

## RESOLUTION NO. 25-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2023-00379, FOR SITE PLAN AND ARCHITECTURAL REVIEW OF A 45,993 SQUARE FOOT ADDITION TO AN EXISTING 98,406 SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON APPROXIMATELY 7.7 ACRES OF LAND WITHIN MIXED EMPLOYMENT 2 (ME2) ZONE, LOCATED AT 8949 TORONTO AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0209-401-05.

### A. Recitals.

1. Goree Architects for Cal Box filed an application for the issuance of Design Review DRC2023-00379, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 23rd day of April 2025, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on said application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

### B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced meeting on April 23, 2025, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a project site located 8949 Toronto Avenue (APN: 0209-401-05); and

b. The existing Land Use, General Plan, and Zoning designations for the project site and adjacent properties are as follows:

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
<b>Site</b>	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)
<b>North</b>	BNSF/Metrolink Right of Way	-	-
<b>South</b>	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)
<b>East</b>	Vacant Land	City Center	Center 2 (CE2)
<b>West</b>	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)

c. Approval is for the design review and site layout of a 45,993 square foot addition to an existing 98,406 square foot industrial building; and

d. This application is in conjunction with Conditional Use Permit DRC2024-00288 to operate a Light Manufacturing Large land use in the resulting 144,399 square foot building.

3. Based upon the substantial evidence presented to this Commission during the above-referenced meeting and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. The proposed project is consistent with the General Plan, which designates the site as 21st Century Employment District. This designation allows for the expansion of existing industrial uses, provided they maintain clean industrial operations. The project includes the construction of a 45,993-square-foot addition to an existing 98,406-square-foot industrial building used for manufacturing purposes, aligning with the intent of the General Plan; and

b. The proposed use is in accord with the objective of the Development Code and the purposes of the district in which the site is located as the project site is within the Mixed Employment 2 (ME2) Zone which permits Light Manufacturing Large land uses subject to the approval of a Conditional Use Permit; and

c. The proposed use is in compliance with each of the applicable provisions of the Development Code. The Development Code permits the expansion of existing non-conforming buildings that do not result in an increase of the discrepancy between existing conditions and the standards for “front yard, side yards, rear yard or height of structures, distances between structures, and parking facilities...”. The proposed addition will reduce the current non-conforming front setback in conformance with the Development Code; and

d. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. A CEQA exemption was prepared for the project which determined that the propose building addition would not have a significant impact on the environment.

4. Planning staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City’s CEQA Guidelines. The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 – Infill Development Projects, as the project is for the construction of a 45,993-square-foot addition to an existing 98,406-square-foot industrial building. The Section 15332 CEQA exemption covers infill

developments on sites less than 5 acres in area that will not have a significant impact relating to traffic, noise, air quality, or water.

A Section 15332 CEQA exemption was prepared by UES (April 2025), an environmental consultant hired by the City (Exhibit D – CEQA Section 15332 Infill Exemption), to demonstrate compliance with the Section 15332 exemption. Staff evaluated the CEQA exemption prepared by UES and concluded that the impacted area is less than 5 acres in area and will not have a significant impact on the environment relating to biological resources, traffic, noise, air quality, or water. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs with staff's determination of exemption.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every condition set forth in the Standard Conditions, attached hereto and incorporated herein by this reference.

6. The Secretary to this Commission shall certify the adoption of this Resolution.

APPROVED AND ADOPTED THIS 23RD DAY OF April 2025.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Tony Morales, Chairman

ATTEST: \_\_\_\_\_  
Jennifer Nakamura, Secretary

I, Jennifer Nakamura, Secretary of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 23rd day of April 2025, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

RESOLUTION NO. 25-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT DRC2024-00288, TO OPERATE A MANUFACTURING USE OVER 50,000 SQUARE FEET ON APPROXIMATELY 7.7 ACRES OF LAND IN THE MIXED EMPLOYMENT 2 (ME2) ZONE, LOCATED AT 8949 TORONTO AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0209-401-05.

A. Recitals.

1. Goree Architects for Cal Box filed an application for the issuance of Conditional Use Permit DRC2024-00288, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as "the application."

