

Description of Proposed Use

Vantage Auctions is a start-up heavy construction equipment auction company. It's principals, Robert LaMarsh and Brian Moening have been in the Equipment business for over 50 years, with a combined 25 years in the auction business. As a start-up company, we have been searching the Inland Empire for a location that would both satisfy our needs as well as be a good fit for the community. We believe we have found that location!

We propose to conduct 6 auctions per year on this site. Each auction consists of a ramp up phase where equipment is delivered to the site, written up, photographed, and parked in line, waiting for sale day. Hours of operation during this phase will typically be 8:00 am to 5:00 pm, and the number of employees will range from 9 to 17 (includes both full time and temporary). The next phase, auction day starts at 7:00 am, with the sale starting at roughly 8:30 am and concluding around 4:00 pm. We anticipate roughly 300 registered bidders per sale which will come and go throughout the day as their needs dictate. Parking for these customers will be provided on site as shown on the Site Plan. Parking attendants are provided to make sure this process is orderly. The number of employees will peak at about 35 to 40. The final phase consists of collecting payment for the sold items, and assisting buyers with load out and removal of these items. Again, hours of operation will typically be 8:00 am to 5:00 pm with the number of employees ranging from 13 to 9. The process then starts over again for the next sale.

Each sale, Vantage Auctions will hire several local vendors to assist us in making sure our customers are safe and happy. They include:

- 1) Off duty Sherriff's Officers - They will be on-site auction day and several days following to provide security while funds are being collected.
- 2) After hours security – A private security firm will be on site for three weeks around each auction to provide night time security for our client's assets.
- 3) Food vendor - A caterer will be on site auction day to provide food and drink (non-alcoholic) to our staff and clients. This vendor will have all required permits from the County Health Department, the City, and any other necessary agency.
- 4) Tent vendor – A 60' x 40' tent will be constructed to provide shade for our clients during the auction (this tent will be put up approximately three days before the event and removed two days after). Tent material will be made of an approved fire retardant material and vendor will obtain any required city permits.

Equipment that will be utilized regularly on site consists of: Water truck for dust control, forklift for loading and off-loading, and a tractor for re-grading the yard between sales (yard gets torn up a bit due to tracked equipment, etc.), and a yard tug for moving trailers around the site. Fuel for this equipment will be transported and stored in truck bed tanks or portable fuel trailers. All grease and oils will be stored inside. No other hazardous materials will be stored or used on site.

Development Phasing

As part of our Conditional Use Permit, Vantage Auctions will be constructing the following offsite improvements along with the onsite improvements show on the Site Plan:

- 1) Extend Flint Street and provide an onsite paved fire department turnaround as necessary to ensure all habitable structures are within 150' of pavement. All Improvements will be to City standards.
- 2) If necessary, install a public fire hydrant to ensure that all onsite habitable structures are within 400 feet of a public fire hydrant. All construction will be to City standards.

Funding for these required improvements is the challenge. As a startup company in its first year of existence, we are still operating in the red and our outside funding sources are limited. The good news is that our growth curve looks good and we fully expect to be profitable beginning the first quarter of 2018. With this in mind, we propose to phase this project as follows:

Phase 1: Engineering design and approval for offsite work and any related onsite work – 2nd quarter of 2018

Phase 2: Construction of Offsite improvements and related onsite work – Completed by end of the third quarter 2019

Phase 3: Remainder of proposed onsite improvements – As money and needs dictate.