



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: November 21, 2024

AGENDA ITEM 2

Project Description

APN: 0235-031-04; and 0235-041-13, 14, 20 and 21
Applicant: Alicen Wong
Community: Fontana
Location: 14939 Valley Boulevard
Project No: PROJ-2021-00159
Staff: Oliver Mujica
Rep: Alicen Wong
Proposal: Policy Plan Amendment from Low Density Residential to Commercial and Zoning Amendment from Single Residential to Special Development-Commercial on one parcel totaling approximately 1.13 acres, and Conditional Use Permit to construct and operate an equipment rental and large collection/light processing recycling facility on approximately 4.24 acres.



57 Public Hearing Notices Sent on: November 7, 2024

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:

Parcel Size: 4.24 acres

Vegetation: Scattered urban landscaping

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Recycling Center and Vacant	Commercial (C) and Low Density Residential (LDR)	Special Development/Commercial (SD-COM) and Single Residential (RS)
North	Auto Sales and Vacant	Low Density Residential (LDR)	Single Residential (RS)
South	Towing and Truck Repair	City of Fontana Industrial (I)	City of Fontana Light Industrial (IL)
East	Trucking/Trailer Service	Commercial (C)	Special Development-Commercial (SD-COM)
West	Gas Station/Convenience Store, Auto Detailing and Single-Family Residential	Commercial (C)	Special Development-Commercial (SD-COM)

City Sphere of Influence:
 Water Service:
 Sewer Service:

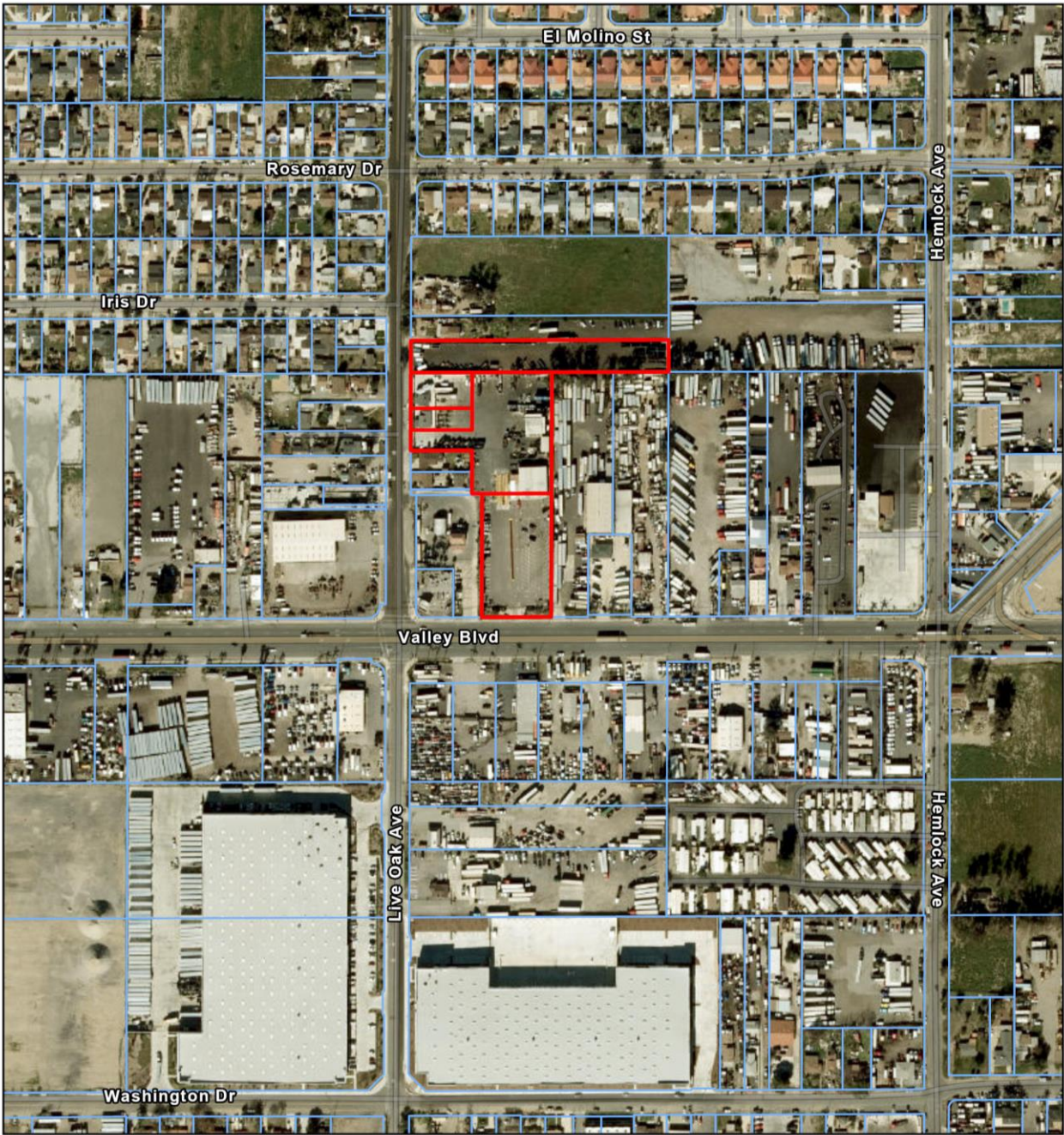
Agency
 N/A
 Fontana Water Company
 Fontana Water Company/Inland Empire
 Utilities Agency

Comment
 N/A
 Will Serve
 Will Serve

STAFF RECOMMENDATION: That the Planning Commission recommend¹ the Board of Supervisors: **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings in support of the Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit; **ADOPT** a resolution amending the Land Use Category designation from Low Density Residential to Commercial on one parcel totaling approximately 1.13 acres; **ADOPT** an ordinance amending the Land Use Zoning District designation from Single Residential to Special Development-Commercial on one parcel totaling approximately 1.13 acres; **APPROVE** the Conditional Use Permit to construct and operate an equipment rental and large collection/light processing recycling facility on 4.24 acres, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with CEQA.

¹ This is a recommendation item. A disapproval recommendation by the Planning Commission shall terminate the application unless appealed in compliance with Chapter 86.08.

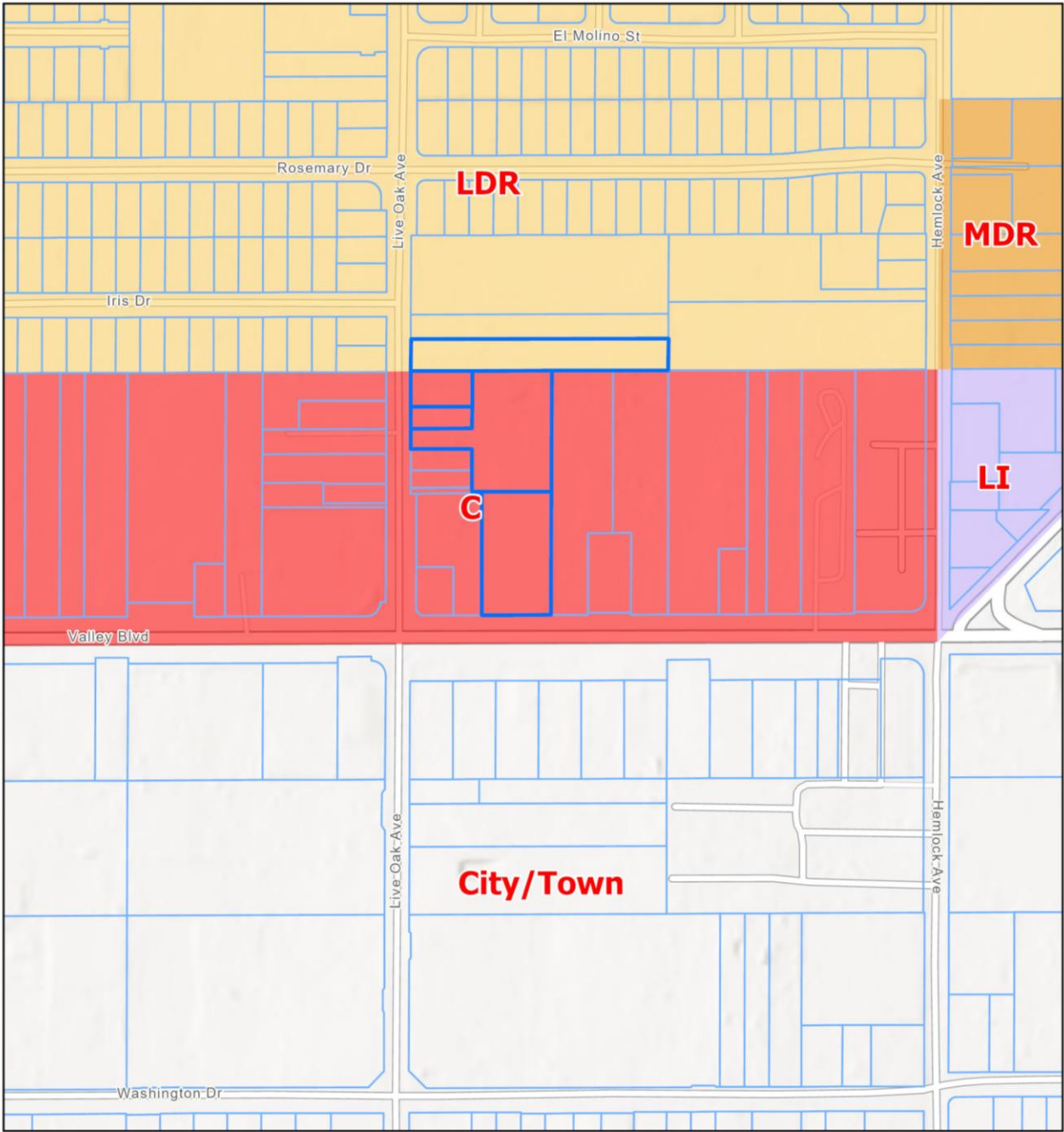
FIGURE 1 – VICINITY MAP



Vicinity Aerial Map
PROJ-2021-00159 // Titan Industrial



FIGURE 2 – LAND USE CATEGORY MAP (EXISTING)

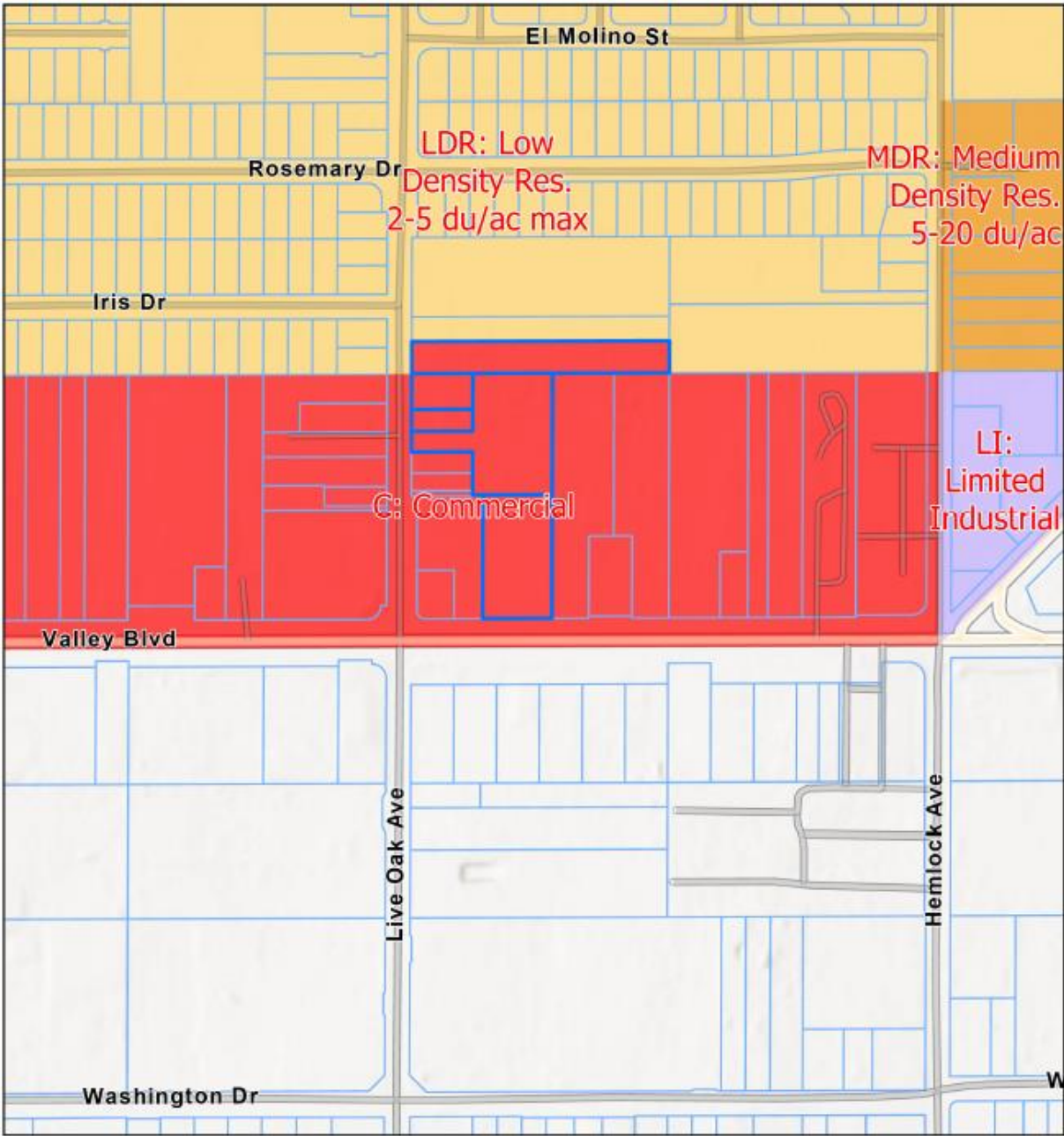


Land Use Categories

PROJ-2021-00159 // Titan Industrial



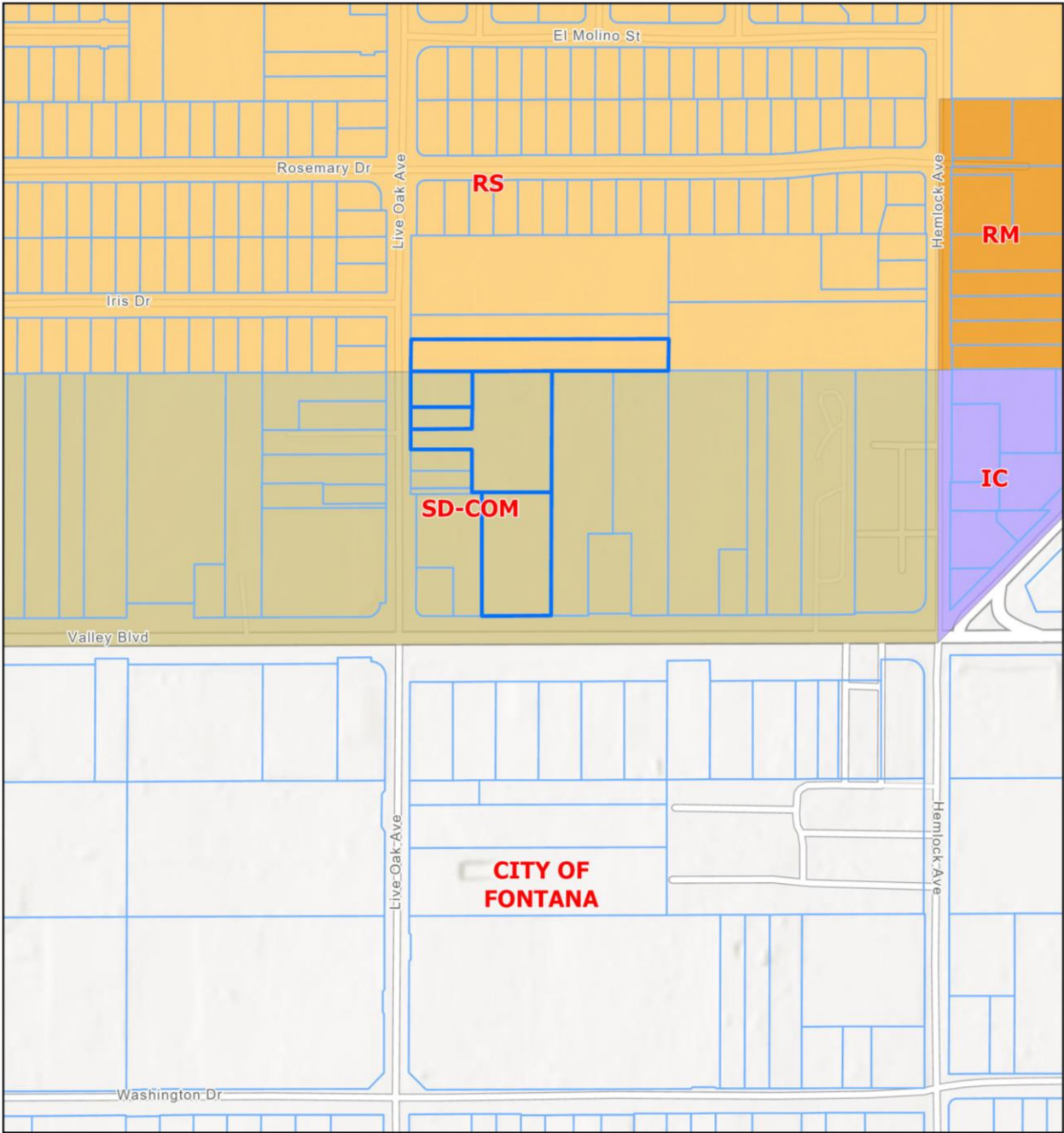
FIGURE 3 – LAND USE CATEGORY MAP (PROPOSED)