2. On the 23rd day of April 2025, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on said application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced meeting on April 23, 2025, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a project site located at 8949 Toronto Avenue (APN: 0209-401-05); and

b. The existing Land Use, General Plan, and Zoning designations for the project site and adjacent properties are as follows:

	Land Use	General Plan	Zoning
<b>Site</b>	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)
<b>North</b>	BNSF/Metrolink Right of Way	-	-
<b>South</b>	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)
<b>East</b>	Vacant Land	City Center	Center 2 (CE2)
<b>West</b>	Industrial Building	21st Century Employment District	Mixed Employment 2 (ME2)

c. Approval is for the operation of a Light Manufacturing Large land use within a 144,399 square foot building; and

d. The subject Conditional Use Permit is related to Development Review DRC2023-00379 to expand an existing 98,406 square foot building by 45,993 square feet (total area 144,399).

3. Based upon the substantial evidence presented to this Commission during the above-referenced meeting and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. The use is consistent with the general plan designation. The 21<sup>st</sup> Century Employment District permits existing industrial uses to remain. The site is developed with an existing industrial building, parking, and landscaping. The related expansion of the existing industrial building (Design Review DRC2023-00379) is not expected to increase the number of employees or vehicle trips to the project site as it will bring activities that currently take place outdoors within the expanded building footprint; and

b. The proposed use is consistent with the purposes of the Development Code and the purposes of the applicable zone as well as any applicable specific plans or city regulations/standards. Per Development Code Table 17.136.020-1 (Allowed Land Uses in Form-Based Zones), manufacturing uses over 50,000 square feet are classified as Light Manufacturing Large and require the approval of a Conditional Use Permit (CUP) in the Mixed Employment 2 (ME2) Zone. The existing manufacturing use has been in operation in the current location prior to the CUP requirement. With the proposed expansion, the existing manufacturing use must obtain a CUP to comply with this requirement; and

c. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints that would make conduct of the use undesirable. The project's scale and operation align with the intensity of neighboring land uses. The proposed conditions of approval will ensure compliance with performance criteria, safety standards, maintenance expectations, and all related municipal codes to mitigate any potential adverse impacts associated with the manufacturing process; and

d. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and other permitted uses in the vicinity, including transportation and service facilities. The manufacturing use on the site will take place entirely indoors, and the intensity of the use is not expected to exceed that of the current use on the site; and

e. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located. The scale and operation of the use are of similar intensity to the surrounding uses. The use has been conditioned to meet performance criteria, safety standards, maintenance standards, and all other Municipal Code standards to mitigate any potential impact related to the proposed manufacturing use; and

f. The proposed use will not pose an undue burden on city services, including police, fire, streets, and other public utilities, such that the city is unable to maintain its current level of service due to the use. The expansion of the existing operation is not expected to hinder the city's ability to maintain its current level of service; and

g. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301 – Existing Facilities, as outlined in Section 4 below.

4. Planning staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project also qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301 – Existing Facilities, which covers the permitting of existing structures. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs with staff's determination of exemption.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every condition set forth in the Standard Conditions, attached hereto and incorporated herein by this reference.

6. The Secretary to this Commission shall certify the adoption of this Resolution.

APPROVED AND ADOPTED THIS 23RD DAY OF APRIL 2025.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Tony Morales, Chairman

ATTEST: \_\_\_\_\_  
Jennifer Nakamura, Secretary

I, Jennifer Nakamura, Secretary of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 23rd day of April 2025, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



# Conditions of Approval

## Community Development Department

Project #: DRC2023-00379 DRC2024-00288  
Project Name: Cal Box II  
Location: 8949 TORONTO AVE - 020940105-0000  
Project Type: Design Review Conditional Use Permit

### ***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

#### **Planning Department**

##### **Standard Conditions of Approval**

1. The applicant shall sign the Statement of Agreement and Acceptance of Conditions of Approval provided by the Planning Department. The signed Statement of Agreement and Acceptance of Conditions of Approval shall be returned to the Planning Department prior to the submittal of grading/construction plans for plan check, request for a business license, and/or commencement of the approved activity.
2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, those City agents serving as independent contractors in the role of City officials and instrumentalities thereof (collectively "Indemnitees"), from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to, arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such actions are brought under the California Environmental Quality Act (CEQA), State Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a competent jurisdiction. This indemnification provision expressly includes losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, the Planning Director's actions, the Planning Commission's actions, and/or the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

