

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION CONDITIONS OF APPROVAL**

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**DATE:** February 18, 2026

**PROJECT FILE NO.:** PL25-0143 (Special Conditional Use Permit)

**LOCATION:** 3612 Philadelphia Street (APNs: 1013-521-15 & -16)

**APPLICANT:** Southwest Rebar Inc.

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**1.0 TIME LIMITS:**

1.1. Temporary Use/Building Time Limits:

- 1.1.1. The temporary use/building is approved for five years from the date of this approval. Upon, or prior to, the expiration of the temporary use/building approval, the temporary use/building, and all appurtenances thereto, shall be removed from the affected property.
- 1.1.2. To ensure removal of the temporary use/building, the Planning Commission shall require the project proponent to provide a performance security (bond, cash deposit, or other method acceptable to the City) to ensure removal of the use/building at the end of the approved period. The performance security shall be equal to the estimated cost of legal fees that would be incurred by the City, as well as the cost of physical removal of the use/building, if the facility were not removed at the end of the approved period.
- 1.1.3. Should the temporary use/building not be removed by the end of the approved period, the required performance security shall be forfeited to the City.

**2.0 GENERAL REQUIREMENTS:**

- 2.1. Failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the Planning Commission.
- 2.2. The project shall proceed only in accordance with approved plans on file with the Development Services Department, the conditions contained herein and the Chino Municipal Code.

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- 2.3. Approval of this request shall not waive compliance with all sections of the Chino Municipal Code, all other applicable City ordinances, and applicable specific plans.
- 2.4. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- 2.5. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.
- 2.6. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project sponsors and/or other parties in an action filed in a court of law, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.
- 2.7. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, claims, liabilities, losses, damages, penalties, obligations and expenses, including but not limited to attorneys' fees and costs, (collectively "claims") against the City for any such claims and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City, including for the City's required participation in defense of the claims. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
- 2.8. The City of Chino has an exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The applicant shall be responsible for making arrangements with Waste

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Management for disposal of any/all construction debris or trash generated as a result of this permit. Waste Management can be reached at 1-800 423-9986.

**3.0 THE APPROVED USE SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:**

- 3.1. The approved use shall be operated in accordance with San Bernardino County's Conditions of Approval for Temporary Use Permit No. PTUP-2023-00001 as set forth in Exhibit A.

Attachment:

Exhibit "A" – San Bernardino County Conditions of Approval