Land Use Categories
PROJ-2021-00159 // Titan Recycling Center



FIGURE 4 – ZONING MAP (EXISTING)



Land Use Zoning Districts

PROJ-2021-00159 // Titan Industrial



FIGURE 5 – ZONING MAP (PROPOSED)

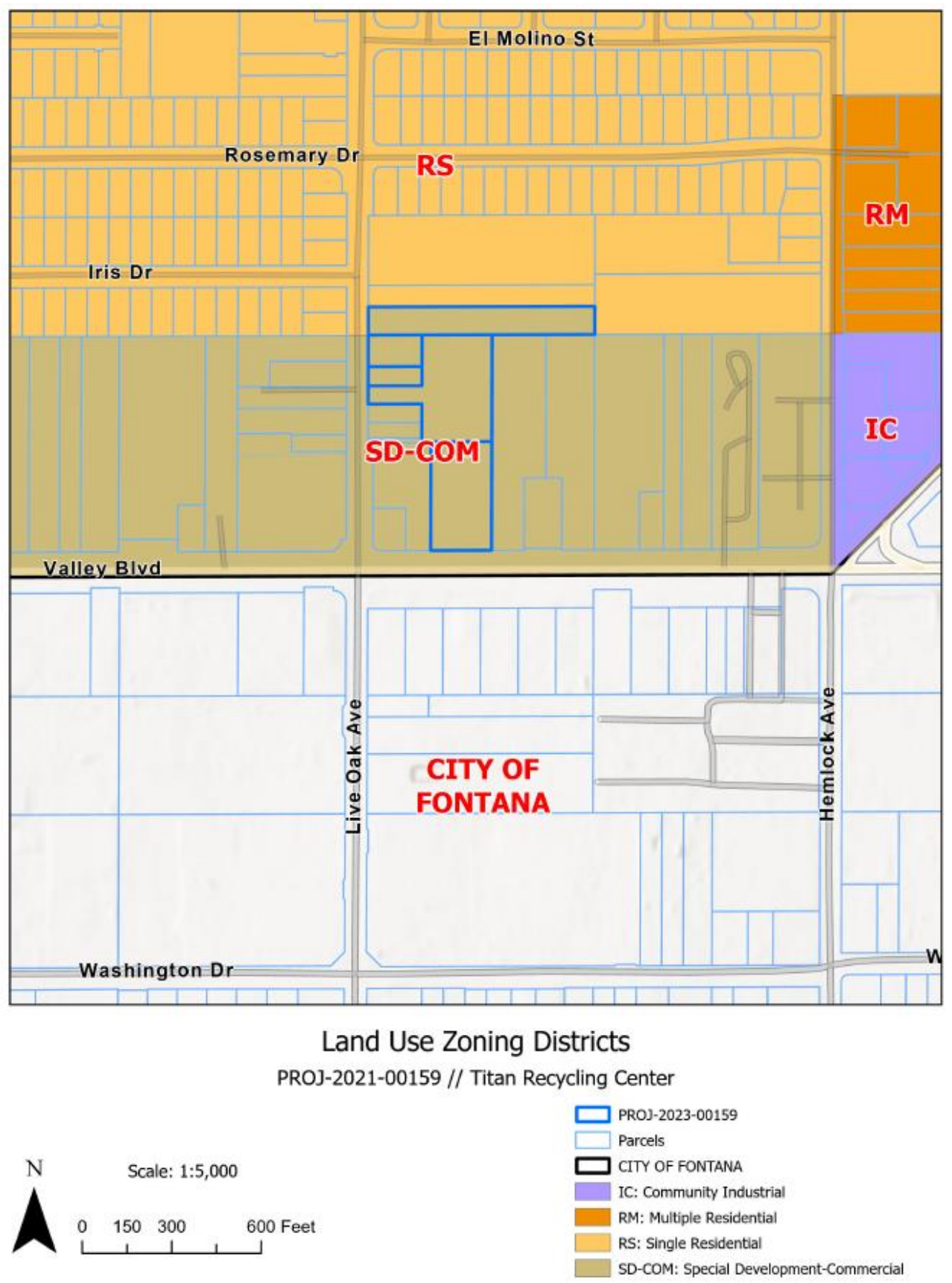


FIGURE 6 - PROJECT SITE
View of site looking north from Valley Boulevard

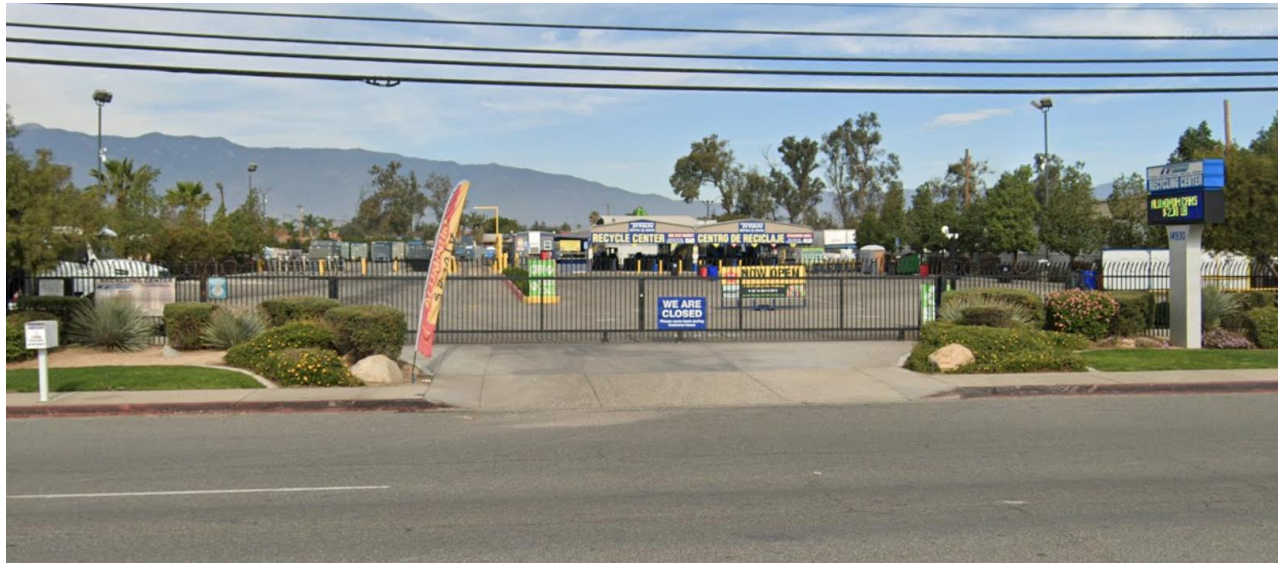


FIGURE 7 - PROJECT SITE
View of the western entrance to the site looking east from Live Oak Avenue



FIGURE 8 - PROJECT SITE
View of Valley Boulevard looking east

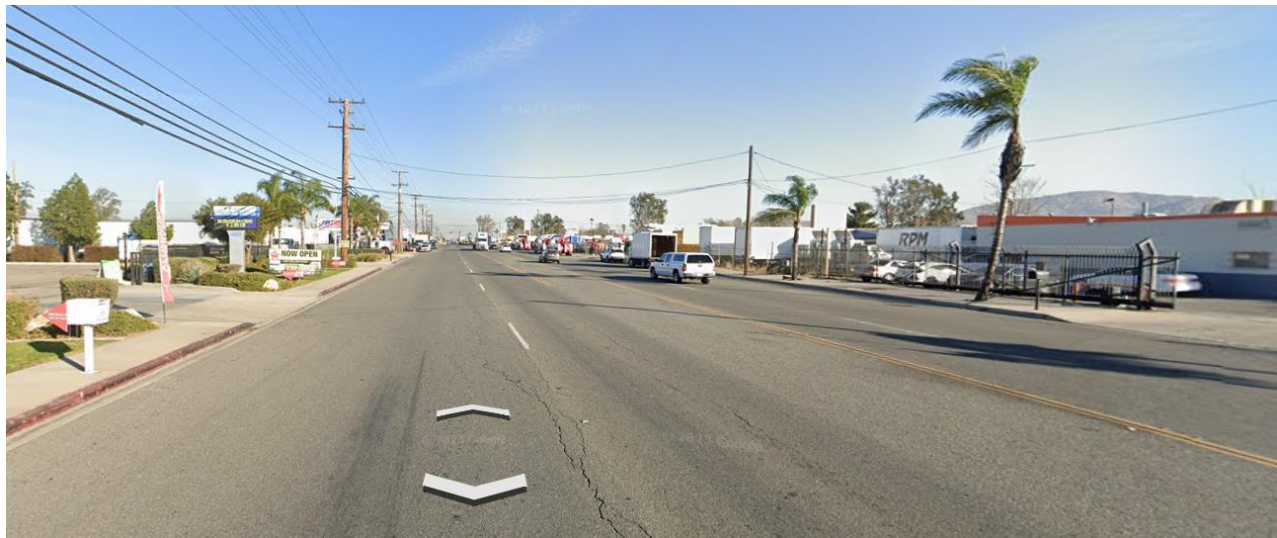


FIGURE 9 - PROJECT SITE
View of Valley Boulevard looking west



FIGURE 10
View of Live Oak Avenue looking north from Valley Boulevard



FIGURE 11
View of Live Oak Avenue looking south towards Valley Boulevard



PROJECT DESCRIPTION AND BACKGROUND

The Applicant is requesting approval of a Policy Plan Amendment from Low Density Residential (LDR) to Commercial (C) and Zoning Amendment from Single Residential (RS) to Special Development-Commercial (SD-COM) for a single parcel (APN: 0235-031-04) containing 1.13 acres, and Conditional Use Permit to construct and operate an equipment rental and large collection/light processing recycling facility on a project site comprised of five (5) parcels containing a total of approximately 4.24 acres.

Pursuant to Development Code Section 82.01.020(c)(5)(B), “the Special Development (SD) land use zoning district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.” Correspondingly, pursuant to Section 82.04.040(b), “Recycling Facilities/Large Collection Facility” and “Recycling Facilities/Light Processing Facility” are permitted (within a completely enclosed structure) within the Special Development/Commercial (SD/COM) zoning district subject to the approval of a Conditional Use Permit.

PROJECT ANALYSIS.

Land Use: The Applicant purchased the subject property with the existing recycling facility in 2015. Under this application, the proposed facility will be developed in with the construction of the proposed equipment rental, maintenance, and office building containing approximately 22,772 square feet and the proposed large collection/light processing and recycling building containing approximately 11,357 square feet. When completed the proposed project will comprise the following operations:

Equipment Rental Operation

- Rental of heavy duty roll-off containers to businesses for use at industrial and commercial project sites. The roll-offs come in various sizes including the 10-yard “low-boy” (16’ x 8’ x 2’ tall), the medium sized 20-yard roll-off (18’ x 8’ x 4’ tall), the larger 30-yard roll-off (20’ x 8’ x 5’ tall), and 40-yard roll-off (20’ x 8’ x 6’ tall).
- The rental operation includes delivery of the roll-off or low-boy to the site, eight (8) days to fill it up at no extra charge (on the 9th day, a per day rental fee applies), pick up by truck and removal from the customer’s site, appropriate disposal of the stored material at either the light processing facility on the project site (if the material is non-ferrous) or if the material or a portion of the material is ferrous, delivery of the material to an appropriate recycler for processing. If the material is non-ferrous, the truck would weigh the material on the truck scales outside the office, then the materials would be delivered inside the light processing facility to be source separated, baled, briquetted, crushed, and compacted.
- Maintenance Shop: Located on-site to maintain the roll-offs and low-boys (welding, maintenance and general repair). 1,000 gallons of diesel fuel would be stored for use on-site in an above-ground storage tank permitted by the Certified Unified Program Agencies permit from the California Department of Toxic Substances Control.
- Office: Two (2) to three (3) employees of the equipment rental use and used for administrative and office purposes. The office would contain a bathroom facility for employees and customers.
- Roll-Off Storage: Approximately 100 roll-offs and low-boys would be stored on the site’s northern portion. Other large equipment, such as cranes, may be stored in the yard for rental.
- Truck Parking: Six (6) semi-trucks would be parked in the equipment rental yard and repaired/maintained in the maintenance shop for use in the equipment rental operation.
- Personnel: The equipment rental would employ six (6) truck drivers who work one (1) shift per weekday (3:00 a.m. – 4:00 p.m.) delivering roll-offs and low-boys to rental customers,

removing them when the customer has finished filling them, and delivering the contents of the roll offs to the appropriate recycling facility for reuse.

Light Recycling Operation

- Occurs inside the building, separated completely from the maintenance shop by an interior dividing wall. The light processing facility would enclose all of the loading, unloading, bailing and binding of recycled materials on the site.
- Public Intake of Non-Ferrous Recyclables: Non-ferrous recyclables would be accepted in the portion of the light processing facility facing Valley Boulevard. Two (2) to Three (3) employees of the light processing facility would oversee the public intake area. This facility will be open to the public and would comply with Section 84.19.080 of the San Bernardino County Development Code.
- Baler: Process the light recycling would be located in the northeast corner of the light processing/recycling facility.
- Office: An office would be walled off for use by the Equipment Rental use and by the Light Processing Facility. Approximately 3,000 square feet of the office would be used by two (2) to three (3) employees of the equipment rental use.
- About 3,000 square feet of the office would be used by two (2) to three (3) recycling facility's employees who pay customers for the materials they brought in, after the materials are weighed and sorted inside the light processing/recycling facility. A bathroom facility in the office would serve employees and customers alike.
- Recycling Trucks: Approximately two (2) truckloads of processed light (non-ferrous) recyclables would be weighed on the truck scale and trucked off-site and delivered to the purchaser.

Landscaping: Development Code Section 83.10.060(a)(4) requires that the minimum landscaping area to provide fifteen (15) percent. The proposed facility provides a total landscaping area of approximately 28,123 square feet (15.2%).

Parking: Section 83.11.040 (Number of Parking Spaces Required) of the Development Code requires a minimum of 33 parking spaces, and the proposed facility exceeds that standard with 97 parking spaces. See Table 2 Code Compliance for details.

Walls/Fencing: Pursuant to the recommended mitigation measure from the Noise Study prepared for the proposed facility, the Applicant is required to construct a ten (10) foot high decorative split-faced block wall between the proposed facility and the two (2) existing single-family residences on Live Oak Avenue (APN: 0235-041-11 and 0235-041-12). Additionally, for security measures, the Applicant is proposing an eight (8) foot high concrete masonry unit (CMU) wall along the western and northern property lines. Staff is recommending a decorative split-faced material rather than CMU for aesthetic purposes due to the residential neighborhoods to the west and north of the subject property.