Project #:	DRC2023-00379 DRC2024-00288
Project Name:	Cal Box II
Location:	8949 TORONTO AVE - 020940105-0000
Project Type:	Design Review Conditional Use Permit

***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Planning Department**

**Standard Conditions of Approval**

3. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of \$50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing or within 5 days of the date of project approval.
4. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 2 years from the date of approval or a time extension has been granted.
5. Any modification or intensification of the approved use, including revisions in the operations of the business including changes to the operating days/hours; change in the location on-site or within the building of the use/activity that is approved by this Conditional Use Permit; improvements including new building construction; and/or other modifications/intensification beyond what is specifically approved by this Conditional Use Permit, shall require the review and approval by the Planning Director prior to submittal of documents for plan check/occupancy, construction, commencement of the activity, and/or issuance of a business license. The Planning Director may determine that modifications or intensifications of use require the submittal of an application to modify this Conditional Use Permit for review by the City.
6. This project is subject to public art requirement outlined in Chapter 17.124 of the Development Code. Prior to the issuance of building permits (for grading or construction), the applicant shall inform the Planning Department of their choice to install public art, donate art or select the in-lieu option as outlined in 17.124.020.D.

If the project developer chooses to pay the in-lieu fee, the in-lieu art fee will be invoiced on the building permit by the City and shall be paid by the applicant prior to building permit issuance.

If the project developer chooses to install art, they shall submit, during the plan check process, an application for the art work that will be installed on the project site that contains information applicable to the art work in addition to any other information as may be required by the City to adequately evaluate the proposed the art work in accordance with the requirements of Chapter 17.124.

If the project developer chooses to donate art, applications for art work donated to the City shall be subject to review by the Public Art Committee which shall make a recommendation whether the proposed donation is consistent with Chapter 17.124 and final acceptance by the City Council.

No final approval, such as a final inspection or the a issuance of a Certificate of Occupancy, for any development project (or if a multi-phased project, the final phase of a development project) that is subject to this requirement shall occur unless the public art requirement has been fulfilled to the satisfaction of the Planning Department.

7. Approval of this request shall not waive compliance with all sections of the Development Code and all other applicable City Ordinances.
8. Downspouts shall not be visible from the exterior of any elevations of the buildings. All downspouts shall be routed through the interior of the building walls.



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**Planning Department**

**Standard Conditions of Approval**

9. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Director. For single-family residential developments, transformers shall be placed in underground vaults.
10. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
11. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
12. For commercial and industrial projects, paint roll-up doors and service doors to match main building colors.
13. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Planning Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.

**Engineering Services Department**

**Please be advised of the following Special Conditions**

1. Development Impact Fees:  
Development Impact Fees Due Prior to Building Permit Issuance (Subject to Change / Periodic Increases - Refer to current fee schedule to determine current amounts)

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Project Type:	Design Review Conditional Use Permit

***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Engineering Services Department**

Please be advised of the following Special Conditions

2. Except as otherwise provided in this condition, the applicant shall pay an in-lieu fee to the City's Active Transportation Fund in an amount determined by the City Engineer. This fee shall be used for the design and construction of the multipurpose trail located along the northerly side of the parcel limits (approximately 533 feet). The in-lieu fee shall include the construction and/or installation of a paved Class 1 Bikeway, sidewalk, signage, striping, landscape, and lighting, and design costs. The in-lieu fee improvement requirements may change if the payment of the in-lieu fee satisfies the project's obligation for active transportation improvements and must be completed prior Certificate of Occupancy.

The City is undergoing an amendment change to the General Plan that may alter or eliminate the required on-site multipurpose trail required as of the date of this approval. If the General Plan amendment alters the multipurpose trail, the in-lieu fee for the required improvements listed above may change. If the amendment to the General Plan is approved with the elimination of the on-site multipurpose trail prior to Certificate of Occupancy, this condition of approval will no longer be required or imposed by the City on the project.

