

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

August 19, 2025

FROM

MIGUEL FIGUEROA, Director, Land Use Services Department

SUBJECT

Policy Plan Amendment, Zoning Amendment and Conditional Use Permit for the Titan Industrial Rental & Recycling Facility Project

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Titan Industrial Rental & Recycling Facility project, consisting of a Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit for a 4.24-acre site and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
 - b. Adopt the findings recommended by the Planning Commission in support of the Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit.
 - c. Adopt the Policy Plan Amendment to amend the Land Use Category designation from Low Density Residential to Commercial for one parcel totaling 1.13 acres.
 - d. Adopt the Zoning Amendment to amend the Land Use Zoning District designation from Single Residential to Special Development-Commercial for one parcel totaling 1.13 acres.
 - e. Approve the Conditional Use Permit to construct and operate a recycling facility consisting of an equipment rental and large collection/light processing recycling facility, in two phases, on a 4.24-acre site, subject to the Conditions of Approval.
 - f. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.
 - Applicant: Alicen Wong
 - Community: Fontana
 - Location: 14930 Valley Boulevard
2. Continue the item for final action with the First Cycle 2025 Policy Plan Land Use Element Amendment.

(Presenter: Miguel Figueroa, Director, 387-4431)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Department, Planning Division 2025-26 budget. All costs of processing this application are paid by the Applicant.

Policy Plan Amendment, Zoning Amendment and Conditional Use Permit for the Titan Industrial Rental & Recycling Facility Project
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BACKGROUND INFORMATION

This item consists of a request for a Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit for the following:

- Policy Plan Amendment from Low Density Residential (LDR) to Commercial (C) for one 1.13-acre parcel.
- Zoning Amendment from Single Residential (RS) to Special Development-Commercial (SD-COM) for one 1.13-acre parcel.
- Conditional Use Permit for the Titan Industrial Rental and Recycling Facility comprised of 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, and landscaping on a 4.24-acre project site (collectively the Project).

In accordance with Development Code Section 82.04.040(b), a “Recycling Facilities/Large Collection Facility” and “Recycling Facilities/Light Processing Facility” are permitted uses (within a completely enclosed structure) within the SD-COM zoning district, subject to the approval of a Conditional Use Permit. A detailed and comprehensive analysis of the Project is included within the Planning Commission Staff Report and attached as a supporting document to this item.

The Project has been analyzed with the preparation of an Initial Study/Mitigated Negative Declaration (MND). The MND concludes that the Project will not have a significant impact on the environment with the adoption of feasible mitigation measures, which are attached as a supporting document to this item.

The County Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board of Supervisors on the Policy Plan Amendment and Zoning Amendment. At the Planning Commission hearing on December 5, 2024, there were no in-person public comments. The Planning Commission recommended approval of the Project by unanimous vote of 4-0 (Commissioner Dayal absent). The Planning Commission’s recommendation and proposed findings are included within the Planning Commission Staff Report and attached as a supporting document to this item.

This item is a declaration of intent item and if approved will be continued for final adoption as part of the First Cycle 2025 Policy Plan Land Use Element Amendment.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on July 30, 2025; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 387-4205) on July 31, 2025.

**Policy Plan Amendment, Zoning Amendment and Conditional Use
Permit for the Titan Industrial Rental & Recycling Facility Project
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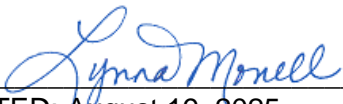
Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

Moved: Jesse Armendarez Seconded: Curt Hagman
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: August 19, 2025



cc: File - LUSD/ First Cycle 2025 Policy Plan Land Use Element
Amendment
JLL 08/20/2025