Setback from Residential Use: Pursuant to Section 84.19.090 of the Development Code, "a processing facility shall be located at least 150 feet from property planned, zoned, or occupied for residential use and operations shall take place within a fully enclosed building or within an area enclosed by a solid wood or masonry fence at least six feet in height." In compliance with this requirement the proposed processing facility is 150 feet from the two (2) residences located to the west of the project site (10031 Live Oak Avenue and 10041 Live Oak Avenue).

Code Compliance Summary: The proposed project satisfies all applicable standards of the San Bernardino County Development Code for development within the Special Development-Commercial (SD-COM) zoning district, as illustrated on the site plan and in Table 2 below:

Table 2: Project Code Compliance

Project Component	San Bernardino Development Code		Project Plans
Recycling, Large Collection, and Large Processing Facility	CUP		CUP
Parking	33 spaces		97 spaces
Minimum Setbacks	Front Yard	25 Feet	317 Feet
	Street Side Yard	25 Feet	225 Feet
	Interior Side Yard (East)	10 Feet	10 Feet
	Interior Side Yard (West)	10 Feet	89 Feet
	Rear Yard	10 Feet	51 Feet
Landscaping	Minimum Landscaping	15% (27,704 Square Feet)	15.2% (28,123 Square Feet)
Maximum Building Height	75 Feet		33 feet
Maximum Lot Coverage	85%		58.5%
Drive Aisles	26 Feet		26 Feet
Distance to Residence	150 Feet		150 Feet

California Environmental Quality Act Compliance

An Initial Study (IS) was prepared in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS concludes that the Project will not have a significant effect on the environment with implementation of mitigation measures related to the Project's impacts on cultural resources and transportation/traffic. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for public review and comment for a 30-day period from October 4, 2023 through November 4, 2023. There were no comments received during the 30-day period.

A summary of recommended mitigation measures intended to reduce the Project's impact on the environment to less than significant is contained in the IS/MND and incorporated into the Project's Mitigation and Monitoring and Reporting Program (Exhibit B). The mitigation measures include the following topics: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology, Noise, Tribal Cultural Resources, and Utilities and Services Systems.

Public Comments:

On December 2, 2021, the Applicant conducted a neighborhood community meeting. An invitation letter was mailed to the surrounding property owners within 300 feet of the project site. There were seven (7) neighbors in attendance. The issues raised were, as follows: 1) homeless camping on the vacant property which is the subject of the Policy Plan Amendment and Zoning Amendment; and 2) the resident at 10031 Live Oak Avenue adjacent to the project site supports the proposed ten (10) foot high perimeter wall between the recycling yard and her house to reduce noise and protect her granddaughter from being able to be seen by people parking trucks on the project site.

On August 24, 2023, the Applicant conducted a second neighborhood community meeting. An invitation letter was mailed again to the surrounding property owners within 300 feet of the project site. There were four (4) neighbors in attendance. The issues raised were as follows:

- Resident at 10041 Live Oak Avenue state that her mother is new owner of house which backs up to the project site and complained that they thought the security cameras for the project site recorded activities in their backyard. The Applicant met with resident the following Tuesday and showed them footage from the security camera of concern. The footage confirmed that the resident's backyard is not recorded on that camera, and the resident was satisfied. The resident also commented that the burglar alarm frequently sounds early morning, it is loud, and sometimes it isn't shut off quickly enough. She was later advised that Titan recently signed a contract with a new Security Company to install and use a silent burglar alarm, and she was glad to hear it.
- Resident at 10031 Live Oak Avenue is waiting for the ten (10) foot high wall between their property and the project site to be constructed. They have been informed that the construction of the wall is subject to the approval of the proposed project.

On September 29, 2023, Project Notices were mailed to the fifty-seven (57) surrounding property owners within 300 feet of the project site, as required by Section 85.03.080 of the San Bernardino Development Code. No public comments were received.

RECOMMENDATION: That the Planning Commission recommends that the Board of Supervisors take the following actions:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibits A and B);
- 2) **ADOPT** the Findings in support of the Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit (Exhibit C);
- 3) **ADOPT** a resolution amending the Land Use Category designation from Low Density Residential to Commercial on one parcel totaling approximately 1.13 acres;
- 4) **ADOPT** an ordinance amending the Land Use Zoning District designation from Single Residential to Special Development-Commercial on one parcel totaling approximately 1.13 acres;
- 5) **APPROVE** the Conditional Use Permit to construct and operate an equipment rental and large collection/light processing recycling facility in two phases on 4.24 acres, subject to the Conditions of Approval (Exhibit D); and
- 6) **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Mitigated Negative Declaration, link: [IS Initial Study \(9.26.2023\) Signed.pdf](#)
EXHIBIT B: Mitigation Monitoring and Reporting Program
EXHIBIT C: Findings for Policy Plan Amendment, Zoning Amendment and Conditional Use Permit
EXHIBIT D: Conditions of Approval
EXHIBIT E: Site Plan

**Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Titan Industrial Metal Corporation Equipment Rental and Large
Collection/Light Processing Facility Project**

Prepared by:



County of San Bernardino, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Oliver Mujica, Contract Planner

NOVEMBER 2024

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1 Introduction

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

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for Aesthetics, Air Quality, Cultural Resources, Energy, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Noise, Tribal Cultural Resources, and Utilities & Service Systems.

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

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

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Aesthetics				
AES-1: Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting that may impact vehicles traveling on adjacent roadways shall be submitted to the County for review and approval. Additionally, an analysis of the potential light pollution or trespass on adjacent residences shall also be prepared and submitted to the County in conjunction with the glare analysis. This analysis shall demonstrate that due to orientation and/or shielding of lighting, no significant glare may be caused that could negatively impact drivers on the adjacent right-of-way or impact adjacent land uses. If potential glare impacts are identified, the lighting orientation, use of non-glare reflective materials or other design solutions acceptable to the County of San Bernardino shall be implemented to eliminate glare impacts.	A glare analysis shall be completed prior to construction of the onsite facilities and lighting installed accordingly during construction.	Project applicant and their construction contractor	County of San Bernardino	
Air Quality				
AQ-1: Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation: <ul style="list-style-type: none"> • Apply soil stabilizers to inactive areas. • Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph. • Stabilize previously disturbed areas if subsequent construction is delayed. • Apply water to disturbed surfaces and haul roads 3 times/day. • Replace ground cover in disturbed areas quickly. 	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<ul style="list-style-type: none"> Reduce speeds on unpaved roads to less than 15 mph. Trenches shall be left exposed for as short a time as possible. Identify proper compaction for backfilled soils in construction specifications. <p>This measure shall be implemented during construction and shall be included in the construction contract as a contract specification</p>				
<p>AQ-2: Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule. Contactors shall utilize Tier 4 or better heavy equipment. Enforce 5-minute idling limits for both on-road trucks and off-road equipment. 	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	
<p>AQ-3: Maximize the use of solar energy including solar panels by installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the facility.</p>	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.	Project applicant and their construction contractor	County of San Bernardino	
<p>AQ-4: Require the use of electric landscaping equipment, such as lawn mowers and leaf blowers.</p>	This measure shall be implemented ongoing during operation.	Project applicant	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
AQ-5: Require use of electric or alternatively fueled sweepers with HEPA filters.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	
AQ-6: Maximize the planting of trees in landscaping and parking lots consistent with water availability.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	
AQ-7: Use light colored paving and roofing materials.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	
AQ-8: Utilize only Energy Star heating, cooling, lighting devices, and appliances, where applicable	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Cultural Resources				
CUL-1: Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the County. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
Geology and Soils				
GEO-1: Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. Where covering is not possible, measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup such that erosion does not occur.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	
GEO-2: All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the project is being constructed.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	
GEO-3: Based upon the geotechnical investigation (Appendix 4 of this document), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 11-19) shall be implemented by the Applicant. Implementation of these	The design measures shall be incorporated into final site and building design and	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
specific measures will address all of the identified geotechnical constraints identified at project site, including soil stability on future project-related structures.	implement during construction.			
GEO-4: The Applicant shall retain the services of a Qualified Paleontologist meeting the standards of SVP (2010). The Qualified Paleontologist shall determine the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, by taking into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available. Should the project require excavation that will exceed the depth of low sensitivity surficial sediments as determined by a Qualified Paleontologist, a project-specific paleontological resources monitoring, and mitigation plan (PRMMP) shall be developed and adhered to for the duration of ground disturbance activities during construction or as otherwise determined by the Qualified Paleontologist. This plan will address specifics of monitoring and mitigation for the development project, and will take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. This PRMMP shall meet the standards of the SVP (2010).	The monitor shall be retained for the duration of ground disturbing activities as a contract specification and implemented by the contractor during construction. Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery,	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
Hazards and Hazardous Materials				
HAZ-1: All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the	These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.				
HAZ-2: The Applicant shall prepare a Business Plan, with a Spill Prevention Control Counter-measures Plan, and submit this document to the Certified Unified Program Agency for review and approval. All hazardous materials that may be used at the project site shall be identified (including quantities); methods of storage shall be defined; measures to prevent release of the hazardous materials to the environment shall be defined; and management procedures for disposal of hazardous waste, including proper manifesting, shall be identified. The Certified Unified Program Agency shall review and approve this plan prior to movement of any hazardous materials onto the site.	The Business Plan shall be completed prior to operation of the facility.	Project applicant	County of San Bernardino	
Hydrology				
HYD-1: The project proponent will select best management practices from the range of practices identified by the County and reduce future non-point source pollution in surface water runoff discharges from the site to the maximum extent practicable, both during construction and following development. The Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) shall be submitted to the County for review and approval prior to ground disturbance and the identified BMPs installed in accordance with schedules contained in these documents.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
Noise				
NOI-1: The Applicant shall implement the following design features that would reduce noise impacts during operation of the proposed project:	This measure shall be implemented during construction and included in the	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<ol style="list-style-type: none"> 1. Provide a ten (10) foot high CMU block or tilt-up concrete wall around the shared property line of the residential homes located at 10031 and 10041 Live Oak Avenue. Refer Figure XIII-3 for wall recommendations. 2. Provide an eight (8) foot high CMU block or tilt-up concrete wall along the northern property line of the project site. Refer Figure XIII-3 for wall recommendations. 3. Provide a six (6) foot high CMU block or tilt-up concrete wall along portions of the western property line of the project site. Refer Figure XIII-3 for wall recommendations. 4. All on-site recycling operational noise activities, including truck operations, loading and deliveries, and use of the baler should take place during daytime hours only from 7 a.m. to 10 p.m. No nighttime operational activity should occur from 10 p.m. to 7 a.m. 	contract with the construction contractor.			
NOI-2: All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
NOI-3: All employees that will be exposed to noise levels greater than 75 dB over an 8 hour period shall be provided adequate hearing protection devices to ensure no hearing damage will result from construction activities.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
NOI-4: No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Friday, and 6 PM to 9 AM on Saturday; at no time	This measure shall be implemented during construction and included in the	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
shall construction activities occur on Sundays or holidays, unless a declared emergency exists.	contract with the construction contractor.			
NOI-5: Equipment not in use for five minutes shall be shut off.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
NOI-6: Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
NOI-7: Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
NOI-8: The Applicant shall require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by the County.	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	
NOI-9: Construction staging areas shall be located as far from adjacent sensitive receptor locations as possible, for example toward the eastern boundary of the site.	This measure shall be implemented during construction and included in the contract with the	Project applicant and their construction contractor	County of San Bernardino	

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

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

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</p> <p>E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>				
Utilities and Service Systems				
UTL-1: If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation and for field irrigation, and any other feasible uses of recycled water on the project site.	This measure shall be included in the project design and shall be implemented once operational.	Project applicant and their construction contractor	County of San Bernardino	
UTIL-2: The contract with construction contractors shall include the requirement that all materials that can feasibly be recycled shall be salvaged and recycled, including concrete, building materials, trees and site vegetation that must be removed. The contractor professionals shall submit a recycling plan to the County for review and approval prior to the start of demolition/construction activities to accomplish this objective.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor		

FINDINGS: POLICY PLAN AND ZONING AMENDMENT. The applicant requests a Policy Plan Amendment from Low Density Residential (LDR) to Commercial (C) and a Zoning Amendment from Single Residential to Special Development-Commercial (SD-COM) for approximately 1.13 acres (APN: 0235-031-04) for the Titan Industrial Rental & Recycling Facility (Project). The subject parcel is combined with four (4) other parcels (APN: 0235-041-13, 14, 20 and 21) in the SD-COM for the Project. The following are the required findings per the San Bernardino County Development Code Section 86.12.060 and supporting facts for approval of the Policy Plan and Zoning Amendment:

1. **The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or an applicable specific plan.**

The Project includes an amendment that would re-designate a 1.13-acre parcel from Low Density Residential (LDR) to Commercial (C) and Single Residential to Special Development-Commercial (SD-COM) on the Policy Plan Land Use and Zoning maps. The overall Project site is comprised of five (5) parcels containing a total of 4.24 acres which includes the subject 1.13-acre parcel. The other four (4) parcels of the Project site are within the Commercial (C) Land Use Category and Special Development-Commercial (SD-COM) District. The remaining properties along the Valley Boulevard corridor are also within the Commercial Land Use Category and SD-COM District. Based on the evidence contained in the Project's supporting documents, the Policy Plan and Zoning Amendment is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) as further described below:

Policy LU-2.1 Compatibility with Existing Uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: Considering features of the site design and the Project which is consistent with the other existing land uses along the Valley Boulevard corridor, the Project minimizes impacts on the surrounding land uses and adjacent neighborhoods.

Policy LU-2.4 Land Use Map Consistency.

We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and

development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: The Policy Plan and Zoning Amendment is consistent with the other four (4) parcels of the Project, which are currently within the Commercial (C) Land Use Category and establishes the parcel's conformance with the established Land Use Category of Commercial (C) along the Valley Boulevard corridor. The proposed Commercial (C) Land Use Category is consistent with the Special Development-Commercial (SD-COM) zoning district. The development of the Project conforms with landscaping, parking, setbacks, and performance standards that are identified in the San Bernardino County Development Code. The proposed Titan Industrial Rental & Recycling Facility is an allowed use within the Commercial (C) Land Use Category and the Special Development-Commercial (SD-C) zoning district subject to the approval of a Conditional Use Permit. The Project site plan identifies compliance with San Bernardino County Development Code.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The Policy Plan and Zoning Amendment from Low Density Residential (LDR) to the Commercial (C) and Single Residential to Special Development-Commercial (SD-COM) was analyzed through the preparation of an Initial Study and found not to have a significant impact on the environment. The Project will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, safety, or welfare, or injurious to the property or improvements in the proposed plan area and its vicinity. The public interest will be served in that the Project will create recycling opportunities within the community. The environmental analysis also found the Project would not jeopardize or constitute a hazard to people, property or improvements in the vicinity, given that future development will utilize and improve upon existing roadways and services offered to the surrounding area.

3. The proposed amendment is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised.

The Countywide Policy Plan currently designates the Valley Boulevard corridor as a Commercial (C) Land Use Category. The Policy Plan Amendment for the subject parcel from the Low Density Residential (LDR) to Commercial (C) and Single Residential (RS) to Special Development-Commercial (SD-COM) will bring the subject parcel into consistency with the other four (4) parcels of the Project and conformance with the established Commercial (C) Land Use Category along the Valley Boulevard corridor. The subject 1.13-acre site is currently vacant, and there are not any existing allowed uses that will be compromised. The community benefit to having this area

consistent with the Policy Plan will allow future development to provide recycling opportunities, which will fulfill the intent of the Policy Plan.

4. The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

The recent adoption of the Countywide Policy Plan established a land use pattern for the surrounding area. The proposed Policy Plan Amendment and Zoning Amendment will be consistent with the pattern established by the Countywide Plan and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The parcel will become an extension of the SD-COM zone compatible with the SD-COM zoning designation to the west and east along Valley Boulevard.

5. The proposed amendment does not conflict with provisions of this Development Code.

The Project will not conflict with provisions of the San Bernardino County Development Code. The Project was reviewed and determined to be compliant with the proposed Special Development/Commercial (SD-COM) zoning district, and Conditions of Approval are included to safeguard continued compliance.