**Standard Conditions of Approval**

3. \*\* CD Information Required Prior to Sign-Off for Building Permit  
Prior to the issuance of building permits, if valuation is greater or equal to \$100,000, a Diversion Deposit and a related administrative fee shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 65% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Applicant must identify if they are self-hauling or utilizing Burrtec prior to issuance of a building permit. Proof of diversion must be submitted to the Environmental Engineering Division within 60 days following the completion of the construction and / or demolition project.

Contact Marissa Ostos, Environmental Engineering, at (909) 774-4062 for more information.

Instructions and forms are available at the City's website, [www.cityofrc.us](http://www.cityofrc.us), under City Hall / Engineering / Environmental Programs / Construction & Demolition Diversion Program.

4. The developer shall be responsible for the relocation of existing utilities as necessary.

**Fire Prevention / New Construction Unit**

**Standard Conditions of Approval**

1. Access doors are required to be identified in accordance with Fire District Standard 5-5. The Standard has been uploaded to the Documents section.
2. Plans for the private, onsite fire underground water infrastructure are required to be submitted separately and issued a separate permit. Submit all plans to the Building Department for routing to the Fire District.

Project #:	DRC2023-00379 DRC2024-00288
Project Name:	Cal Box II
Location:	8949 TORONTO AVE - 020940105-0000
Project Type:	Design Review Conditional Use Permit

***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Fire Prevention / New Construction Unit**

**Standard Conditions of Approval**

3. Plans for the racks used for high piled combustible storage are required to be submitted separately and issued a separate permit. Submit all plans to the Building Department for routing to the Fire District.
4. Any changes or modifications to the fire sprinkler system, fire alarm system, exhaust hood fire suppression system, or the commercial cooking appliances require the approval of the Fire District. Plans for modifications are required to be deferred submittals with the work completed under separate permits.
5. Plans for high piled combustible storage are required to be submitted separately and issued a separate permit. Submit all plans to the Building Department for routing to the Fire District.
6. Emergency responder communication coverage in accordance with Fire District Standard 5-12 is required for the building(s) included in this project. A radio signal strength test of the public safety radio communication system conducted in accordance with the requirements of the 2022 California Fire Code is required to be submitted. Where existing radio signal strength does not meet the requirements of the Fire Code, a separate submittal for an emergency responder communication coverage system is required.
7. The warehouse portion of this building may be allowed to utilize forklift and powered industrial truck mounted fire extinguishers to meet the Fire Code requirement for fire extinguishers. Please consult with the fire code official.
8. Fire extinguishers are required in accordance with Section 906 of the California Fire Code. Consult with the Fire Inspector for the correct type, size, and exact installation locations.
9. Fire flow information for this project is obtained from the Cucamonga Valley Water District (CVWD). CVWD can be reached at 909-944-6000 or [custserv@cvwdwater.com](mailto:custserv@cvwdwater.com).
10. Fire flow is required to be in accordance with Appendix B of the California Fire Code. The Fire District has adopted the appendix without local amendments except that the minimum fire flow for commercial buildings shall not be less than 1500 gpm. Proof of the availability of the required fire flow must be provided to the Fire District in the form of a letter or written report dated within the past 12 months.
11. The most current versions of the Fire District's Standards can be found at:  
<https://www.dropbox.com/sh/86zjfacfxqh8oeo/AABYEQ81w5vL7WZ7e1zBiu25a?dl=0>

**Building and Safety Services Department**

**Please be advised of the following Special Conditions**

1. When the Entitlement Review is approved submit complete construction drawings to Building and Safety for plan review in accordance with the current edition of the California Building and Fire Codes including all local ordinances and standards.

