



Land Use Services Department

Titan Equipment Rental & Recycling Facility PROJ-2021-00159

Miguel Figueroa, Director
Land Use Services Department
August 19, 2025

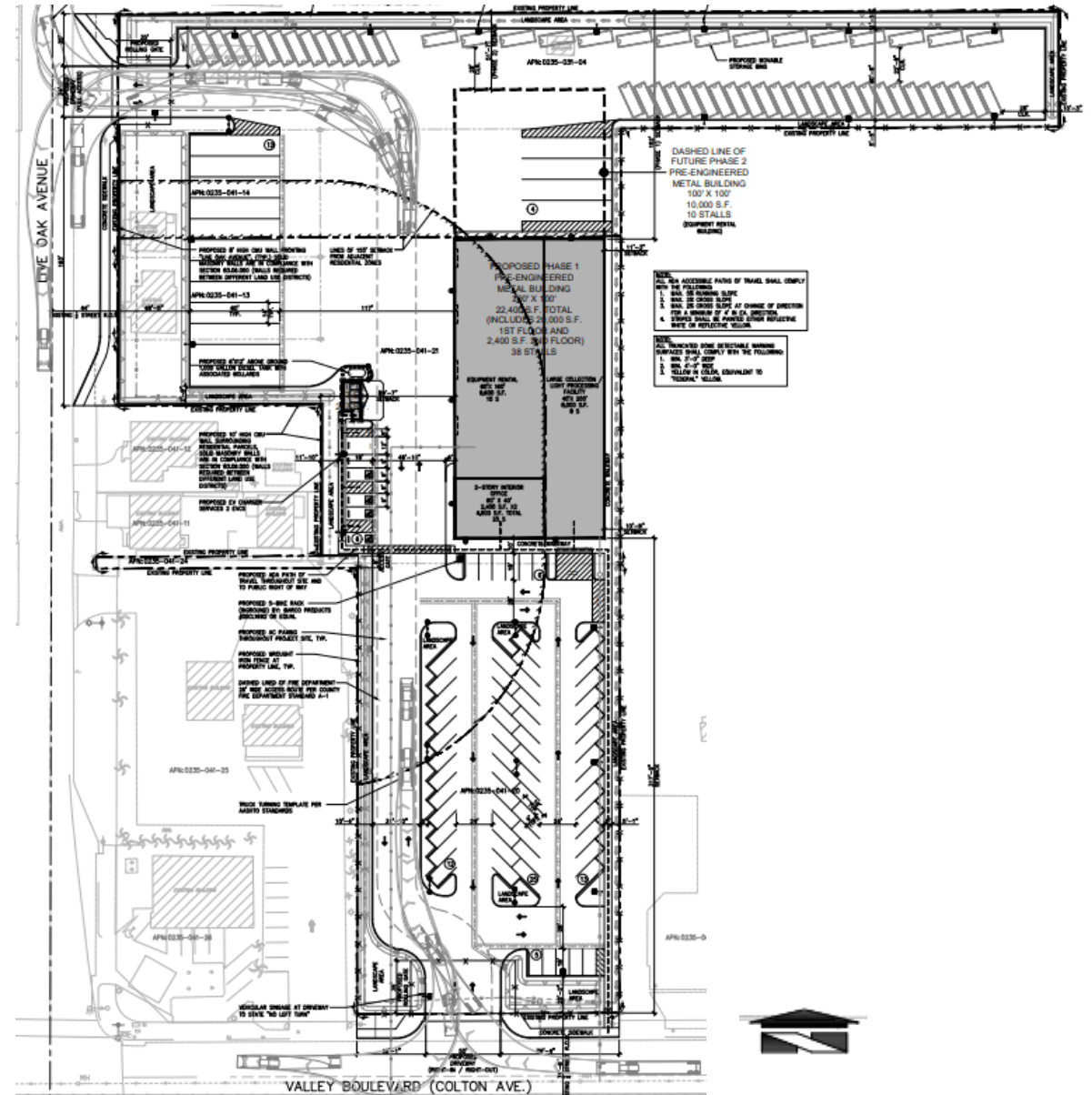


The proposed Titan Equipment Rental & Large Collection/Light Processing Recycling Facility (Project) location is on 4.24 acres of land within the Fontana Community. The Project consists of the following:

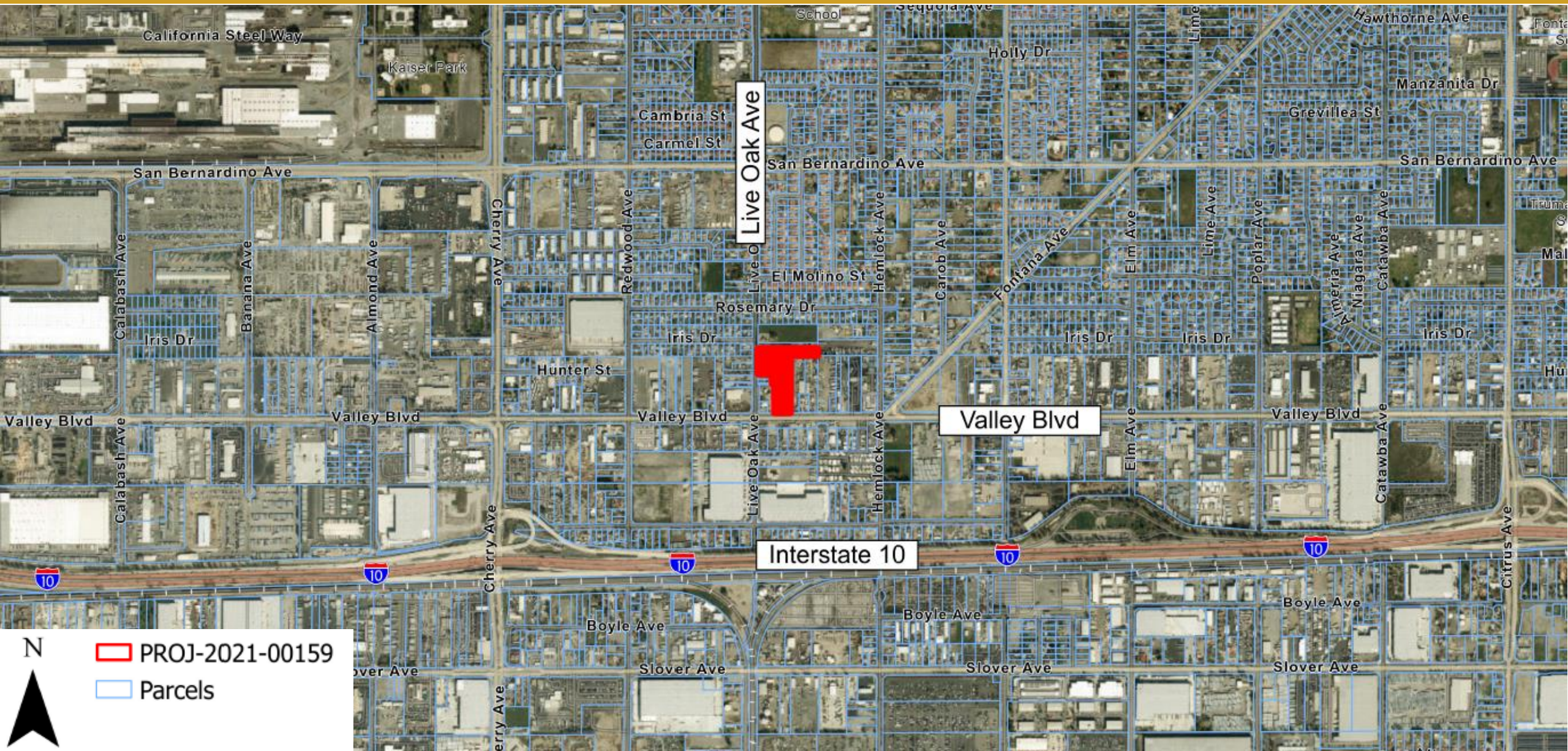
- Mitigated Negative Declaration/Mitigation Monitoring & Reporting Program, pursuant to California Environmental Quality Act.
- Policy Plan Amendment, from Low Density Residential to Commercial.
- Zoning Amendment, from Single Residential to Special Development/Commercial.
- Conditional Use Permit, to construct and operate an equipment rental and large collection/light processing recycling facility.

Project Description

- Equipment Rental/Truck Maintenance Building
- Equipment Rental Office
- Large Collection/Light Processing Recycling Facility
- Truck Scale
- Outdoor Equipment Rental Yard
- 97 Parking Spaces
- Perimeter Block Walls
- Landscaping