6. The proposed amendment will not have a substantial adverse effect on surrounding property.

An Initial Study/Mitigated Negative Declaration was prepared for the Project and was found to impose no substantial impact on the implementation of recommended mitigation measures which are included as Conditions of Approval for the Project. Appropriate mitigation measures and conditions of approval will ensure countywide performance standards are met and that the Project will not have an adverse effect on the surrounding property.

7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The Project will not jeopardize or constitute a hazard to property or improvements in the vicinity, given that future development will improve upon the existing roadway system and existing public services. The Project will not have a substantial adverse

effect on surrounding property, based upon completion of an Initial Study/Mitigated Negative Declaration and will be compatible with the existing and planned land use character of the surrounding area through compliance with San Bernardino County Development Code requirements. The application of existing San Bernardino County Development Code requirements to the Project development will ensure it will not have a significant impact on public and emergency vehicle access, public services, or utilities or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the area.

FINDINGS: CONDITIONAL USE PERMIT. Conditional Use Permit to construct and operate an equipment rental and large collection/light processing recycling facility on 4.24 acres (Project). The following are the required findings per the San Bernardino County Development Code Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

8. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The Project site is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. The Project site size is also able to accommodate adequate on-site circulation. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks as shown in Table 2 of the Staff Report pursuant to the requirement of the San Bernardino County Development Code.

9. **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.**

Access to the Project site will be provided via Valley Boulevard on the southern end of the Project site, and Live Oak Avenue on the western side of the Project site, which will provide legal and physical access to the site. The Project's site plan has also been reviewed by the County's Land Use Services, Public Works, and the San Bernardino County Fire Protection District. On-site circulation drive aisles meet the San Bernardino County Fire Protection District standards.

- 10. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The Project has been designed to comply with all applicable requirements of the San Bernardino County Development Code. The Conditions of Approval for the Project will ensure that the use will not become a nuisance or have a substantial adverse effect on abutting properties.

- 11. 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 Project includes the construction and operation of a 4.24-acre equipment rental and large collection/light processing recycling facility. Based on the evidence contained in the Project's supporting documents, the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) as further described below:

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 neighborhood. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: Considering features of the site design and the proposed Project, which is consistent with the other existing land uses along the Valley Boulevard corridor, the Project minimizes impacts on the surrounding land uses and adjacent neighborhoods.

Policy LU-2.4 Land Use Map Consistency.

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

Consistency: The Project involves the concurrent review of a Policy Plan Amendment and Zone Change for one (1) of the existing parcels (APN: 0235-041-

04) five (5) parcels from the Single Residential (RS) Land Use Category to the Special Development-Commercial (SD-COM) Land Use Category and from the Single Residential (RS) zoning district to the Special Development-Commercial (SD-COM) zoning district, respectively. The development of the Project conforms with landscaping, parking, setbacks, and performance standards that are identified in the San Bernardino County Development Code. The proposed equipment rental and large collection/light processing recycling facility is an allowed use within the Special Development-Commercial (SD-COM) zoning district subject to the approval of a Conditional Use Permit. The Project site plan identifies compliance with San Bernardino County Development Code.

12. 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 applicant will be required to construct appropriate road improvements, both on-site and off-site, continue to provide adequate water services from Fontana Water Company, and continue to provide adequate utilities to the property in accordance with the Conditions of Approval.

13. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare.

The Conditions of Approval ensure the appropriate intended use of the Project, and will ensure that the overall public health, safety, and general welfare are not impacted by the Project.

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

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

ENVIRONMENTAL FINDINGS:

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

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) is adopted and a Notice of Determination will be filed in

Findings

Titan Industrial Rental & Recycling Facility – November 21, 2024

PROJ-2021-00159/PPA

APN: 0235-031-04

EXHIBIT C

accordance with CEQA. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

END OF FINDINGS



Conditions of Approval

Record:	PROJ-2021-00159	System Date:	11/21/2024
Record Type:	Project Application	Primary APN:	0235041200000
Record Status:	In Review	Application Name:	CF - ZA Please see PROJ-2020-00130 TITAN RECYCLING CENTER

Effective Date:

Expiration Date:

Description: POLICY PLAN AMENDMENT from Low Density Residential (LDR) to Commercial (C) and ZONING AMENDMENT from Single Residential (RS) to Special Development-Commercial (SD-Com) on one (1) parcel totaling approximately 1.13 acres, and CONDITIONAL USE PERMIT to construct a 34,129-square foot pre-fabricated metal building and establish an equipment rental and large collection/light processing recycling facility with on 4.24 acres, in the SD-Com Zoning District.

This document does not signify project approval.

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

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

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

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

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

ON-GOING

Land Use Services - Planning

- 1 Project Approval Description (CUP/MUP)** - Status: Outstanding
This Conditional Use Permit is conditionally approved to construct a 34,129-square foot pre-fabricated metal building and operate an equipment rental and large collection/light processing recycling facility on a project site containing a total of approximately 4.24 acres, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved Site Plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved Site Plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.
- 2 Project Location** - Status: Outstanding
The Project site is located 14939 Valley Boulevard.

3 **Revisions** - Status: Outstanding

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

4 **Indemnification** - Status: Outstanding

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

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: None b. STATE: None c. COUNTY: Building Safety, Environmental Health, Fire, Land Development/Engineering d. LOCAL: None

6 **Expiration** - Status: Outstanding

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.

7 **Continuous Effect/Revocation** - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 Extension of Time - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 Project Account - Status: Outstanding

The Project account number is PROJ-2021-00159. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 Development Impact Fees - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

11 Condition Compliance - Status: Outstanding

The Applicant is required to construct a ten (10) foot high decorative split-faced block wall between the proposed facility and the two (2) existing single-family residences on Live Oak Avenue (APN: 0235-041-11 and 0235-041-12). Additionally, for security measures, the Applicant is proposing an eight (8) foot high concrete masonry unit (CMU) wall along the western and northern property lines.

12 Performance Standards - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

13 Clear Sight Triangle - Status: Outstanding

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

14 Lighting - Status: Outstanding

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

15 **Underground Utilities** - Status: Outstanding

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

16 **Construction Hours** - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

17 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

18 **Cultural Resources** - Status: Outstanding

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

19 **GHG - Operational Standards** - Status: Outstanding

The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

Public Health– Environmental Health Services

20 **Noise Levels** - Status: Outstanding

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

21 **OWTS Maintenance** - Status: Outstanding

The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

22 **Refuse Storage and Disposal** - Status: Outstanding

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

INFORMATIONAL

County Fire - Community Safety

23 **F01 Jurisdiction** - Status: Outstanding

The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

24 **F03 Fire Condition Letter Expiration** - Status: Outstanding

Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

25 **F15 Access – 30% slope** - Status: Outstanding

Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

26 **F17 Access Road Grade** - Status: Outstanding

Fire access roadways shall not exceed a maximum of twelve (12%) percent grade at any point. Fire access roadways or driveways may be increased to fourteen (14%) percent grade for a distance not to exceed five hundred (500) feet. Fire access roadways providing access to no more than two (2) one or two-family dwellings may be increased to a maximum of sixteen (16%) percent grade not to exceed five hundred (500) feet. Grades across the width of a fire access roadways shall not exceed five (5%) percent. In order to accommodate proper angles of approach and departure, gradient shall not exceed five (5%) percent change along any ten (10) foot section.

27 **F36 Sprinkler Installation Letter** - Status: Outstanding

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.

28 **F67 Emergency Responder Radio System** - Status: Outstanding

An emergency responder radio system is required. The applicant shall hire a qualified designer, to submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Frequencies used and tower locations can be found at <https://www.radioreference.com/apps/db/?sid=7016> <https://www.radioreference.com/apps/db/?action=siteMap&sid=7016&type=fcc>

29 **F71 Proposal Changes** - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

30 **Air Quality** - Status: Outstanding

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

31 **Diesel Regulations** - Status: Outstanding

The operator shall comply with all existing and future California Air Resources Board and AQMD 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. AQMD 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.

32 **GHG - Construction Standards** - Status: Outstanding

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

- 33 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.
- 34 **Lot Merger** - Status: Outstanding
Prior to the issuance of any grading permit, the Developer shall record a Lot Merger for the consolidation of the existing five (5) parcels (APN: 0235-031-04; and 0235-041-13, 14, 20 and 21).

Land Use Services - Building and Safety

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

Public Health– Environmental Health Services

- 38 **Vector Control Requirement** - Status: Outstanding
The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

Public Works - Surveyor

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

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

- 41 **Architecture** - Status: Outstanding
Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
- 42 **Landscape and Irrigation Plan** - Status: Outstanding
Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
- 43 **Lighting Plans** - Status: Outstanding
The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

County Fire - Community Safety

- 44 **F02 Fire Fee** - Status: Outstanding
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- 45 **F09 Building Plans** - Status: Outstanding
Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- 46 **F10 Combustible Protection** - Status: Outstanding
Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
- 47 **F19 Surface** - Status: Outstanding
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.
- 48 **F22 Primary Access Paved** - Status: Outstanding
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.
- 49 **F23 Secondary Access Paved** - Status: Outstanding
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.

50 F26 Fire Flow Test - Status: Outstanding

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

51 F27 Water System - Status: Outstanding

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 2,500 GPM for a two hour duration at 20 psi residual operating pressure. Fire Flow is based on a 32,400 sq. ft. structure.

52 F28 Water System Commercial - Status: Outstanding

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.

53 F69 Haz-Mat Approval - Status: Outstanding

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.

Land Use Services - Building and Safety

54 Construction Plans - Status: Outstanding

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

55 Temporary Use Permit - Status: Outstanding

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

Public Health– Environmental Health Services

56 Demolition Inspection Required - Status: Outstanding

All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

57 Existing OWTS - Status: Outstanding

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

58 Existing Wells - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

59 **New OWTS** - Status: Outstanding

If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

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

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

61 **Sewage Disposal** - Status: Outstanding

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

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

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

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

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

64 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Fontana WC or EHS approved.

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

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

PRIOR TO OCCUPANCY

Land Use Services - Planning

- 66 **Fees Paid** - Status: Outstanding
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2021-00159.
- 67 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.
- 68 **Landscaping/Irrigation** - Status: Outstanding
All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
- 69 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance
- 70 **Screen Rooftop** - Status: Outstanding
All roof top mechanical equipment is to be screened from ground vistas.
- 71 **Shield Lights** - Status: Outstanding
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 72 **Condition Compliance** - Status: Outstanding
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.
- 73 **GHG - Installation/Implementation Standards** - Status: Outstanding
The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

County Fire - Community Safety

- 74 **F06 Inspection by Fire Department** - Status: Outstanding
Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

Land Use Services - Building and Safety

- 75 **Condition Compliance Release Form Sign-off** - Status: Outstanding
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

PRIOR TO RECORDATION**County Fire - Community Safety**76 **F16 Access** - Status: Outstanding

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. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

77 **F11 Combustible Vegetation** - Status: Outstanding

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. County Ordinance #3586

78 **F24 Fire Lanes** - Status: Outstanding

The applicant shall submit a fire lane plan with the building construction plans to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

79 **F25 Street Sign** - Status: Outstanding

This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

80 **F35 Hydrant Marking** - Status: Outstanding

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.

81 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding

An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for 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.

82 **F40 Roof Certification** - Status: Outstanding

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.

83 **F41 Fire Alarm** - Status: Outstanding

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 licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

84 **F44 High-Piled Storage** - Status: Outstanding

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.

- 85 **F45 Fire Extinguishers** - Status: Outstanding
Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
- 86 **F47 Above Ground Storage Tank** - Status: Outstanding
Above Ground Storage Tank plans shall be submitted to the San Bernardino County Fire Department for review and approval prior to any installation on-site. The required Fees shall be paid at time of plan submittal.
- 87 **F48 Material Identification Placards** - Status: Outstanding
The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
- 88 **F51 Commercial Addressing** - Status: Outstanding
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 eight (8) inches in height and with a one (1) 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 address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ($\frac{3}{4}$) inch stroke.
- 89 **F55 Key Box** - Status: Outstanding
An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).
- 90 **F56 Override Switch** - Status: Outstanding
Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.

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

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://dph.sbcounty.gov/programs/ehs/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800

APN: 0235041200000

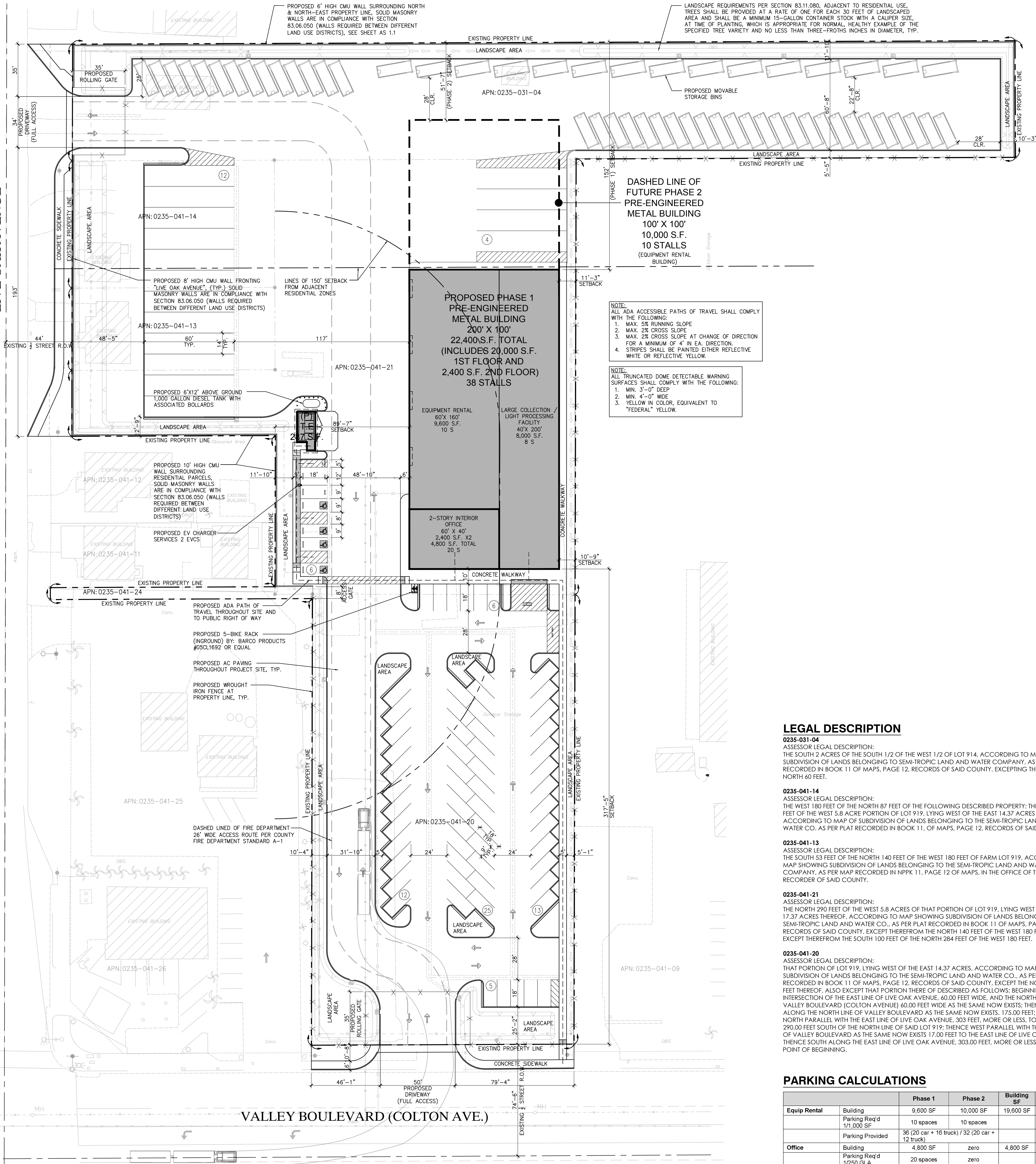
Effective Date:

PROJ-2021-00159

Expiration Date:

	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

LIVE OAK AVENUE



CONCEPTUAL SITE PLAN - PHASE 1

SCALE: 1"=30'-0"

LEGAL DESCRIPTION

0235-031-04
ASSESSOR LEGAL DESCRIPTION:
THE SOUTH 2 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF LOT 914, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, EXCEPT THEREFROM THE NORTH 60 FEET.