**Grading Section**

**Standard Conditions of Approval**

Project #:	DRC2023-00379 DRC2024-00288
Project Name:	Cal Box II
Location:	8949 TORONTO AVE - 020940105-0000
Project Type:	Design Review Conditional Use Permit

***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Grading Section**

**Standard Conditions of Approval**

1. Grading of the subject property shall be in accordance with current adopted California Building Code and/or the California Residential Code, City Grading Standards, and accepted grading practices. The Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual Grading and Drainage Plan.
2. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
3. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.
4. A separate Grading and Drainage Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer prior to the issuance of a grading or building permit. The Grading and Drainage Plan shall be submitted to the Engineering Services Department for review and approval.
5. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit. All dust control sign(s) shall be located outside of the public right of way.
6. Prior to issuance of a grading permit the Final Grading and Drainage Plan shall show the accessibility path from the public right of way and the accessibility parking stalls to the building doors in conformance with the current adopted California Building Code. All accessibility ramps shall show sufficient detail including gradients, elevations, and dimensions and comply with the current adopted California Building Code.
7. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
8. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
9. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
10. This project shall comply with the accessibility requirements of the current adopted California Building Code.

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Project Name:	Cal Box II
Location:	8949 TORONTO AVE - 020940105-0000
Project Type:	Design Review Conditional Use Permit

***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Grading Section**

**Standard Conditions of Approval**

**11. Grading Inspections:**

- a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector;
- b) The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations:
  - i) The bottom of the over-excavation;
  - ii) Completion of Rough Grading, prior to issuance of the building permit;
  - iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Engineering Services Department an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record;
  - iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.

12. Prior to issuance of a grading or building permit, the permitted grading plan (or architectural site plan) set shall show in each of the typical sections and the plan view show how the separations between the building exterior and exterior ground surface meet the requirements of Sections CBC 1804.3/CRC R401.3, CBC2304.11.2.2/CRC R317.1(2) and CBC2512.1.2/CRC R703.6.2.1 of the current adopted California Building Code/Residential Code.

13. Prior to approval of the project-specific storm water quality management plan, the applicant shall submit to the City Engineer, or his designee, a precise grading plan showing the location and elevations of existing topographical features, and showing the location and proposed elevations of proposed structures and drainage of the site.

14. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.

15. Private sewer, water, and storm drain improvements will be designed per the latest adopted California Plumbing Code. Private storm drain improvements shall be shown on the grading and drainage plan.

16. Metropolitan Water District (MWD) shall approve all plans that impact their easement, including utilities, storm drain, slopes, and street trees and landscaping prior to issuance of a grading permit. A note shall be included on all pertinent plans requiring Metropolitan Water District Operations Maintenance Branch to be notified two working days prior to starting any work in the vicinity of their easement.

17. A permit shall be obtained from Metropolitan Water District (MWD) for any work within their right-of-way, including grading prior to issuance of a grading permit.

18. Prior to issuance of a grading permit the applicant shall obtain written comments from MWD regarding site design restrictions within their easement and provide a copy of said comments to the Building and Safety Official for review.

Project #:	DRC2023-00379 DRC2024-00288
Project Name:	Cal Box II
Location:	8949 TORONTO AVE - 020940105-0000
Project Type:	Design Review Conditional Use Permit

***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Grading Section**

**Standard Conditions of Approval**

19. Prior to the issuance of the Certificate of Occupancy or final sign off by the Building Inspector the engineer of record shall certify the functionality of the storm water quality management plan (WQMP) storm water treatment devices and best management practices (BMP).
20. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
21. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
22. The applicant shall provide a copy of a completed EPA Form 7520-16 (Inventory of Injection Wells) for each underground infiltration device, with the Facility ID Number assigned, to the Building and Safety Services Department Official prior to issuance of the Grading Permit and/or approval of the project-specific Water Quality Management Plan. A copy of EPA Form 7520-16 shall be scanned and pasted onto the permitted grading plan set, and a copy of said form shall be included in the project-specific Water Quality Management Plan.
23. The land owner shall provide an inspection report on a biennial basis for the structural storm water treatment devices, commonly referred to as BMPs, to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
24. A final project-specific Storm Water Quality Management Plan (WQMP) shall be approved by the Engineering Services Department, and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a grading permit or any building permit.
25. Prior to the issuance of a certificate of occupancy by the Building Official, or his designee, the civil engineer of record shall file a Water Quality Management Plan (WQMP) Post Construction Storm Water Treatment Devices As-Built Certificate with the Environmental Programs Coordinator, City of Rancho Cucamonga Engineering Services Department.