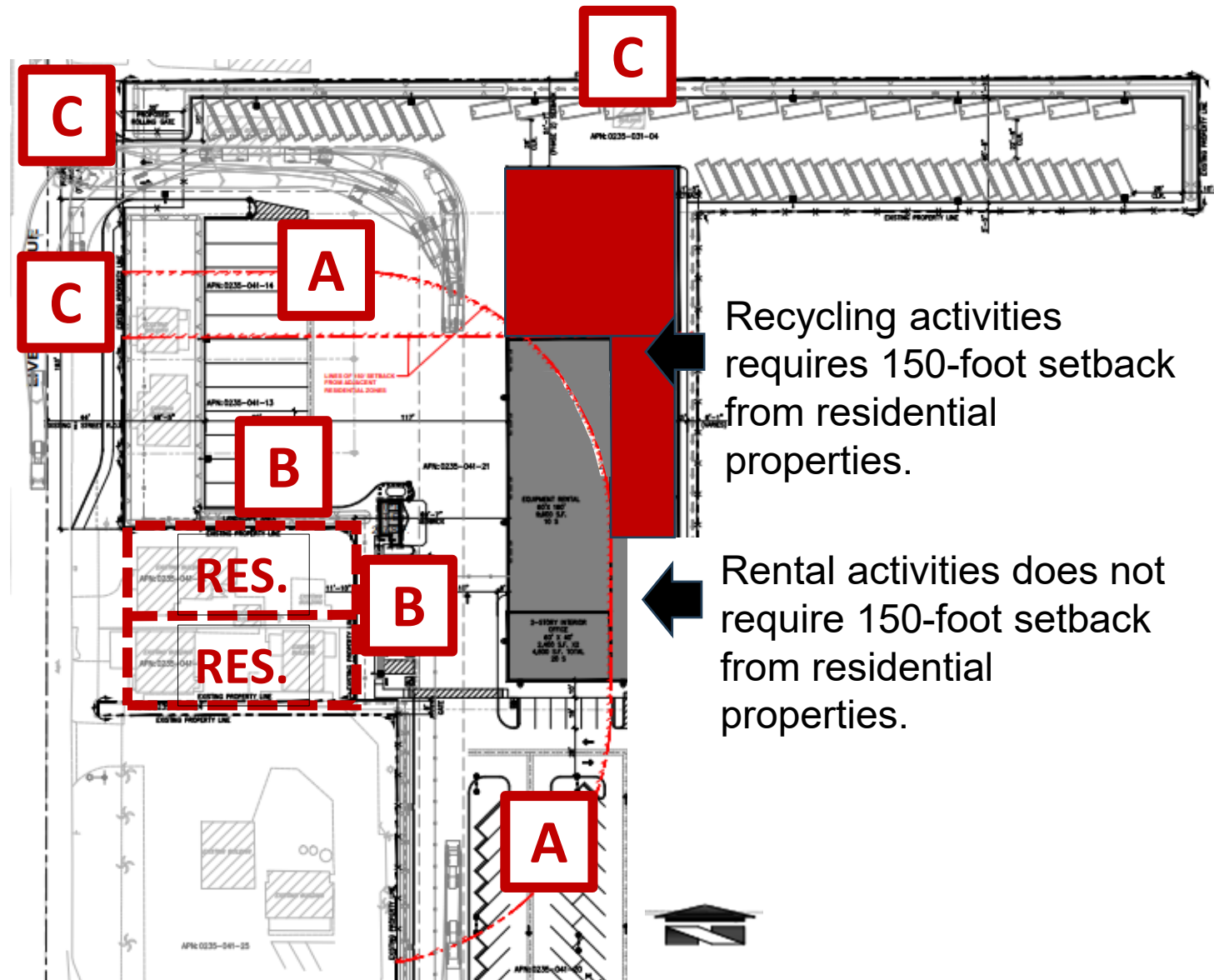


Project Location Map



Project Design Considerations

- **[A]** 150-foot setback from residential properties (RES) per Development Code.
- **[B]** 10-foot-high block wall along residential properties on Live Oak Avenue, per Noise Study.
- **[C]** Eight-foot-high block wall requested by the Applicant for security measures.





Southwest Perspective

- The Conditional Use Permit allows the construction of a 32,400 square foot, pre-fabricated metal building. The building architecture or materials is not specified.
- The Development Code does not require a specific architectural building design.
- Recycling activities to be within an enclosed building, per Development Code.
- This perspective shown is conceptual for illustrative purposes. The final design and materials will be included for review as part of the building plan check submittal.

California Environmental Quality Act (CEQA) evaluation requirements

- The Initial Study/Mitigated Negative Declaration was prepared and circulated from October 4, 2023, through November 4, 2023, to meet the CEQA-mandated 30-day public review and comment period; no comments were received.
- The Mitigation Monitoring and Reporting Program includes measures to reduce the potential impacts to a level below significance for the following:
 - Aesthetics
 - Air Quality
 - Cultural Resources
 - Geology & Soils
 - Hazards & Hazardous Materials
 - Hydrology
 - Noise
 - Tribal Resources
 - Utilities & Services Systems

Project Notice Comments

December 2021 – During the Neighborhood Community meeting, the following comments/requests were received:

- A block wall for screening purposes and noise reduction.
- Elimination of noise from security alarms.

August 2023 – During the Neighborhood Community meeting, the Applicant committed to the following:

- Applicant proposed a ten (10) foot high block wall.
- Applicant installing a new silent alarm system.

September 2023 - Project Notice was mailed to the surrounding property owners within 300 feet advising them of the proposed project; no comments received.

August 2025 – Notice of Hearing was published and mailed to the surrounding property owners within 300 feet; no comments received.

The Proposed project aligns with the Countywide Plan and meets all public noticing requirements.

- Policy LU 2.1 – Compatibility with Existing Uses
- Policy LU 2.4 – Land Use Map Consistency

The Planning Commission held a hearing on December 5, 2024.

- The Planning Commission approved the proposed project by a 4-0-1 vote with one Commissioner absent.
- No comments were received.

Thank you!