0235-041-14
ASSESSOR LEGAL DESCRIPTION:
THE WEST 180 FEET OF THE NORTH 87 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 290 FEET OF THE WEST 5.8 ACRE PORTION OF LOT 919, LYING WEST OF THE EAST 14.37 ACRES THEREOF, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER CO., AS PER PLAT RECORDED IN BOOK 11, OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

0235-041-13
ASSESSOR LEGAL DESCRIPTION:
THE SOUTH 53 FEET OF THE NORTH 140 FEET OF THE WEST 180 FEET OF FARM LOT 919, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAP RECORDED IN NPX 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

0235-041-21
ASSESSOR LEGAL DESCRIPTION:
THE NORTH 290 FEET OF THE WEST 5.8 ACRES OF THAT PORTION OF LOT 919, LYING WEST OF THE EAST 17.37 ACRES THEREOF, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER CO., AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY. EXCEPT THEREFROM THE NORTH 140 FEET OF THE WEST 180 FEET, AND EXCEPT THEREFROM THE SOUTH 100 FEET OF THE NORTH 284 FEET OF THE WEST 180 FEET.

0235-041-20
ASSESSOR LEGAL DESCRIPTION:
THAT PORTION OF LOT 919, LYING WEST OF THE EAST 14.37 ACRES, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER CO., AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, EXCEPT THE NORTH 290.00 FEET THEREOF, ALSO EXCEPT THAT PORTION THERE OF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF LIVE OAK AVENUE, 60.00 FEET WIDE, AND THE NORTH LINE OF VALLEY BOULEVARD (COLTON AVENUE) 60.00 FEET WIDE AS THE SAME NOW EXISTS; THENCE EAST ALONG THE NORTH LINE OF VALLEY BOULEVARD AS THE SAME NOW EXISTS, 175.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LIVE OAK AVENUE, 303 FEET, MORE OR LESS, TO A POINT 290.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 919; THENCE WEST PARALLEL WITH THE NORTH LINE OF VALLEY BOULEVARD AS THE SAME NOW EXISTS 17.00 FEET TO THE EAST LINE OF LIVE OAK AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LIVE OAK AVENUE, 303.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARKING CALCULATIONS

		Phase 1	Phase 2	Building SF	Parking
Equip Rental	Building	9,600 SF	10,000 SF	19,600 SF	
	Parking Req'd	1/1,000 SF	10 spaces	10 spaces	
	Parking Provided	36 (20 car + 16 truck) / 32 (20 car + 12 truck)	4,800 SF	4,800 SF	20 req'd / 32 provided
Office	Building				
	Parking Req'd	20 spaces	zero		
	Parking Provided	20 spaces			20 req'd/20 provided
Lg Coll/Light Process	Building	8,000 SF	zero	8,000 SF	
	Parking Req'd	1/1,000 GLA	8 spaces		
	Parking Provided		21 spaces		8 req'd/21 provided
ADA Parking	Building				
	Parking Provided	76-100 park spaces	4 spaces req'd		4req/96 provided 52 req/79 provided
Totals				32,400 SF	

SITE DATA

ADDRESS: 14930 VALLEY BLVD, FONTANA, CA 92335

PERMIT NUMBER: TBD

APN: 0235-031-04, 0235-041-14, 0235-041-13, 0235-041-21, 0235-041-24, 0235-041-20

LOT SIZE: NET: 4.28 ACRES (186,461 S.F.)
GROSS: 4.81 ACRES (209,697 S.F.)

BUILDING AREAS: PHASE 1
PEMB: 22,400 S.F.
INCL: PROCESSING FACILITY: 8,000 S.F.
EQUIPMENT RENTAL: 9,600 S.F.
TWO-STORY OFFICE: 2,400 S.F. X 2 (4,800 S.F.)
PHASE 2
PEMB: 10,000 S.F.

FLOOR AREA RATIO: MAX FAR: .5:1

BUILDING HEIGHT: MAX HEIGHT: 50'-0"

STORIES: SINGLE-STORY WAREHOUSE
TWO-STORY INTERIOR OFFICE

COUNTY: SAN BERNARDINO

CONSTRUCTION TYPE: V-B/(SPRINKLERED)

OCCUPANCY: B & F

EXISTING LAND USE: RESIDENTIAL & COMMERCIAL

PROPOSED LAND USE: COMMERCIAL

EXISTING ZONES: RS (SINGLE RESIDENTIAL)
SD-COM (SPECIAL DEVELOPMENT-COMMERCIAL)

PROPOSED ZONE: SD-COM (SPECIAL DEVELOPMENT-COMMERCIAL)

SURROUNDING LAND USE AND ZONING: NORTH: RS (SINGLE RESIDENTIAL)
SOUTH: CITY OF FONTANA
EAST: SD-COM (SPECIAL DEVELOPMENT-COMMERCIAL)
WEST: SD-COM (SPECIAL DEVELOPMENT-COMMERCIAL)

LOT COVERAGE: PHASE 1: BUILDING FOOTPRINT: 20,287 S.F. (11%)
PHASE 2: BUILDING FOOTPRINT: 10,000 S.F. (5%)
LANDSCAPING: 35,397 S.F. (20%)
IMPERVIOUS HARDSCAPE: 120,777 S.F. (64%)
TOTAL: 186,461 S.F. (100%)

UTILITIES

VERIZON
PO BOX 9488
MISSION HILLS, CA 91346
800-555-4833

SOUTHERN CA GAS COMPANY
PO BOX C
MONTEREY PARK, CA 91756
800-427-2000

BURRTEC WASTE
9820 CHERRY AVE.
FONTANA, CA 92335
909-822-9739

SEWER SERVICE - CITY OF FONTANA
8353 SIERRA AVE.
FONTANA, CA 92335
909-350-7670

TIME WARNER CABLE
9820 SIERRA AVE. #G
FONTANA, CA 92335
888-892-2253

FONTANA WATER COMPANY
8440 NUEVO AVE.
PO BOX 987
FONTANA, CA 92334
909-822-2201

SOUTHERN CA EDISON COMPANY
PO BOX 800
ROSEMead, CA 91770
800-655-4555

PROJECT DESCRIPTION

POLICY PLAN AND ZONING CODE AMENDMENT FROM SINGLE RESIDENTIAL (RS) TO SPECIAL DEVELOPMENT-COMMERCIAL (SD-COM) FOR 9995 LIVE OAK, AND A CONDITIONAL USE PERMIT TO ESTABLISH AN EQUIPMENT RENTAL AND LARGE COLLECTION/LIGHT PROCESSING RECYCLING FACILITY AND CONSTRUCT A PREFABRICATED 32,400 SQUARE FOOT METAL BUILDING IN 2 PHASES, ON 4.24 ACRES, IN THE SD-COM AND RS ZONING DISTRICTS.

PROJECT OWNER / APPLICANT

GRANT TUTTLE
TITAN INDUSTRIAL METAL CORP.
10017 LIVE OAK AVE.
FONTANA, CA 92335
E-MAIL: gtuttle@titanindustrialmetal.com

APPLICANT'S REP.

AUCEN WONG, ATTORNEY AT LAW
PO BOX 961
WILDOMAR, CA 92595
PHONE: (909) 215-8112
E-MAIL: alicendiane Wong@gmail.com

ARCHITECT

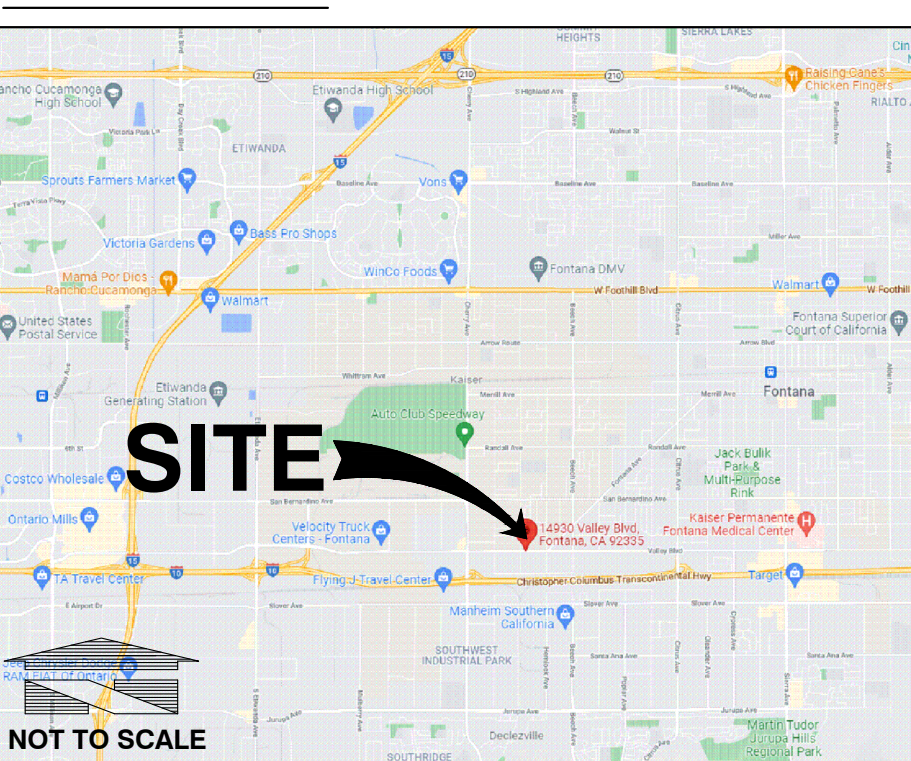
EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

SHEET INDEX

ARCHITECTURAL	
AS 1.0	CONCEPTUAL SITE PLAN - PHASE 1
AS 1.1	BLOCK WALL SITE PLAN - PHASE 1
AS 1.2	CONCEPTUAL SITE PLAN - PHASE 2
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A 1.1	CONCEPTUAL ROOF PLAN - PHASE 1
A 2.0	CONCEPTUAL ELEVATIONS - PHASE 1
A 3.0	CONCEPTUAL SECTIONS - PHASE 1
B 1.0	CONCEPTUAL FLOOR PLAN - PHASE 2
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B 2.0	CONCEPTUAL ELEVATIONS - PHASE 2
B 3.0	CONCEPTUAL SECTIONS - PHASE 2
TE 1.0	CONCEPTUAL TRASH ENCLOSURE - PHASE 1

PHOTOMETRIC
SHEET 1 SITE PHOTOMETRIC

VICINITY MAP



EMPIRE
DESIGN
GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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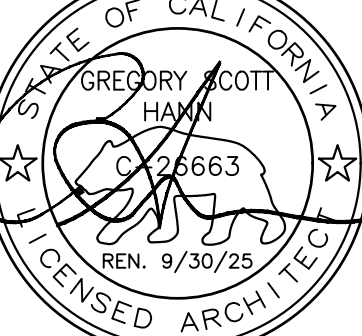
CLIENT:

TITAN
INDUSTRIAL
METAL
CORP.

CUP #
14930 VALLEY BLVD,
FONTANA, CA 92335

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date:	JANUARY 11, 2022	
Project Number:	EDG# 04821	
NO.	DATE	REVISION DESCRIPTION
1	10-13-23	1ST CUP CORRECTIONS
2	2-1-24	CLIENT REQUESTED UPDATES

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

CONCEPTUAL
SITE PLAN

SHEET NO:

AS 1.0

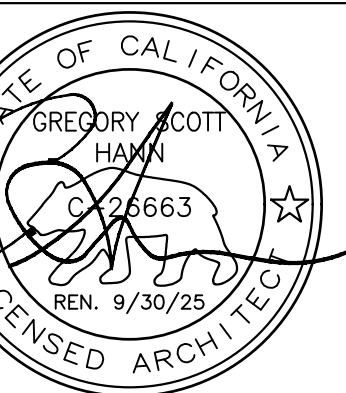


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IL: ghann@empiregr.biz



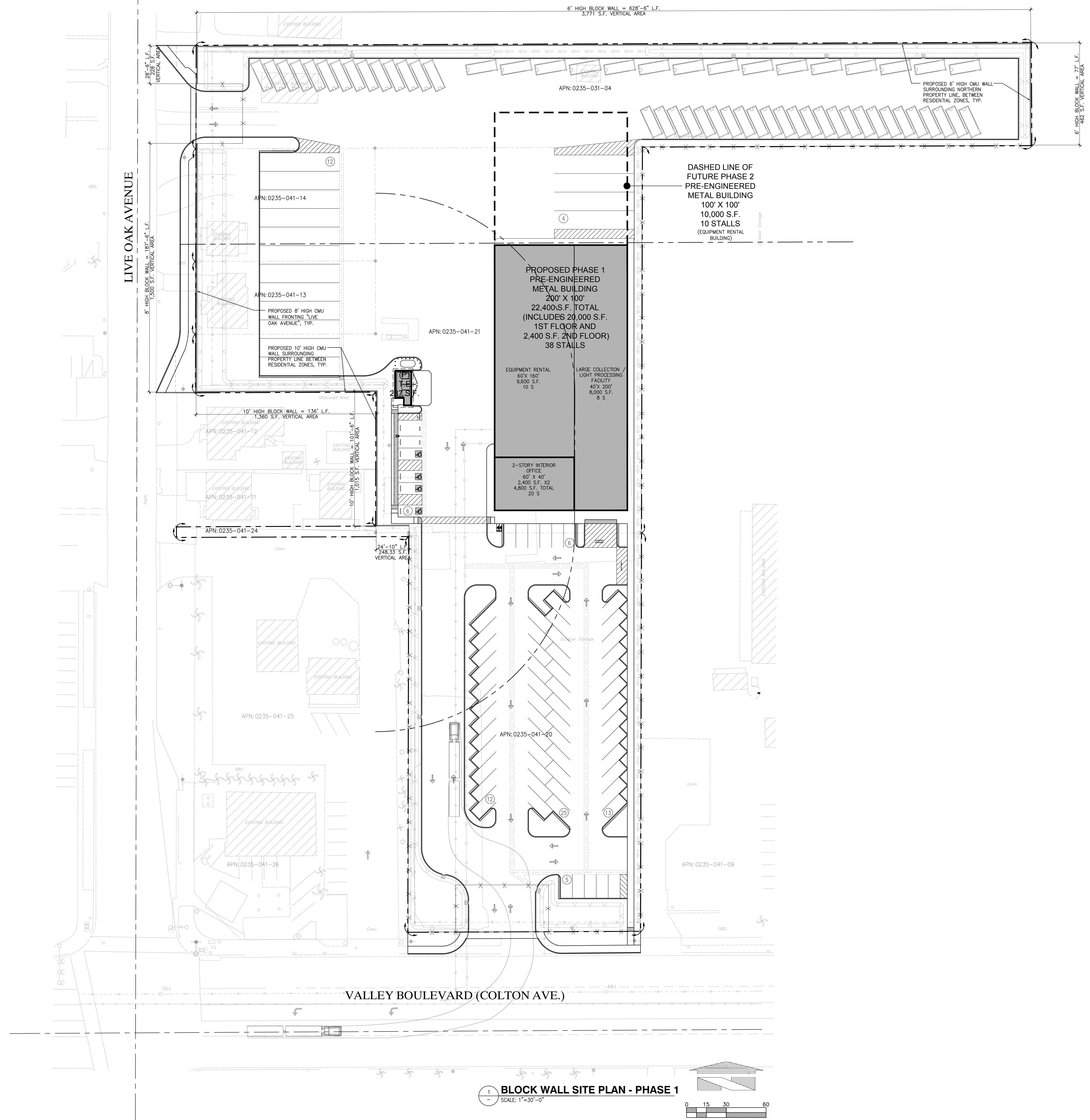
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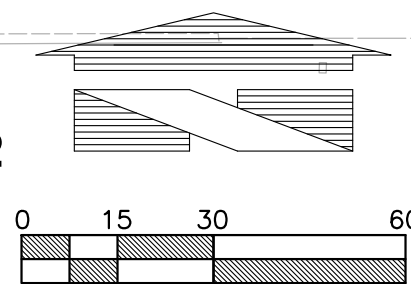
Number: EDG# 04821	
DATE	REVISION DESCRIPTION
10-13-23	1ST CUP CORRECTIONS
2-1-24	CLIENT REQUESTED UPDATES