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**26. GROUND WATER PROTECTION:**

Prior to approval of the final project specific water quality management plan (WQMP), the WQMP document shall meet the requirements of the State Water Resources Control Board Order No. R8-2010-0036 (NPDES No. CAS 618036), the San Bernardino County Municipal Separate Storm Sewers Separation (MS4) Permit reads:

Section XI.D(Water Quality Management Plan Requirements).8(Groundwater Protection):

Treatment Control BMPs utilizing infiltration [exclusive of incidental infiltration and BMPs not designed to primarily function as infiltration devices (such as grassy swales, detention basins, vegetated buffer strips, constructed wetlands, etc.)] must comply with the following minimum requirements to protect groundwater:

- a. Use of structural infiltration treatment BMPs shall not cause or contribute to an exceedance of ground water quality objectives.
- b. Source control and pollution prevention control BMPs shall be implemented to protect groundwater quality. The need for pre-treatment BMPs such as sedimentation or filtration should be evaluated prior to infiltration.
- c. Adequate pretreatment of runoff prior to infiltration shall be required in gas stations and large commercial parking lots. (NOTE: The State Water Quality Control Board defines a large commercial parking lot as '100,000 sq. ft. or more of commercial development to include parking lot (with 100 or more vehicle traffics), OR, by means of 5,000sqft or more of allowable space designated for parking purposes').
- d. Unless adequate pre-treatment of runoff is provided prior to infiltration structural infiltration treatment BMPs must not be used for areas of industrial or light industrial activity{77}, areas subject to high vehicular traffic (25,000 or more daily traffic); car washes; fleet storage areas; nurseries; or any other high threat to water quality land uses or activities.
- e. Class V injection wells or dry wells must not be placed in areas subject to vehicular{78} repair or maintenance activities{79}, such as an auto body repair shop, automotive repair shop, new and used car dealership, specialty repair shop (e.g., transmission and muffler repair shop) or any facility that does any vehicular repair work.
- f. Structural infiltration BMP treatment shall not be used at sites that are known to have soil and groundwater contamination.
- g. Structural infiltration treatment BMPs shall be located at least 100 feet horizontally from any water supply wells.
- h. The vertical distance from the bottom of any infiltration structural treatment BMP to the historic high groundwater mark shall be at least 10-feet. Where the groundwater basins do not support beneficial uses, this vertical distance criteria may be reduced, provided groundwater quality is maintained.
- i. Structural infiltration treatment BMPs shall not cause a nuisance or pollution as defined in Water Code Section 13050.

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27. NONRESIDENTIAL MANDATORY MEASURES – CALIFORNIA GREEN BUILDING STANDARDS CODE – Prior to the issuance of any building permit the applicant shall comply with Section 5.106.1 (Storm water pollution prevention) of the current adopted California Green Building Standards Code:

Newly construction projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local Ordinance – Comply with a lawfully enacted stormwater management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMP) – Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP.

1. Soil loss BMP that should be considered for implementation as appropriate for each project include, but are not limited to, the following:

- a. Scheduling construction activity.
- b. Preservation of natural features, vegetation and soil.
- c. Drainage swales or lined ditches to control stormwater flow.
- d. Mulching or hydroseeding to stabilize disturbed soils.
- e. Erosion control to protect slopes.
- f. Protection of storm drain inlets (gravel bags or catch basin inserts).
- g. Perimeter sediment control (perimeter silt fence, fiber rolls).
- h. Sediment trap or sediment basin to retain sediment on site.
- i. Stabilized construction exits.
- j. Wind erosion control.
- k. Other soil loss BMP acceptable to the enforcing agency.

2. Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:

- a. Material handling and waste management.
- b. Building materials stockpile management.
- c. Management of washout areas (concrete, paints, stucco, etc.).
- d. Control of vehicle/equipment fueling to contractors staging area.
- e. Vehicle and equipment cleaning performed off site.
- f. Spill prevention and control.
- g. Other housekeeping BMP acceptable to the enforcing agency (City of Rancho Cucamonga).



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28. NONRESIDENTIAL MANDATORY MEASURES – CALIFORNIA GREEN BUILDING STANDARDS CODE – Prior to the issuance of any building permit the applicant shall comply with Section 5.106.10 (Grading and paving) of the current adopted California Green Building Standards Code:

Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.