 Aug. 2020

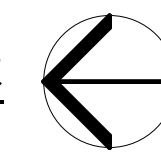
18-3037

Site Plan

PL1

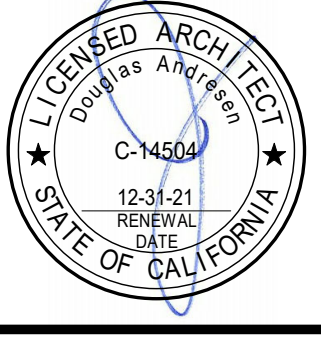
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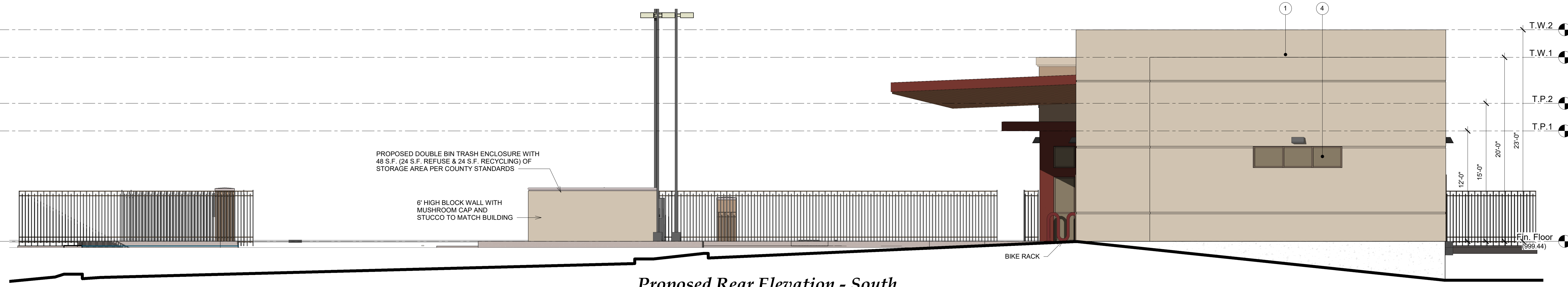


Proposed Floor Plan 
1/8" = 1'-0"

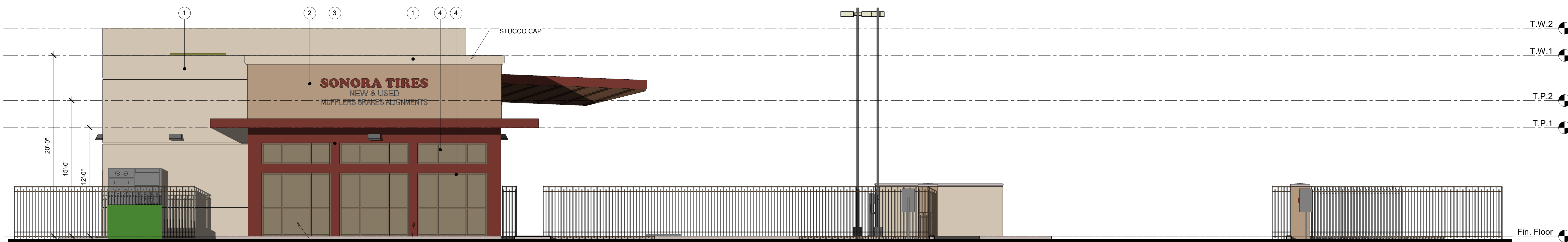
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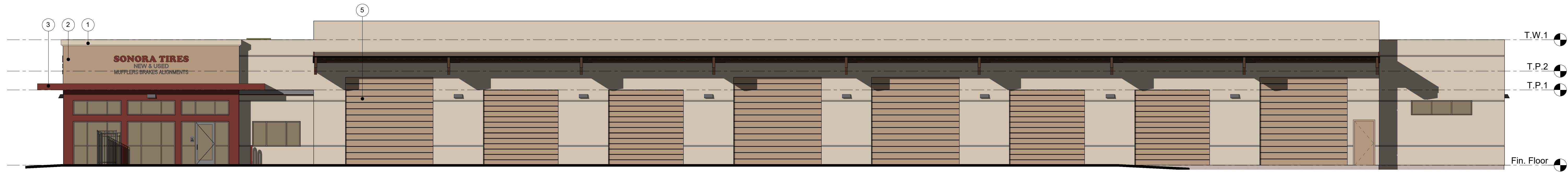
Proposed Tire & Minor Vehicle Repair Shop For:		
Sonora Tires		
17977 Valley Boulevard, Bloomington, CA 92316		
21 Aug. 2020	▲▲▲	
18-3037	▲▲▲	
Floor Plan		PL3



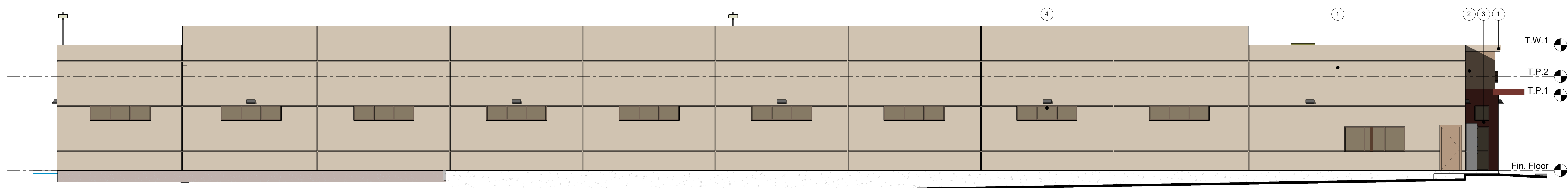
Proposed Rear Elevation - South
3/16" = 1'-0"



Proposed Front Elevation - North
3/16" = 1'-0"

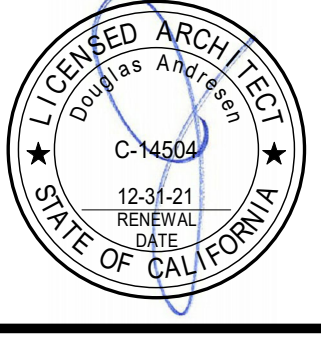


Proposed Right Elevation - West
1/8" = 1'-0"



Proposed Left Elevation - East
1/8" = 1'-0"

Material Legend	
Mark	Material
1	SMOOTH STUCCO WITH REVEALS - COLOR: DUNN EDWARDS DEC747 SAHARA
2	SMOOTH STUCCO WITH REVEALS - COLOR: DUNN EDWARDS DEC718 MESA TAN
3	METAL PANELING & CANOPY, PAINTED - COLOR: DUNN EDWARDS DE115 ARABIAN RED
4	GLAZING AND ALUMINUM MULLIONS - PRG SOLAR BRONZE, KAVNEER DARK BRONZE
5	METAL DOOR, PAINTED - COLOR: DUNN EDWARDS DEC718 MESA TAN

Proposed Tire & Minor Vehicle Repair Shop For:		
Sonora Tires		
17977 Valley Boulevard, Bloomington, CA 92316		
21 Aug. 2020	▲▲▲	
18-3037	▲▲▲	
Exterior Elevations		PL4

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