BY:	GH	
BY:	GH	
BY:	AH	
TITLE:		

BLOCK WALL SITE PLAN

AS 1.1





		Phase 1	Phase 2	Building SF	Parking
Equip Rental	Building Parking Req'd 1/1,000 SF	9,600 SF 10 spaces	10,000 SF 10 spaces	19,600 SF	
	Parking Provided	36 (20 car + 16 truck) / 32 (20 car + 12 truck)			20 req'd/3 provided
Office	Building Parking Req'd 1/250 GLA	4,900 SF 20 spaces	zero zero	4,800 SF	
	Parking Provided	20 spaces			20 req'd/20 provided
Lg Coll/Light Process	Building Parking Req'd 1/1,000 GLA	8,000 SF 8 spaces	zero zero	8,000 SF	
	Parking Provided	21 spaces			8 req'd/21 provided
ADA Parking	76-100 park spaces	4 spaces req'd			4 req'd/6 provided
Totals				32,400 SF	52 req'd/76 provided

VERIZON
PO BOX 9688
MISSION HILLS, CA 91346
800-555-4833

SOUTHERN GAS COMPANY
PO BOX C
MCINTYRE PARK, CA 91756
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BURRITT WASTE
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SEWER SERVICE - CITY OF FONTANA
8563 SIERRA AVE
FONTANA, CA 92335
909-350-7670

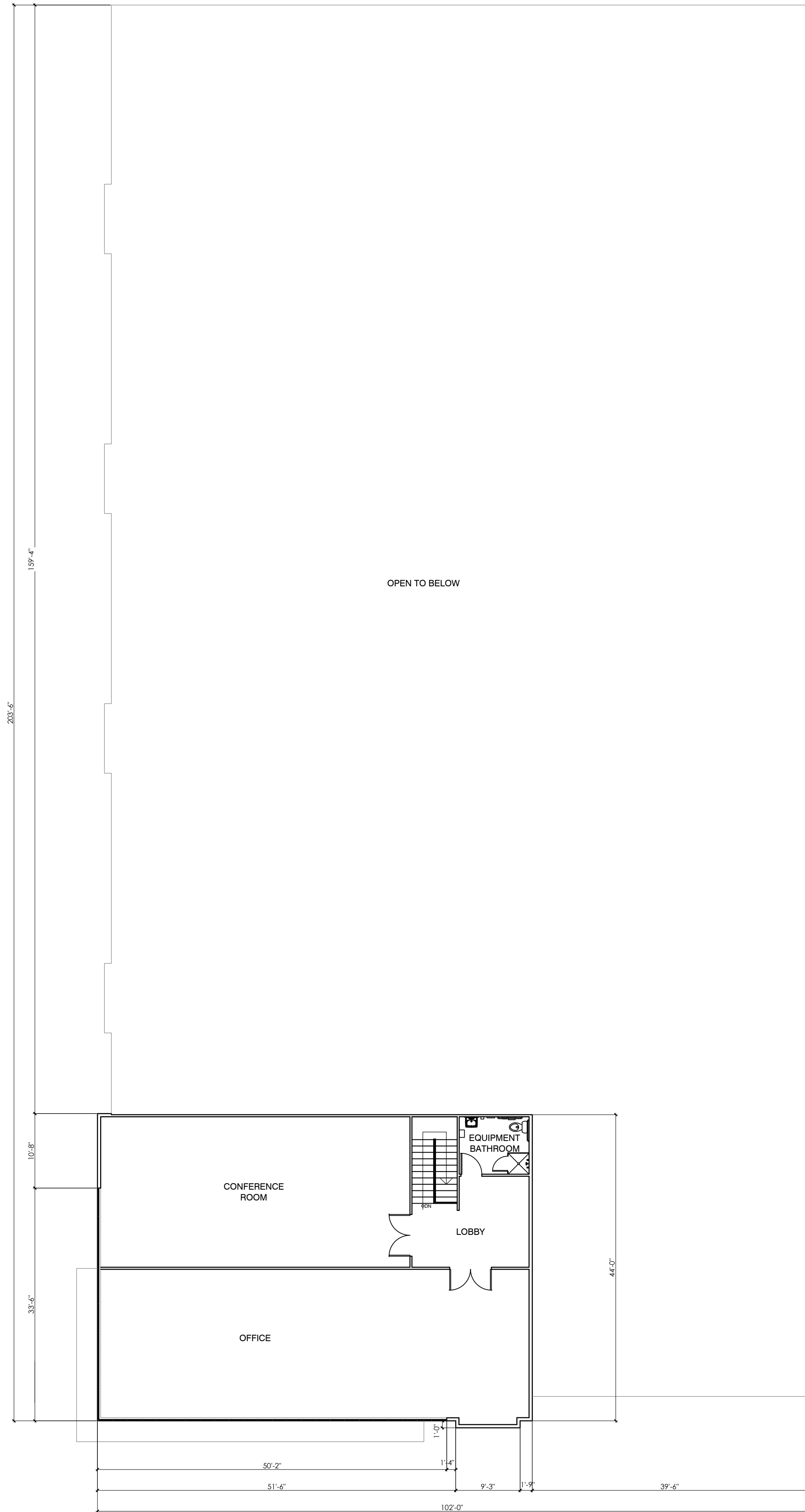
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9820 SIERRA AVE. #G
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888-692-2253

FONTANA WATER COMPANY
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PO BOX 987
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ROSEMEAD, CA 91770
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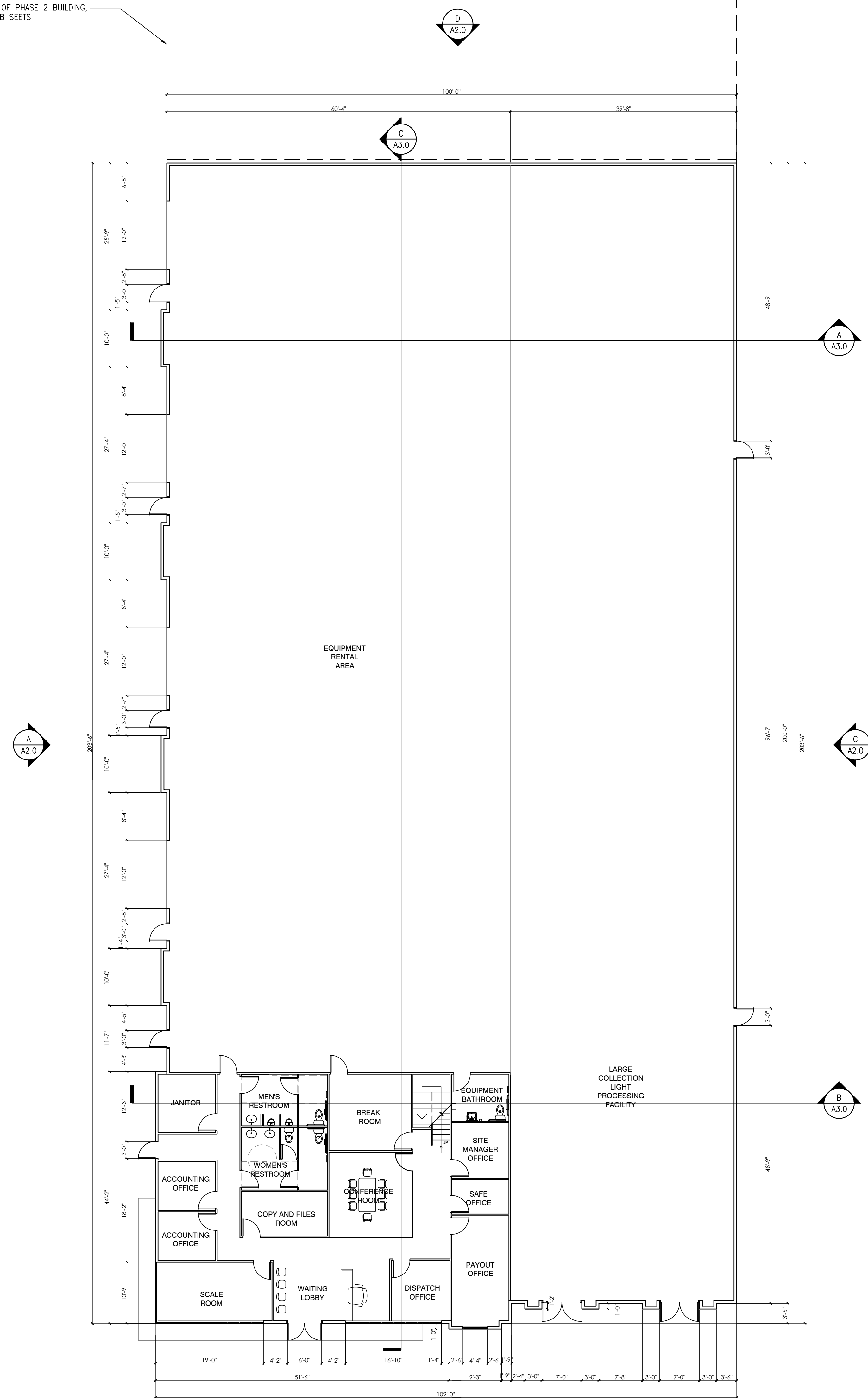
CUP #
14930 VALLEY BLVD.
FONTANA, CA 92335

AS 1.2



2 MEZZANINE FLOOR PLAN
SCALE: 3/32"=1'-0"

LINE OF PHASE 2 BUILDING,
SEE 'B' SEETS



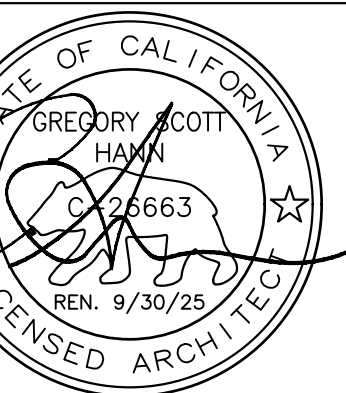
1 FLOOR PLAN
SCALE: 3/32"=1'-0"

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CLIENT:
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JANUARY 11, 2022	
Number:	EDG# 04821
DATE	REVISION DESCRIPTION
10-13-23	1ST CUP CORRECTIONS
2-1-24	CLIENT REQUESTED UPDATES

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:
CONCEPTUAL
FLOOR PLAN
- PHASE 1

SHEET NO:

A 1.0



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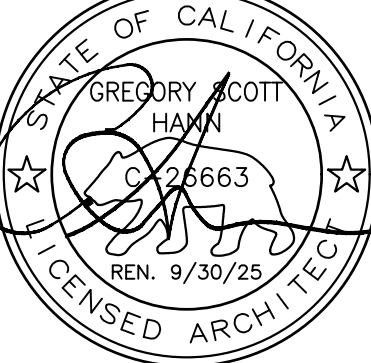
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SEAL:



Date: JANUARY 11, 2022

Project Number: EDG# 04821

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1	10-13-23	1ST CUP CORRECTIONS
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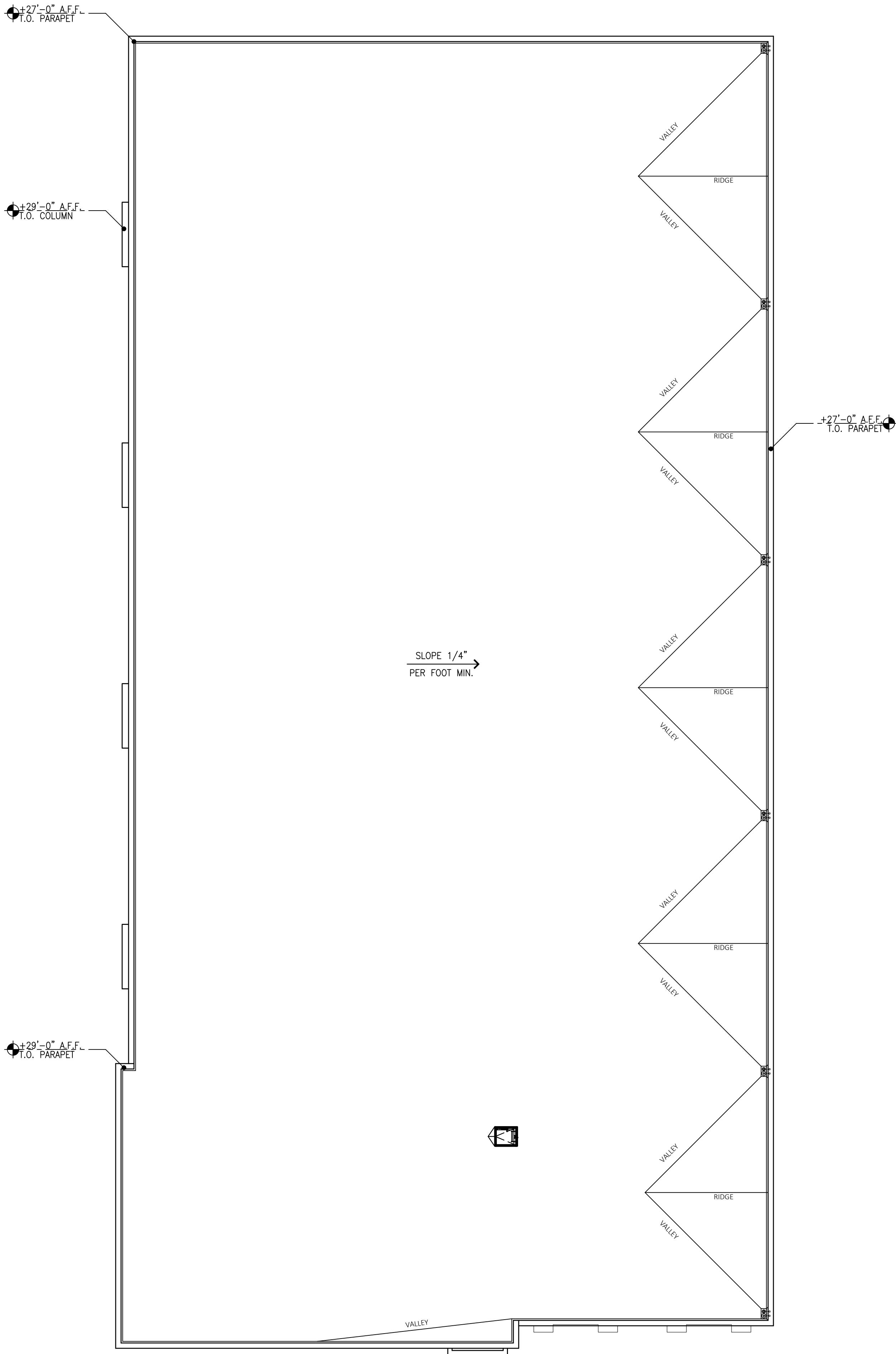
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

CONCEPTUAL
ROOF PLAN
- PHASE 1

SHEET NO:

A 1.1



1 ROOF PLAN
SCALE: 3/32"=1'-0"





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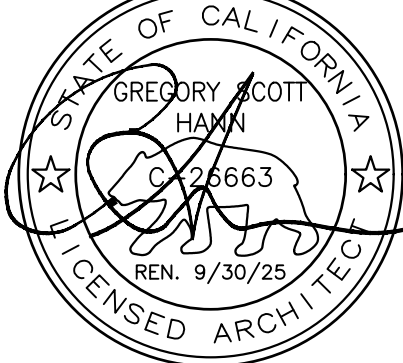
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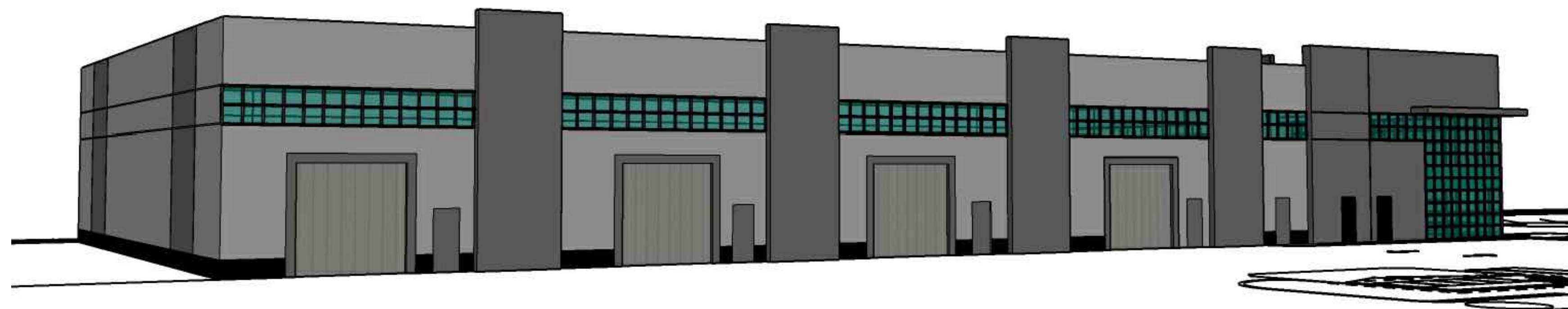
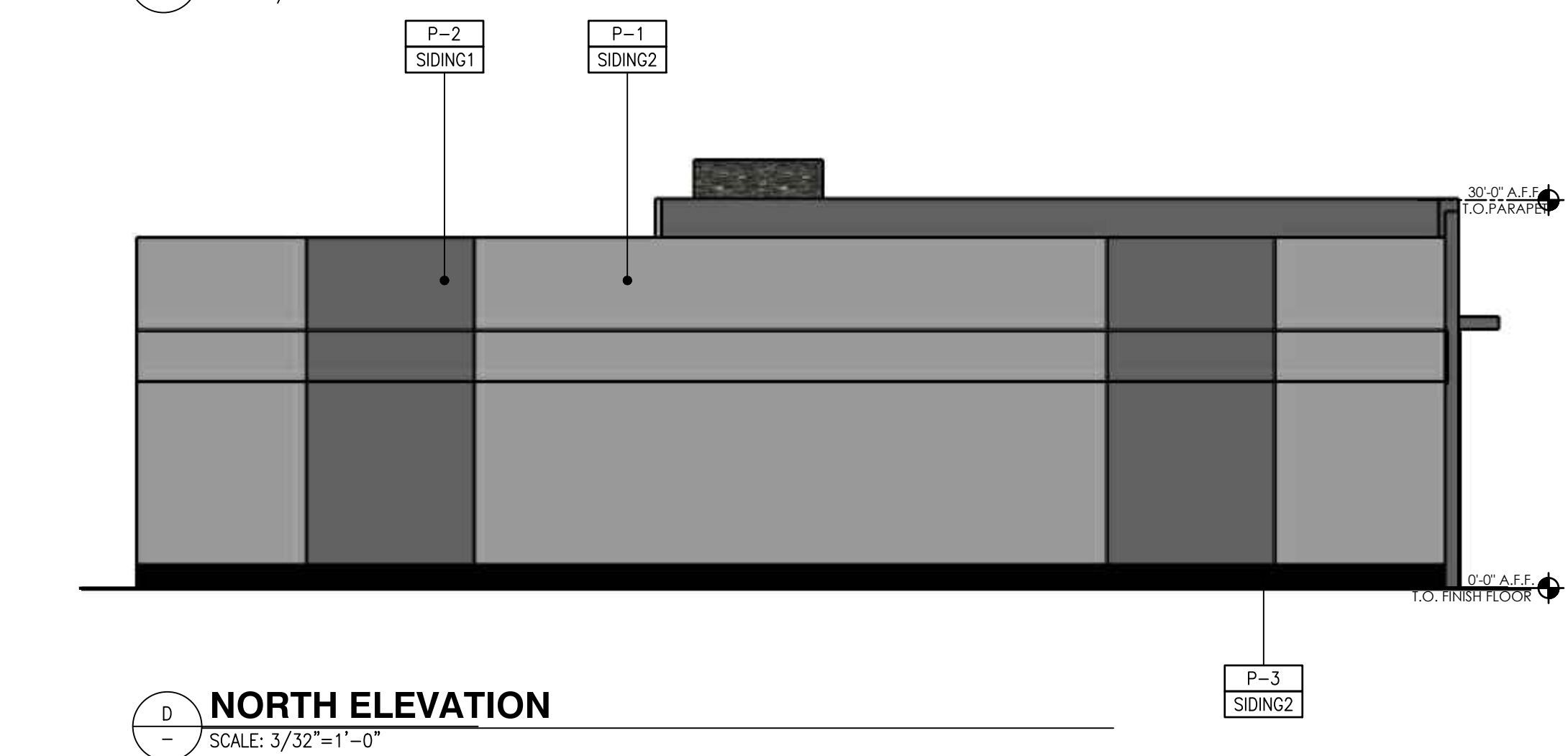
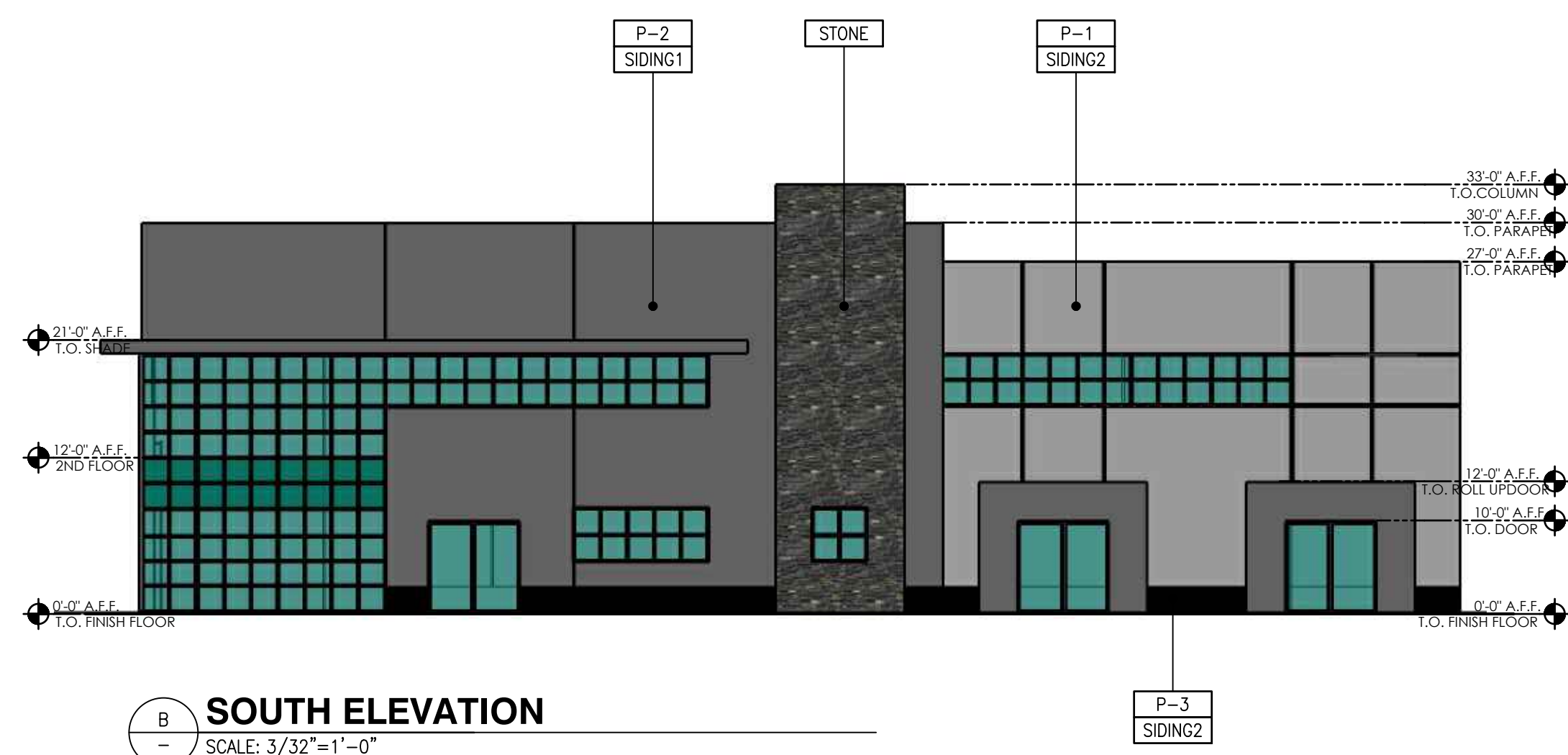
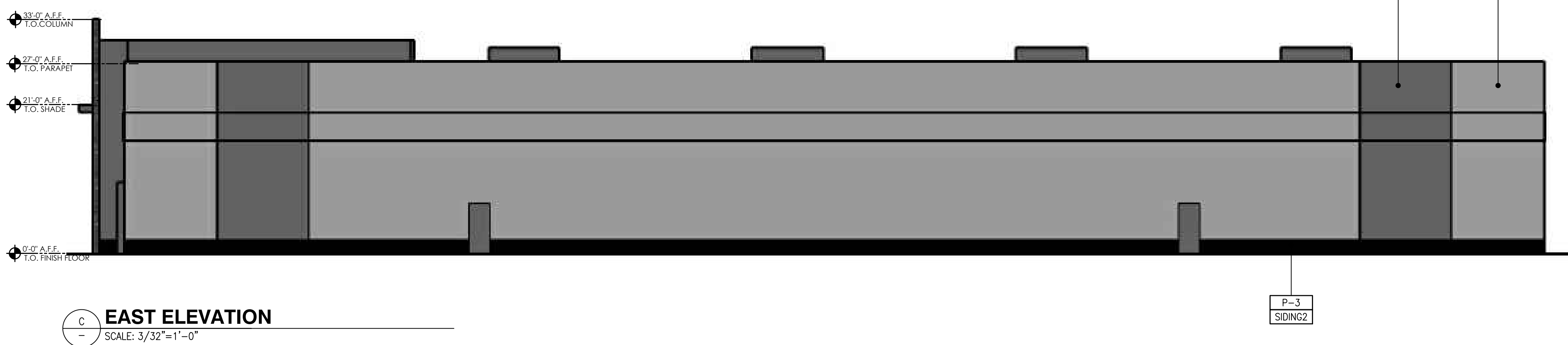
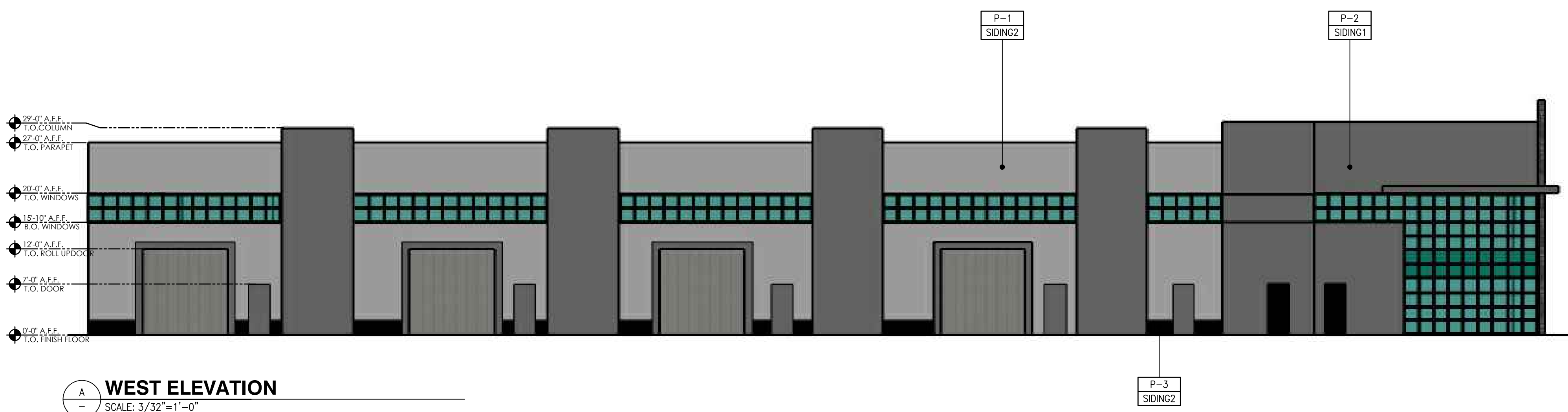
Date: JANUARY 11, 2022

Project Number: EDG# 04821

NO. DATE REVISION DESCRIPTION

10-19-23 1ST CUP CORRECTIONS

2-1-24 CLIENT REQUESTED UPDATES

**COLOR LEGEND**

- P-1 PEARL GRAY
NUCOR PVDF PANEL PAINT - OR EQUAL
- P-2 CHARCOAL
NUCOR PVDF PANEL PAINT - OR EQUAL
- P-3 MIDNIGHT BLACK
NUCOR PVDF PANEL PAINT - OR EQUAL

MATERIAL LEGEND

- SIDING1 TUFF-CAST INSULATED METAL WALL PANEL
NUCOR - OR EQUAL
- SIDING2 SANTA FE INSULATED METAL WALL PANEL
NUCOR - OR EQUAL
- STONE STACKED STONE, DARK RUNDLE
ELDORADO STONE - OR EQUAL

GENERAL NOTES

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL.

SHEET NO:

CONCEPTUAL
ELEVATIONS
- PHASE 1

A 2.0



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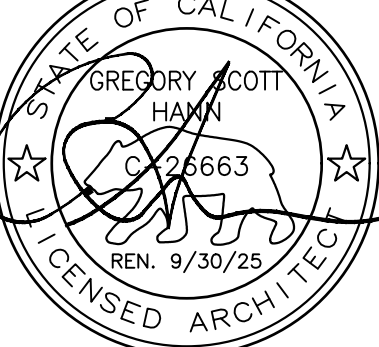
CLIENT:

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CUP #
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ARCHITECT OF RECORD:
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E-MAIL: ghann@empiregr.biz

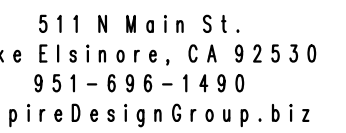
SEAL:



Date: JANUARY 11, 2022

Project Number: EDG# 04821

NO.	DATE	REVISION DESCRIPTION
1	10-13-23	1ST CUP CORRECTIONS
2	2-1-24	CLIENT REQUESTED UPDATES

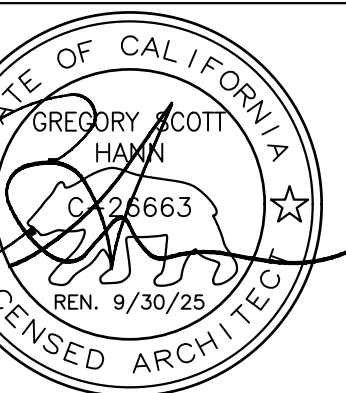


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ORY S. HANN, AIA
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951-809-7601
IL: ghann@empiregr.biz



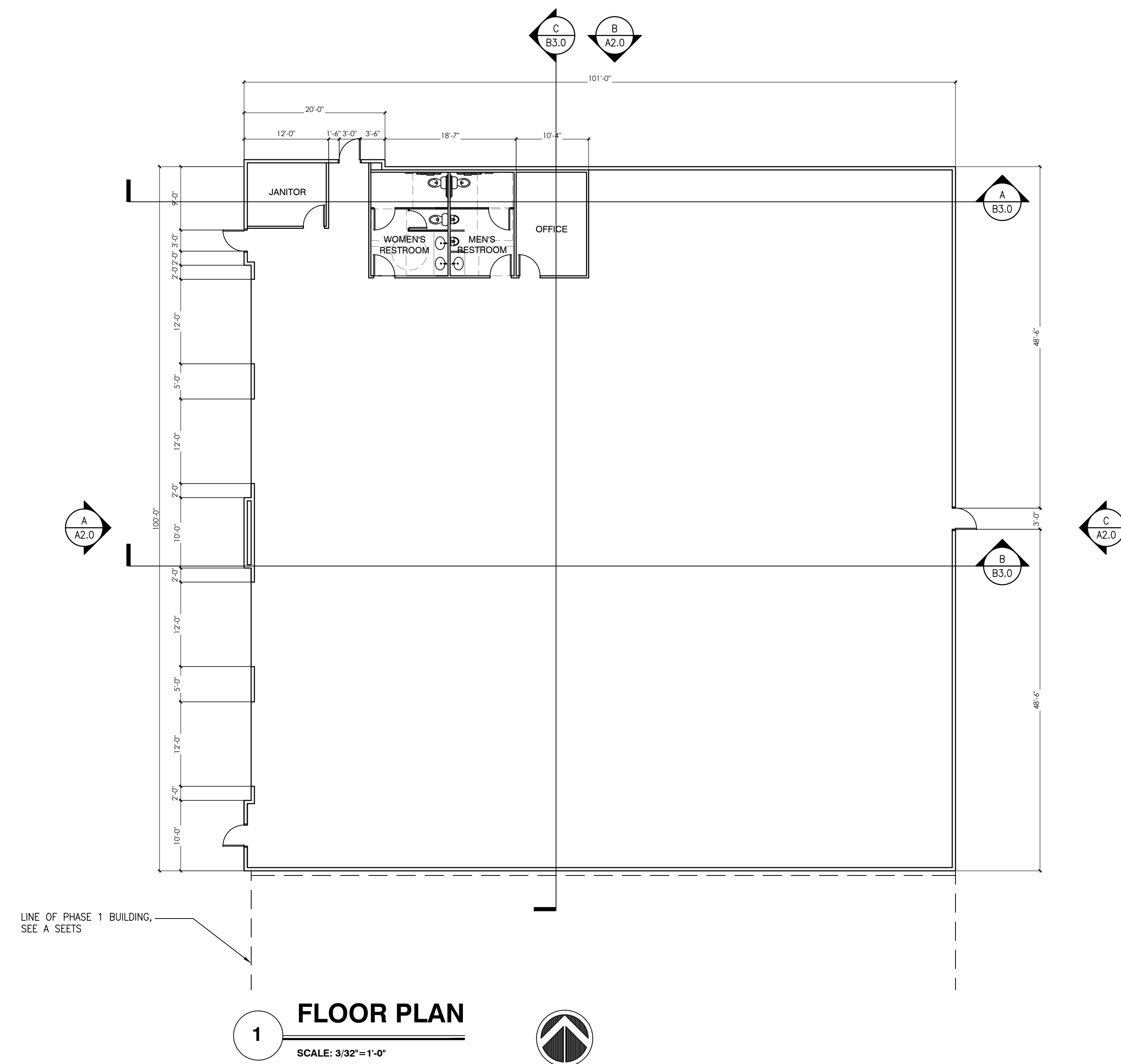
JANUARY 11, 2022

Number: EDG# 04821	
DATE	REVISION DESCRIPTION
10-13-23	1ST CUP CORRECTIONS
2-1-24	CLIENT REQUESTED UPDATES

BY:	GH	
Y:	GH	
f:	AH	
TIT F:		

CONCEPTUAL
FLOOR PLAN
- PHASE 2

B 1.0





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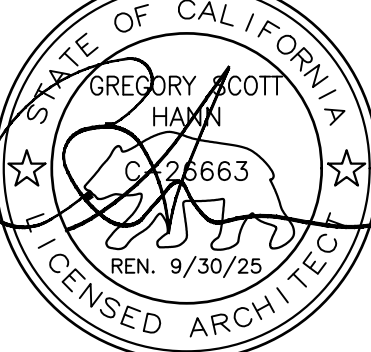
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CORP.

CUP #
14930 VALLEY BLVD.
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E-MAIL: ghann@empiregr.biz

SEAL:



Date: JANUARY 11, 2022

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NO.	DATE	REVISION DESCRIPTION
1	10-13-23	1ST CUP CORRECTIONS
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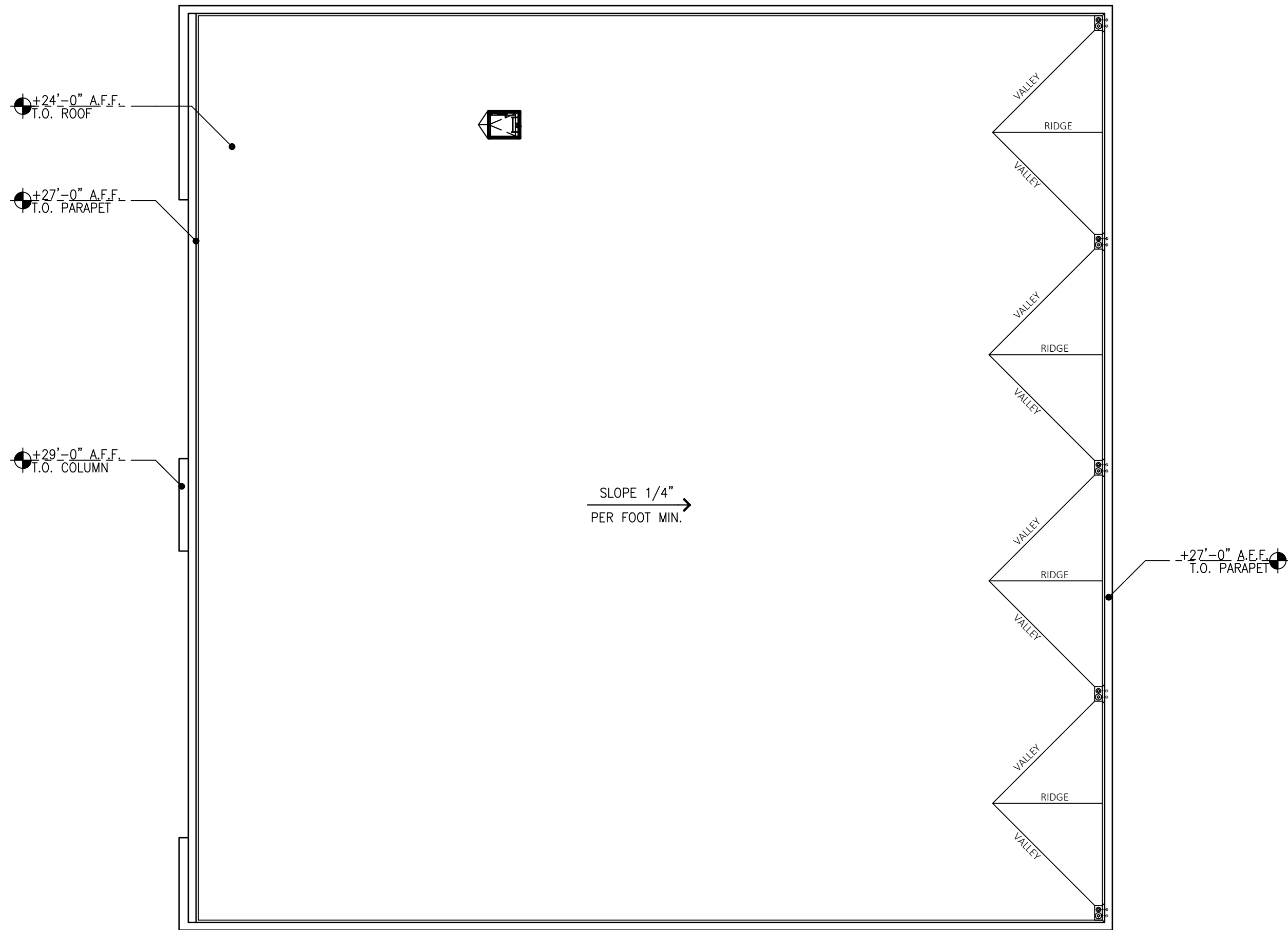
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

CONCEPTUAL
ROOF PLAN
- PHASE 2

SHEET NO:

B 1.1



1 ROOF PLAN
SCALE: 3/32"=1'-0"



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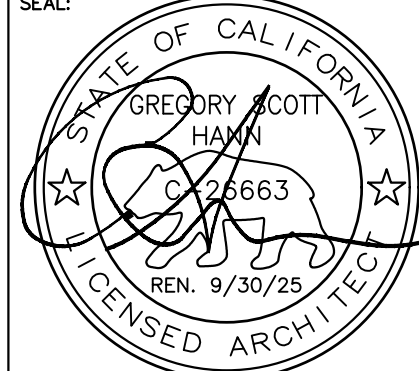
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METAL
CORP.

CUP #
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FONTANA, CA 92335

ARCHITECT OF RECORD:
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TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL



Date: JANUARY 11, 2021

Project Number:		EDG# 0482
NO.	DATE	REVISION DESCRIPTION
1	10-13-23	1ST CUP CORRECTIONS
2	2-1-24	CLIENT REQUESTED UPDATES

[illegible]

DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AH	

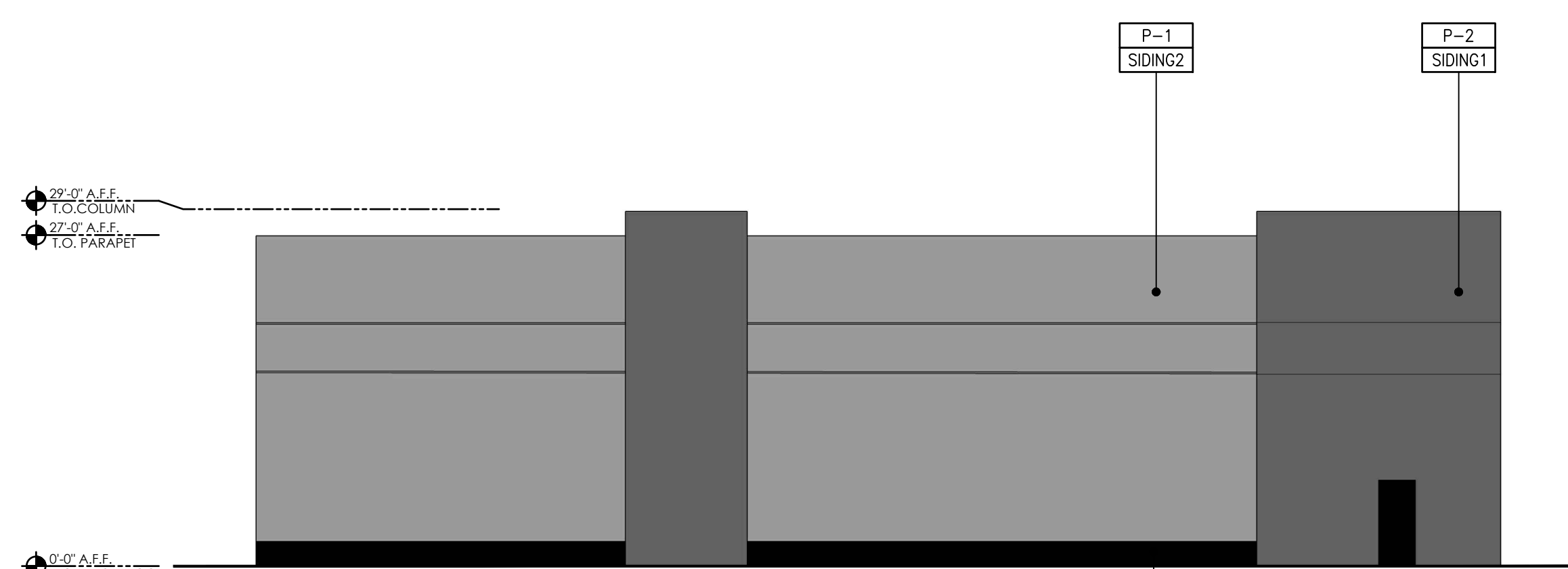
CONCEPTUAL
ELEVATIONS
- PHASE 2

SHEET NO.

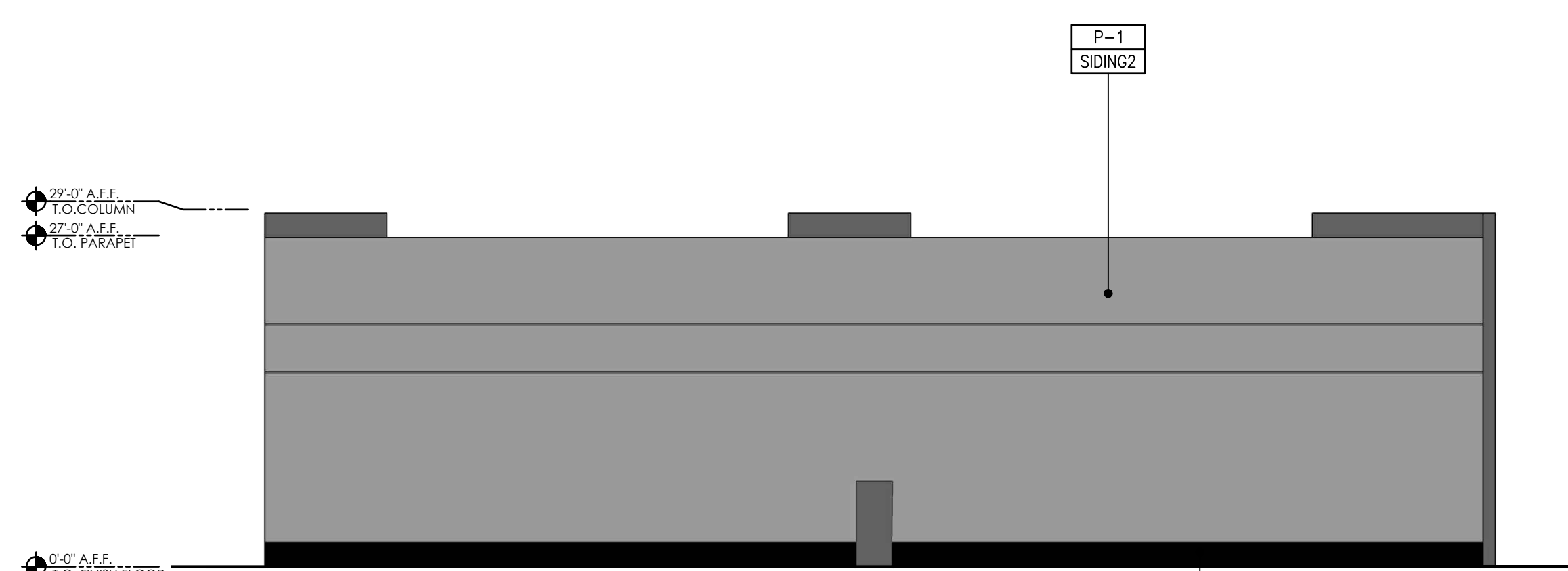
B 2.0



WEST ELEVATION



8 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

P-1	PEARL GRAY NUCOR PVDF PANEL PAINT - OR EQUAL
P-2	CHARCOAL NUCOR PVDF PANEL PAINT - OR EQUAL
P-2	MIDNIGHT BLACK NUCOR PVDF PANEL PAINT - OR EQUAL

SIDING1 TUFF-CAST INSULATED METAL WALL PANEL
NUCOR - OR EQUAL

SIDING2 SANTA FE INSULATED METAL WALL PANEL
NUCOR - OR EQUAL

STONE STACKED STONE, DARK RUNDLE
ELDORADO STONE - OR EQUAL

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL

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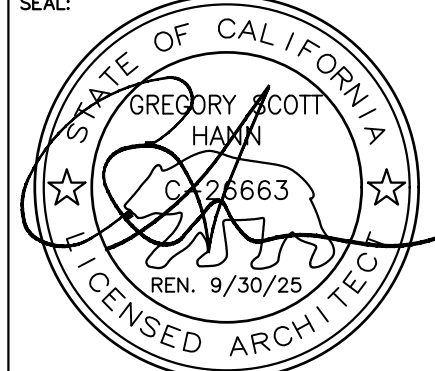
CLIENT:

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E-MAIL: ghann@empiregr.biz

SEAL



Date: JANUARY 11, 2021

Project Number: EDG# 0482

NO.	DATE	REVISION DESCRIPTION
1	10-13-23	1ST CUP CORRECTIONS
2	2-1-24	CLIENT REQUESTED UPDATES

[illegible]

DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AH	

DRAWING TITLE:

TRASH ENCLOSURE PLAN
- PHASE 1

SHEET NO:

TE 1.0



P-1	PEARL GRAY NUCOR PVDF PANEL PAINT - OR EQUAL
P-2	CHARCOAL NUCOR PVDF PANEL PAINT - OR EQUAL
P-2	MIDNIGHT BLACK NUCOR PVDF PANEL PAINT - OR EQUAL

STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;
TEXTURE: FINE SAND FINISH

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

B. SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL