



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: September 3, 2026

AGENDA ITEM #2

Project Description

Vicinity Map

APNs: 0252-142-05 and -06
Applicant: ATHSP, LLC
Community: Bloomington / 5th Supervisorial District
Location: South side of Taylor Avenue, east of Alder Avenue and north of the I-10 Freeway at 17805 and 17783 Taylor Avenue
Project No: PROJ-2022-00051
Staff: David Mack, Planner
App Rep: ATHSP, LLC
Proposal: A Conditional Use Permit for the use of and to construct a 54,406 square foot retail center with eight (8) retail spaces each approximately 6,800 square feet on a 3.61-acre site.



Hearing Notices Sent On: August 19, 2026

Report Prepared By: David Mack

SITE INFORMATION

Project Size: 3.61 acres
Terrain: Mostly flat
Vegetation: Site has substantial evidence of ground disturbance based on lack of vegetation

SURROUNDING LAND USE DESCRIPTION

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Mostly Vacant; three non-conforming residential structures	Special Development	VC/BE (Valley Corridor Specific Plan/Bloomington Enterprise)
North	Light Industrial, Auto Shop, Minor Warehousing, Storage, Retail	Special Development	VC/BE (Valley Corridor Specific Plan/Bloomington Enterprise)
South	Freeway	General Industrial	BL/IR (Valley Corridor Specific Plan/Regional Industrial)
East	Single-Family Residential	Special Development	VC/BE (Valley Corridor Specific Plan/Bloomington Enterprise)
West	Single-Family Residential	Special Development	VC/BE (Valley Corridor Specific Plan/Bloomington Enterprise)

AGENCY

City Sphere of Influence:

Rialto

Water Service:

West Valley Water District

Sewer Service:

Septic

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings for approval of a Conditional Use Permit; **APPROVE** the Conditional Use Permit subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file a Notice of Determination .²

² In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

Figure 1
REGIONAL LOCATION



Figure 2
VICINITY MAP



Figure 3
SITE MAP

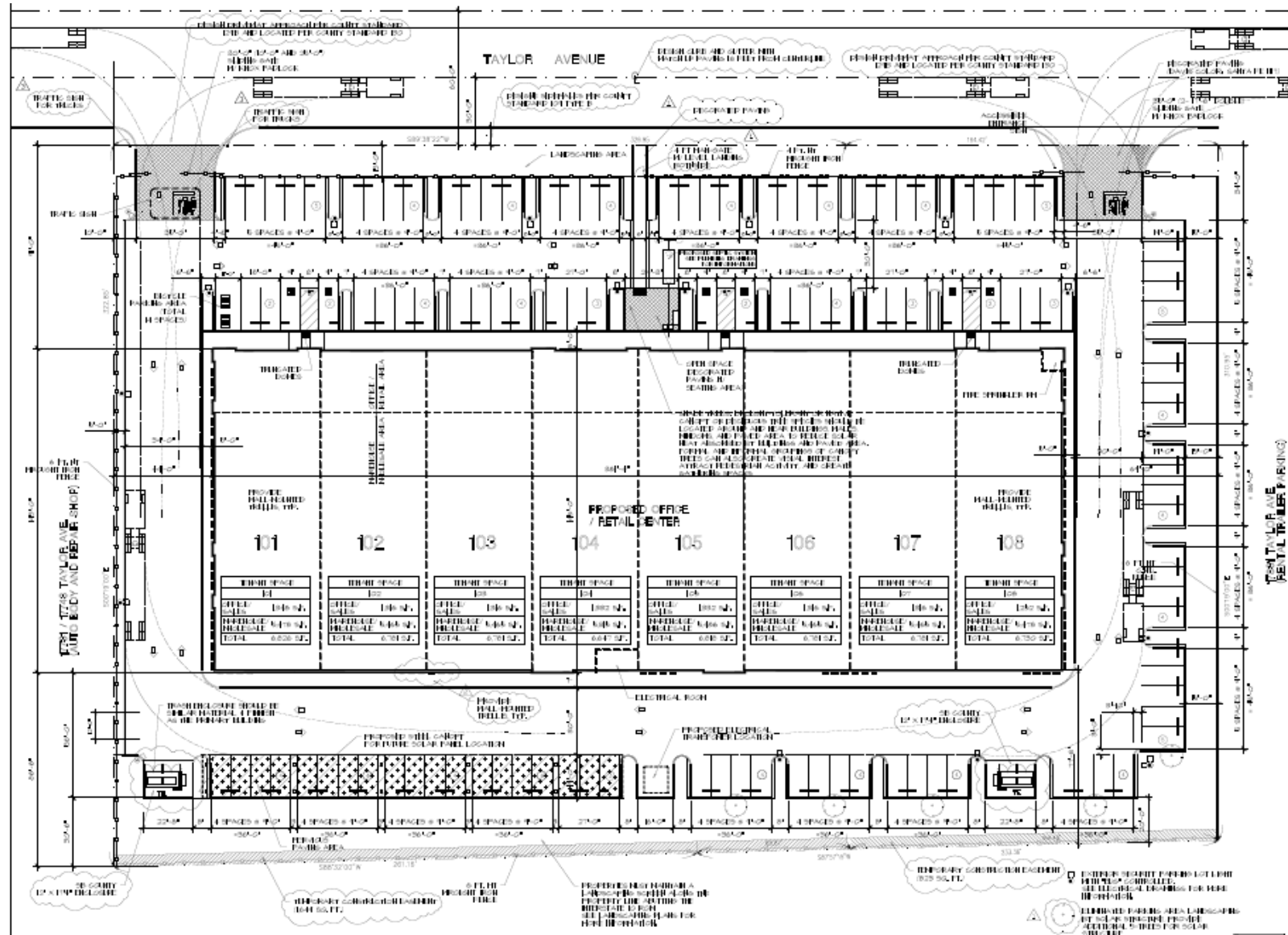


Figure 4 **OFFICIAL LAND USE DISTRICT & VICINITY MAP**

ZONING DESIGNATION **Valley Corridor Specific Plan/ Bloomington Enterprise (VC/BE)**

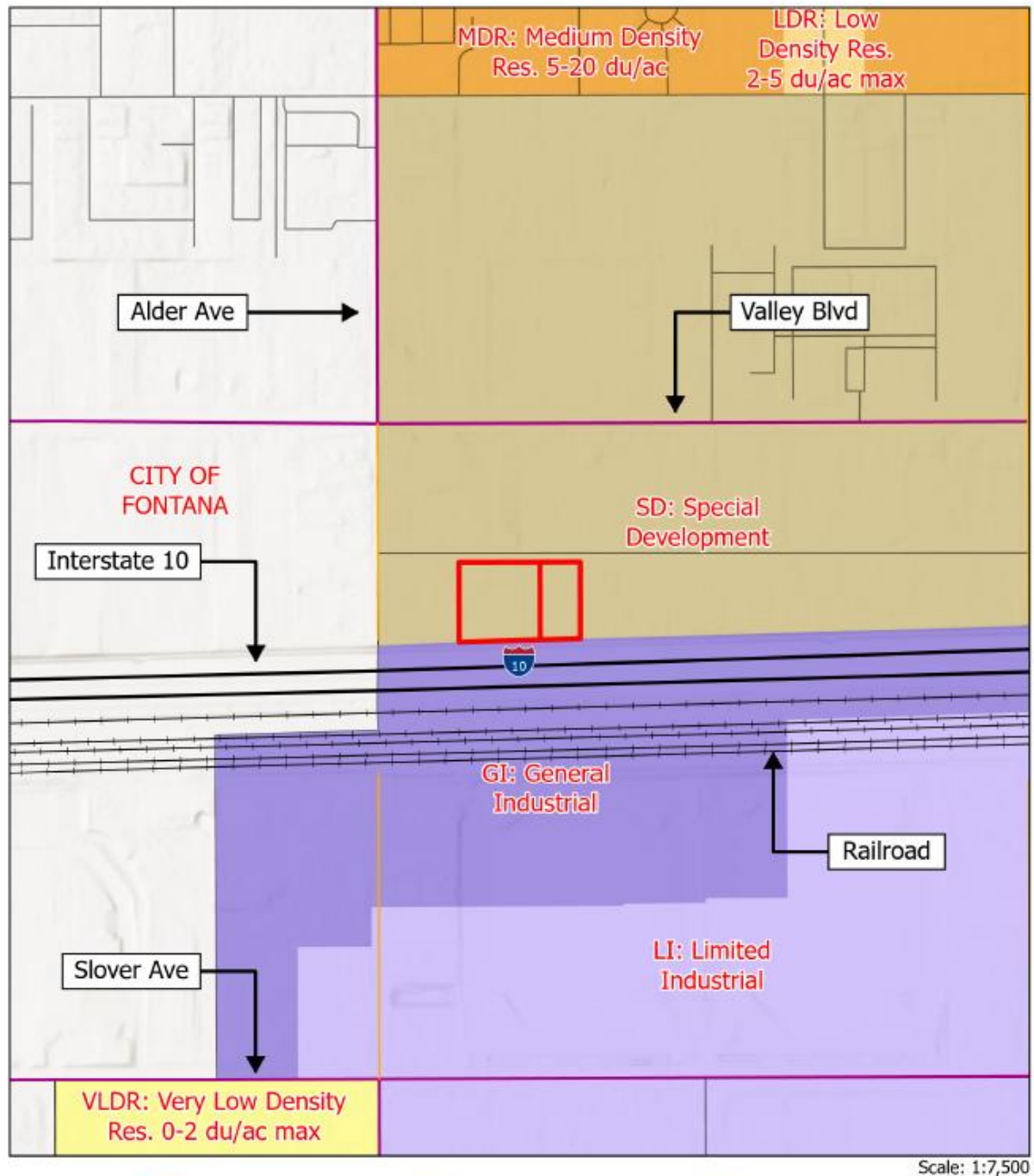
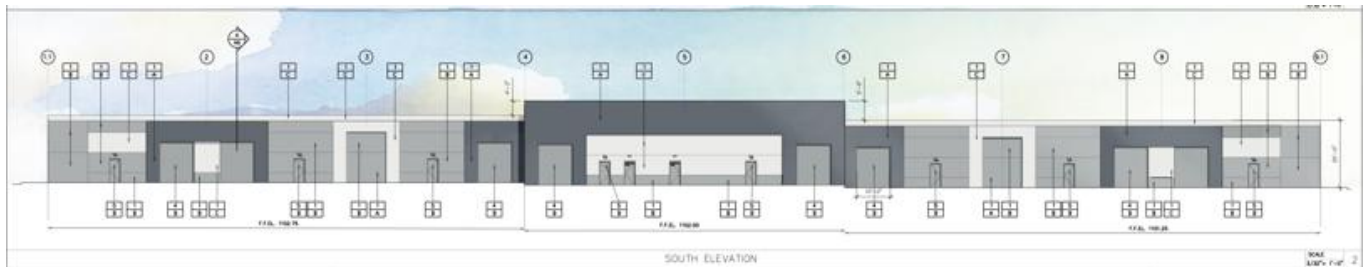


Figure 5 ELEVATIONS

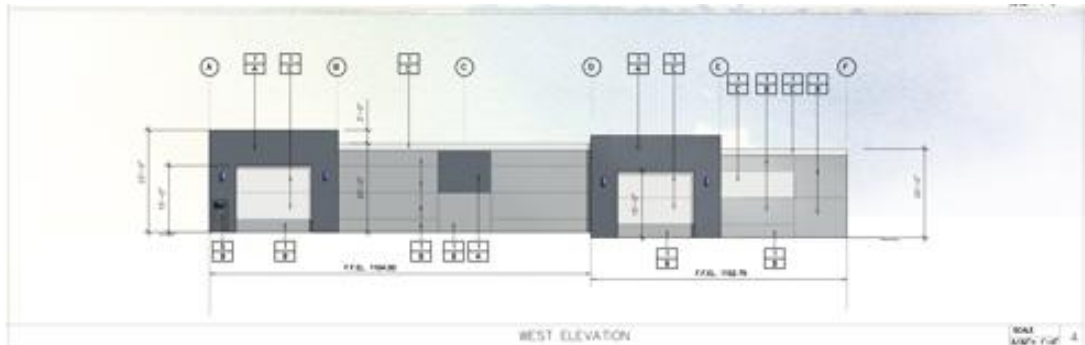
North



South



West Elevation



East Elevation

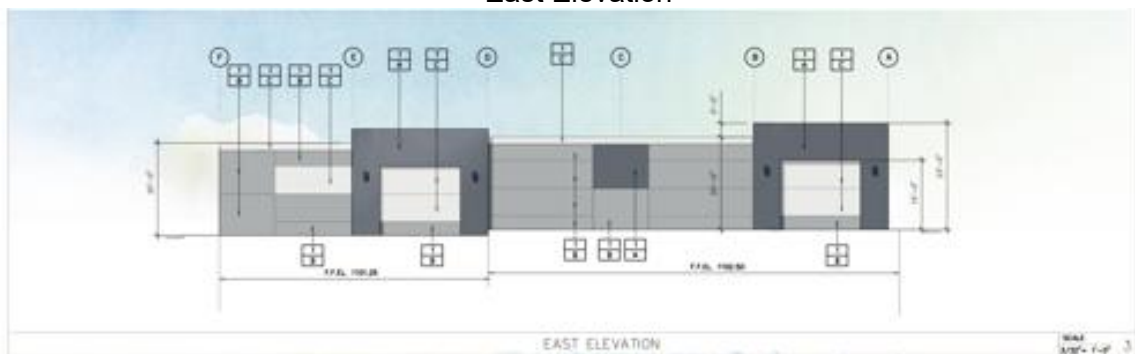


Figure 5
AERIAL SITE VIEW



Figure 8 **PHOTOS**



Photo 1. Facing Southeast



Photo 2. Facing Southwest

Rendering



PROJECT DESCRIPTION AND BACKGROUND:

The applicant requests approval of a Conditional Use Permit (CUP) to develop an approximate 54,406-square-foot retail center consisting of eight (8) retail spaces of approximately 6,800 square feet each on a 3.6-acre site in the unincorporated community of Bloomington. If approved, the retail center is anticipated to operate Monday through Friday 7:00 am through 5:00 pm, and employ an estimated 16 full-time employees (Project).

The Project site is located within the Special Development (SD) Land Use Category and the Valley Corridor Specific Plan/Bloomington Enterprise (VC/BE) zoning district. The proposed development would be consistent with the land uses permitted by the Countywide Plan and the VC/BE zoning district. The Project site is also located within the City of Rialto Sphere of Influence.

The City of Rialto was routed Project file information in July 2026 and inquired about septic/sewer connection conditions. The Project is proposed to utilize of an onsite wastewater system (septic) but is also conditioned to connect to the sewer if certain parameters are met at the time of project development.

The subject property is located on the south side of Taylor Avenue, east of Alder Avenue, and north of Interstate 10 (I-10). The site consists of two (2) parcels that exhibit substantial evidence of prior ground disturbance, as indicated by limited vegetation and the presence of vehicle tracks throughout the property. Existing development on the site includes an unoccupied residence located at 17783 Taylor Avenue (APN 0252-142-05), which has been vacant since the land was purchased in July 2016. The other parcel located at 17805 Taylor Avenue (APN 0252-142-06) has been rented as a market-rate rental on a month-to-month basis since January 2017. The occupants of 17805 Taylor Avenue were informed of the proposed future development at the time of lease execution.

The Project would require demolition of the existing residential structures (both parcels) and an existing power pole. Demolition activities would be completed under separate permits issued by San Bernardino County (County) Building and Safety. All existing structures would be removed in accordance with applicable County requirements prior to the commencement of construction

activities.

The Project would be accessed by two 30-foot-wide driveways from Taylor Avenue. The proposed development would include approximately 79.4 percent lot coverage, approximately 16 percent landscaped area, and a floor area ratio (FAR) of approximately 0.347. Site improvements would include 120 standard vehicle parking spaces, six Americans with Disabilities Act (ADA)-accessible parking spaces, 14 bicycle parking spaces, and a six-foot-high wrought-iron fence surrounding the property. Street improvements along the Taylor Avenue frontage would include curb, gutter, and sidewalk improvements.

Specific retail tenants have not yet been identified; however, the applicant anticipates that the development would accommodate small retail and workshop-oriented businesses requiring office space, display areas, and limited warehouse storage. Architectural plans are conceptual and will ultimately comply with the specific plan when finalized; the building is proposed to be stucco finished with future tenant improvements (TI) as tenants are secured. Prior to issuance of building permits, all site design elements, including building architecture, landscaping, parking, fencing, lighting, and other site improvements, would be reviewed for compliance with applicable County development and design standards.

PUBLIC COMMENTS AND NOTICES

In accordance with Section 84.27.070 of the County Development Code, Project Notices were sent to all property owners within 300 feet of the external boundaries of the Project boundary. A total of 30 project notices were sent to surrounding property owners and interested agencies/associations on March 15, 2024 announcing the project. No comments in favor nor opposition were received. The Planning Division sent out hearing notices on August 19, 2026, advertising the Planning Commission Hearing to be held on September 3, 2026.

PROJECT ANALYSIS:

Site Planning: The two (2) existing buildings and power pole will be demolished to develop the 54,406 square foot retail center. The site is highly disturbed, containing little native vegetation. Proposed driveways will utilize the existing driveways along Taylor Avenue.

Consistency with Countywide Plan: The Project is consistent with the Countywide Plan, Policy Plan, LU-2.4 Land Use Map consistency in that it adheres to the Valley Corridor Specific Plan standards and no proposed change in land use category or zoning district is required. The Project is therefore generally compatible and consistent with surrounding land uses and the community's identity. The Project is also consistent with Policy LU-2.6 Coordination with adjacent entities. The Project was reviewed and/or conditioned by the various applicable County agencies as well as the City of Rialto. As mentioned above, the City of Rialto inquired about septic/sewer connections. The Project proposes utilization of an onsite wastewater system (septic) but is also conditioned to connect to the sewer if certain parameters are met at the time of Project development.

The Project is also consistent with the Valley Corridor Specific Plan's Vision to provide the foundation for a healthier and more vibrant community corridor that offers employment and retail opportunities in a walkable, safe, and attractive environment. A more detailed general plan consistency statement is provided within the proposed findings included within this Staff Report.

Code Compliance Summary: The Project satisfies the General Development Standards (Table 3-

2) applicable of the Valley Corridor Specific Plan for development in the Valley Corridor/Bloomington Enterprise Zoning District, as illustrated in Table 2 below.

Project Code Compliance Standards (Table 2)

Project Component	Valley Corridor/Development Code Standard		Proposed
Retail Center over 10,000 sq ft	CUP		CUP
Setbacks	Public street or ROW	15'	91'
	Alley, private road, or drive aisle	10'	N/A
	Interstate 10 ROW/channel	20'	77'
	Nonresidential or mixed-use parcel	0/10'	N/A
	Residential Parcel	0/25'	N/A
Maximum Height	25ft/2 stories		20 feet
Required Parking (Table 3-4 of Specific Plan)	1 space per 750 sq ft for up to 40,000 sq ft, plus 1 space per 1,000 sq ft beyond 40,000 sq ft $40,000/750 = 54$ spaces $1/1,000 = 15$ spaces 69 total spaces required.		120 spaces provided
Minimum Landscaping	10%		16%
Maximum Lot Coverage	80%		79.41%

Landscaping: The Valley Corridor Specific Plan requires a minimum of 10% landscaping for Valley Corridor/Bloomington Enterprise (VC/BE). The total landscaping provided is 16% (157,252 SF / 25,540 SF landscaping = 16.2%) exceeding the required minimum. The site is highly disturbed, containing little native vegetation. The landscaping along the freeway screening zone will include broad canopied trees and drought tolerant shrubs that can help filter the air and dust emission from the freeway. Landscape areas have been established within parking areas to comply with Valley Corridor Specific Plan. A Preliminary Landscape Plan was prepared for the project and is attached to this staff report as Exhibit D.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA): An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in compliance with California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

The IS/MND identified potential impacts to Biological Resources (nesting birds), Cultural Resources (inadvertent human discovery), Geology and Soils (paleontological sensitivity), and Tribal Cultural Resources (inadvertent archaeological/cultural resource discovery). The IS/MND recommended mitigation measures to reduce these potential impacts to less than significant. All recommended mitigation measures are summarized in the Project Mitigation Monitoring and Reporting Plan (MMRP) attached as Exhibit B.2 and are proposed for adoption.

On April 16 ,2026, a Notice of Availability/Notice of Intent (NOA/NOA) to adopt a Mitigated Negative Declaration was circulated for public review and comments from April 17, 2026 to May 18, 2026. During the 30-day public review period, only one (1) comment letter was received by the County; a letter from California Department of Transportation (CalTrans) stating that *“the department SHS [State Highway System]; and the department has no comment for the project.”*

RECOMMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- 2) **ADOPT** the findings for approval of the Conditional Use Permit;
- 3) **APPROVE** the Conditional Use Permit to develop a 54,406 square foot retail center with eight retail spaces of approximately 6,800 square feet each on a 3.61-acre site, subject to the Conditions of Approval; and
- 4) **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Findings

EXHIBIT B.1: Conditions of Approval

EXHIBIT B.2: Mitigation Monitoring and Reporting Plan

EXHIBIT C: Site Plan, Elevations, Floor Plan

EXHIBIT D: Preliminary Landscape Plan

EXHIBIT E: Initial Study/Mitigated Negative Declaration – PROJ-2022-00051 (Alder Taylor)
<https://lus.sbcounty.gov/planning-home/environmental/valley-region/>

EXHIBIT F: COA Acceptance Affidavit – Alder Taylor (Signed)

EXHIBIT G: CalTrans IS/MND Comment Letter

EXHIBIT H: Alder Taylor Rendering

EXHIBIT A

FINDINGS: CONDITIONAL USE PERMIT

A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AND OPERATE A 54,406 SQUARE FOOT RETAIL CENTER WITH EIGHT RETAIL SPEACES OF APPROXIMATELY 6,8000 SQUARE FEET EACH (PROJECT) ON A 3.6-ACRE PARCEL LOCATED ON THE SOUTH SIDE OF TAYLOR AVENUE EAST OF ALDER AVENUE AND NORTH OF INTERSTATE 10 FREEWAY (I-10) IN BLOOMINGTON, WITHIN SAN BERNARDINO COUNTY'S VALLEY REGION (PROJECT SITE); ZONED VC/BE (VALLEY CORRIDOR SPECIFIC PLAN/BLOOMINGTON ENTERPRISE) APN: 0252-142-05 AND -06; PROJECT NUMBER PROJ-2022-00051.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040(a), and supporting facts for approval of a Conditional Use Permit:

- 1. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, LOADING AREAS, OPEN SPACES, PARKING AREAS, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

The 3.6-acre parcel is adequate in size to accommodate a 54,406 square foot retail center. The Project complies with height, lot coverage, setbacks, parking, fencing, lighting and landscaping requirements of the Development Code and Valley Corridor Specific Plan.

- 2. THE SITE FOR THE PROPOSED USE HAS ADEQUATE ACCESS, WHICH MEANS THAT THE SITE DESIGN INCORPORATES APPROPRIATE STREET AND HIGHWAY CHARACTERISTICS TO SERVE THE PROPOSED USE.**

The site design ensures adequate legal and physical access to the Project area via two 30-foot-wide accessways on Taylor Avenue.

- 3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

The proposed Project is consistent with the land uses and development standards of the Valley Corridor/Bloomington Enterprise (VC/BE) Zoning District and as designed and conditioned, will not have adverse effects on surrounding properties. To the north is a light industrial facility, Interstate 10 (I-10) to the south, and single-family residences to the east and west. Through the research of the Initial Study, specific measures have been identified to mitigate the disturbance of abutting properties to a less than significant impact.

4. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE GENERAL PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.

The proposed Conditional Use Permit, together with the provisions for its design, are consistent with the Policy Plan and the Valley Corridor Specific Plan. The proposed project as designed specifically is consistent with the goals, policies, standards and maps of the Policy Plan. The project specifically implements the following San Bernardino Policy Plan goals and policies:

- **Policy LU-1.1 Growth.**

We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Consistency: *The project will provide commercial services to the existing community, benefitting the regional economy.*

- **Policy LU-1.2 Infill Development.**

We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

Consistency: *The project site currently contains two structures which have not been anticipated to significantly impact the surrounding area upon removal. Existing development on the site includes an unoccupied residence located at 17783 Taylor Avenue (APN 0252-142-05), which has been vacant since the land was purchased in July 2016. The other parcel located at 17805 Taylor Avenue (APN 0252-142-06) has been rented as a market-rate rental on a month-to-month basis since January 2017. The occupants of 17805 Taylor Avenue were informed of the proposed future development at the time of lease execution.*

- **Policy LU-1.3 Fiscal Sustainability**

When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.

Consistency: *The Project would pay its fair share in development impact fees and is anticipated to provide an increase taxes collected through the increase of property taxes resulting from redevelopment of the project site, and payment of sales taxes from having multiple business operating on the redeveloped site.*

- **Policy LU 1.5: Development Impact Fees.**

We require payment of development impact fees to ensure that all new development pays its fair share of public infrastructure.

Consistency: *Prior to development permits, the proposed project will pay development impact fees.*

- **Policy LU 2.1: Compatibility With Existing Uses.**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: *The proposed project has been analyzed through the initial study to analyze whether less than significant impacts occur to adjacent and nearby property owners and/or neighbors. Existing development on the site includes an unoccupied residence located at 17783 Taylor Avenue (APN 0252-142-05), which has been vacant since the land was purchased in July 2016. The other parcel located at 17805 Taylor Avenue (APN 0252-142-06) has been rented as a market-rate rental on a month-to-month basis since January 2017. The occupants of 17805 Taylor Avenue were informed of the proposed future development at the time of lease execution. The demolition of these non-conforming structures is not anticipated result in inconsistencies to surrounding uses.*

- **Policy LU 2.4: Land Use Map Consistency.**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: With approval of the Conditional Use Permit, the project would be allowable use. *The proposed project is consistent with the Land Use Map and Zoned VC/BE (Valley Corridor Specific Plan/Bloomington Enterprise), which is consistent with the surrounding uses.*

- **Policy LU 2.6: Coordination with Adjacent Entities.**

We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.

Consistency: *The project has been designed using development code standards and requires county approval prior to development. The project plans were also routed to the City of Rialto for review and comment. The City stated they had no concerns regarding implementation of the project.*

- **Policy LU 2.7: Countywide jobs-housing balance.**

We prioritize growth that furthers a countywide balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life. We also strive for growth that furthers a balance of jobs and housing in the North Desert region and the Valley region.

Consistency: *The project will create new job opportunities for the nearby residents and residents of the Bloomington community.*

- **Policy LU 4.3: Native or Drought-Tolerant Landscaping.**

We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species.

Consistency: *The project will adhere to Development Code 83.10.060 "Landscape Area Requirements" which requires water efficient landscaping. The Valley Corridor Specific Plan requires a minimum of 10% landscaping for Valley Corridor/Bloomington Enterprise (VC/BE). The total landscaping provided is 16% (157,252 SF / 25,540 SF landscaping = 16.2%) exceeding the required minimum.*

5. THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF DEVELOPMENT, TO ACCOMMODATE THE PROPOSED DEVELOPMENT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.

Access to the site would be provided via two 30-foot-wide accessways on Taylor Avenue. The project will utilize a septic system and leach line disposal system for the proposed building. A stormwater capture and infiltration basin would be located along the western portion of the project site. Existing electrical distributions lines are available in the general area and will be utilized in the redevelopment of the site.

6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

The conditions of approval include measures that require the applicant/developer to comply with the performance measures outlined in the specific plan and Development Code. Therefore, the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

7. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.

The project has been designed to utilize solar energy systems upon development and/or in the future. Solar could be installed on the rooftop of the new structure, along to heating and cooling equipment.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, an initial study was prepared for the project. The County finds that the project has been determined

to not have a significant adverse impact on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration (MND) is adopted and a Notice of Determination will be filed in accordance with CEQA. The MND represents the independent judgment and analysis of the County acting as lead agency for the project.

EXHIBIT B



Conditions of Approval

Record:	PROJ-2022-00051	System Date:	08/28/2026
Record Type:	Project Application	Primary APN:	0252142060000
Record Status:	Decision Pending	Application Name:	CONDITIONAL USE PERMIT
Effective Date:		Expiration Date:	
Description:	A CONDITIONAL USE PERMIT TO DEVELOP A 55,880 SQUARE FOOT WAREHOUSE RETAIL BUILDING (EIGHT (8) UNITS 6,860 SQUARE FEET EACH) ON TWO (2) PARCELS TOTALING 3.74 ACRES, LOCATED AT 17805 AND 17783 TAYLOR AVENUE, BLOOMINGTON; WITHIN THE COUNTYWIDE PLAN DESIGNATION SPECIAL DEVELOPMENT (SD), VALLEY CORRIDOR SPECIFIC PLAN/ BLOOMINGTON ENTERPRISE (VC/BE); WITHIN THE RIALTO SPHERE OF INFLUENCE AREA. APNS: 0252-142-06, AND 05; 5TH SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2022-00051		

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

1 Continuous Effect/Revocation - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

2 Continuous Maintenance - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

3 Project Approval Description - Status: Outstanding

This Minor Use Permit (PROJ-2022-00051) is conditionally approved to develop a 55,880 square foot warehouse retail building (eight (8) units 6,860 square feet each) on two (2) parcels totaling 3.74 acres, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

4 Project Location - Status: Outstanding

The Project site is located at 17805 and 17783 Taylor Avenue, Bloomington, CA.

5 Revisions - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

6 Indemnification - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

7 Additional Permits - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

8 Expiration - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

9 Extension of Time - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

10 Project Account - Status: Outstanding

The Project account number is PROJ-2022-00051. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

11 Development Impact Fees - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

12 Performance Standards - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

13 Clear Sight Triangle - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

14 Lighting - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

15 Underground Utilities - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

16 Construction Hours - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

17 Construction Noise - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

18 Cultural Resources - Status: Outstanding

1) In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. 2) If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. 3) If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code § 7050.5 and that code enforced for the duration of the project.

19 Cultural Resources - Status: Outstanding

1) The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor onsite. 2) Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

20 Cultural Resources - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

21 Issuance/Building Permit Condition - Status: Outstanding

The Owner/Applicant/Operator/Developer shall confirm that the proposed architectural style is consistent with the proposed site plan and elevations, as approved, and consistent with the requirements of the Valley Corridor Specific Plan.

Public Health– Environmental Health Services

- 22 **Noise Levels** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.
- 23 **OWTS Maintenance** - Status: Outstanding
The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.
- 24 **Refuse Storage and Disposal** - Status: Outstanding
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

- 25 **Back Out Into Public Roadways** - Status: Outstanding
Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

INFORMATIONAL**County Fire - Community Safety**

- 26 **F01 Jurisdiction** - Status: Outstanding
The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
- 27 **F03 Fire Condition Letter Expiration** - Status: Outstanding
Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.
- 28 **F15 Access – 30% slope** - Status: Outstanding
Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.
- 29 **F17 Access Road Grade** - Status: Outstanding
Fire access roadways shall not exceed a maximum of twelve (12%) percent grade at any point. Fire access roadways or driveways may be increased to fourteen (14%) percent grade for a distance not to exceed five hundred (500) feet. Fire access roadways providing access to no more than two (2) one or two-family dwellings may be increased to a maximum of sixteen (16%) percent grade not to exceed five hundred (500) feet. Grades across the width of a fire access roadways shall not exceed five (5%) percent. In order to accommodate proper angles of approach and departure, gradient shall not exceed five (5%) percent change along any ten (10) foot section.

30 **F20 Access – 150+ feet** - Status: Outstanding

Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

31 **F36 Sprinkler Installation Letter** - Status: Outstanding

The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.

32 **F60 Solar Plans** - Status: Outstanding

Solar/PV Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

33 **F66 Compressed Gasses/Beverage Dispensing** - Status: Outstanding

A submittal of compressed gasses in storage or use including asphyxiant, irritant, and radioactive gasses complying with the California Fire Code, California Mechanical Code, and NFPA is required. The applicant shall hire a licensed contractor to submit plans for review and approval by the fire department. The required fees shall be paid at the time of plan submittal.

34 **F67 Emergency Responder Radio System** - Status: Outstanding

An emergency responder radio system is required. The applicant shall hire a qualified designer, to submit detailed plans with manufacturers' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Frequencies used and tower locations can be found at <https://www.radioreference.com/apps/db/?sid=7016> <https://www.radioreference.com/apps/db/?action=siteMap&sid=7016&type=fcc>

35 **F70 Additional Requirements** - Status: Outstanding

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. ACCESS GATES TO THE PROPERTY SHALL BE SET BACK A MINIMUM OF 40 FEET FROM PUBLIC ROADWAY TO PROVIDE VEHICLE STACKING. SEPARATE PLANS SHALL BE SUBMITTED TO FIRE DEPARTMENT FOR REVIEW AND APPROVAL OF ALL GATES AND FENCES.

36 **F71 Proposal Changes** - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

Land Use Services - Land Development

37 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

PRIOR TO LAND DISTURBANCE

Land Use Services - Building and Safety

- 38 **Demolition Permit** - Status: Outstanding
Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
- 39 **Geotechnical Report** - Status: Outstanding
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
- 40 **Wall Plans** - Status: Outstanding
Submit plans and obtain separate building permits for any required retaining walls.

Land Use Services - Land Development

- 41 **BMP Enforcement** - Status: Outstanding
In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by the County Department of Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees, and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.
- 42 **Continuous BMP Maintenance** - Status: Outstanding
The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved final Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.
- 43 **Drainage Easements** - Status: Outstanding
Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. The hydrologic/hydraulic calculations supporting the size of the easement(s) shall be submitted for review/approval by the Land Development Division prior to recording the easement. Proof of recordation shall be provided to the Land Development Division.
- 44 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. An \$810 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 45 **Erosion Control Installation** - Status: Outstanding
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

46 FEMA Flood Zone - Status: Outstanding

The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8658H dated 08/28/2008. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

47 Grading Plans - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

48 On-site Drainage Easement - Status: Outstanding

On-site flows shall be directed within a drainage easement.

49 On-site Flows - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

50 State Construction Stormwater General Permit - Status: Outstanding

Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

51 WQMP - Status: Outstanding

A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A \$2,862 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. Review processed on an actual cost basis. Copies of the WQMP guidance and template can be found at: (<https://dpw.sbcounty.gov/wqmp-templates-and-forms/>)

52 WQMP Inspection Fee - Status: Outstanding

The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

Public Health– Environmental Health Services

53 Vector Control Requirement - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

54 **Issuance/Building Permit Condition** - Status: Outstanding

Prior to Issuance of grading and/or building permits, the Owner/Applicant/Developer/Operator shall apply for and complete a lot merger application to combine the two individual lots into one lot of approximately 3.91-acres.

County Fire - Community Safety

55 **F02 Fire Fee** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

56 **F09 Building Plans** - Status: Outstanding

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

57 **F10 Combustible Protection** - Status: Outstanding

Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

58 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

59 **F22 Primary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

60 **F23 Secondary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

61 **F26 Fire Flow Test** - Status: Outstanding

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

62 **F27 Water System** - Status: Outstanding

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 3,125 GPM for a three hour duration at 20 psi residual operating pressure. Fire Flow is based on a 54,406 sq.ft. structure.

63 F28 Water System Commercial - Status: Outstanding

A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

64 F69 Haz-Mat Approval - Status: Outstanding

The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

Land Use Services - Building and Safety**65 Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

66 Temporary Use Permit - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

Land Use Services - Land Development**67 Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

68 Road Improvements - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California: Taylor Avenue (Local – 60 feet): •Street Improvements. Design curb and gutter with match up paving 18 feet from centerline. •Sidewalks. Design sidewalks per County Standard 109 Type "B". •Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within public right-of-way. •Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130.

69 Road Standards and Design - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

70 **Slope Tests** - Status: Outstanding

Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.

71 **Street Gradients** - Status: Outstanding

Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.

72 **Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

73 **Utilities** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

74 **Demolition Inspection Required** - Status: Outstanding

All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

75 **Existing OWTS** - Status: Outstanding

Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

76 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

77 **Food Establishment Plan Check Required** - Status: Outstanding

Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

78 **New OWTS** - Status: Outstanding

If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

79 Preliminary Acoustical Information - Status: Outstanding

Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

80 Sewage Disposal - Status: Outstanding

Method of sewage disposal shall be sewer service provided by City of Fontana or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

81 Sewer Service Verification Letter - Status: Outstanding

Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).

82 Water and Sewer - LAFCO - Status: Outstanding

Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to EHS verification of Local Agency Formation Commission (LAFCO) approval of either: 1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, 2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133.

83 Water Purveyor - Status: Outstanding

Water purveyor shall be San Gabriel Valley Water Company or EHS approved.

84 Water Service Verification Letter - Status: Outstanding

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

Public Works - Traffic**85 Regional Transportation Fee** - Status: Outstanding

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted, and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$17.02 per square foot for Commercial Use, which includes the 54,408 square foot building per the site plan. Therefore, the estimated Regional Transportation Fees for the Project is \$926,024.16. The current Regional Transportation Development Mitigation Plan can be found at the following website: <https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf>

PRIOR TO OCCUPANCY

County Fire - Community Safety

86 **F06 Inspection by Fire Department** - Status: Outstanding

Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

Land Use Services - Building and Safety

87 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Services - Land Development

88 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

89 **WQMP Improvements** - Status: Outstanding

All required WQMP improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works. An electronic file of the approved final WQMP shall be submitted to Land Development Division, Drainage Section.

90 **Streetlights** - Status: Outstanding

This project lies within the streetlight district boundary of County Service Area 70, Zone SL-1. Due to the projected use of the property, streetlighting may be required. If this project requires streetlights as conditioned by San Bernardino County Department of Public Works Special Districts Streetlighting Section, streetlight plans will be submitted directly to Special Districts, but all streetlights must be show on the street improvement plans submitted to Land Development. Please contact (909) 386-8821 for requirements or for additional information.

91 **LDD Requirements** - Status: Outstanding

All LDD requirements shall be completed by the applicant prior to occupancy.

92 **Road Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.

93 **Structural Section Testing** - Status: Outstanding

A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

Public Health– Environmental Health Services

94 **New Alternative Treatment System Permit** - Status: Outstanding

An Alternative Treatment System annual permit shall be required. For information, contact EHS at: (800) 442-2283.

PRIOR TO RECORDATION

County Fire - Community Safety

95 **F16 Access** - Status: Outstanding

The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.



Land Use Services - Planning

96 **Issuance/Building Permit Condition** - Status: Outstanding

At the time of project development, the Owner/Applicant/Operator/Developer shall confirm that the tenant use(s) are consistent with uses allowed in Table 3-3 of the Valley Corridor Specific Plan.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

97 **F11 Combustible Vegetation** - Status: Outstanding

Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586

98 **F24 Fire Lanes** - Status: Outstanding

The applicant shall submit a fire lane plan with the building construction plans to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

99 **F25 Street Sign** - Status: Outstanding

This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

10 **F35 Hydrant Marking** - Status: Outstanding

- 0 Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

10 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding

- 1 An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

10 **F40 Roof Certification** - Status: Outstanding

- 2 A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

10 **F41 Fire Alarm** - Status: Outstanding

- 3 A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

10 **F45 Fire Extinguishers** - Status: Outstanding

- 4 Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

10 **F46 Hood and Duct Suppression** - Status: Outstanding

- 5 An automatic hood and duct fire extinguishing system is required. The applicant shall hire a licensed fire protection contractor to submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

10 **F47 Above Ground Storage Tank** - Status: Outstanding

- 6 Above Ground Storage Tank plans shall be submitted to the San Bernardino County Fire Department for review and approval prior to any installation on-site. The required Fees shall be paid at time of plan submittal.

10 **F48 Material Identification Placards** - Status: Outstanding

- 7 The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

10 F51 Commercial Addressing - Status: Outstanding

- 8 Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter (¾) inch stroke.

10 F55 Key Box - Status: Outstanding

- 9 An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).

11 F56 Override Switch - Status: Outstanding

- 0 Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcounty.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800

APN: 0252142060000

Effective Date:

PROJ-2022-00051

Expiration Date:

	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

**Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Alder Taylor Retail Project
17805 and 17783 Taylor Avenue
Bloomington, CA**

Prepared by:



San Bernardino County, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: David Mack, Planning Manager

APRIL 2026

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
1 INTRODUCTION.....	1
2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE	2

1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by San Bernardino County (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Minor Use Permit (MUP) when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for greenhouse gas emissions, biological resources, cultural resources, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource area as stated in the Initial Study. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

San Bernardino County
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

2 Mitigation Monitoring and Reporting Program Table

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Biological				
BIO-1: To avoid impacts to nesting birds (common, migratory, and special status) regardless of the time of year during the nesting season, a qualified Avian Biologist retained by the Project applicant will conduct pre-construction Nesting Bird Surveys (NBS) within 3 days prior to Project-related disturbance within the entire Project site and a 300-foot buffer around the Project site at the appropriate time of day/night, during appropriate weather conditions to nestable \1egetation to identify any active nests. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows and cavities. If no active nests are found, no further action will be required. If a nest is suspected, but not confirmed, the qualified avian biologist shall establish a disturbance-free buffer until additional surveys can be completed prior to the commencement of ground disturbing Project activities. If an active nest is found, the qualified avian biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. If a nest is observed, but thought to be inactive, the qualified avian biologist shall monitor the nest for one hour (four hours for raptors) prior to approaching the nest to determine status. The qualified avian biologist shall not risk failure of the nest to determine the exact location or status and shall make every effort to limit	Prior to Land Disturbance	Project applicant	San Bernardino County	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
the nest to potential predation as a result of the survey/monitoring efforts (e.g., limit number of surveyors, limit time spent at/near the nest, scan the site for potential nest predators before approaching, immediately depart nest area if indicators of stress or agitation are displayed). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird. The qualified avian biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. The nests and buffer zones shall be field checked daily by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.				
Cultural Resources				
CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	During Grading/Construction	Project applicant and their construction contractor	San Bernardino County	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
CUL-2: If significant pre-contact and/or historic-era cultural or archaeological resources, as defined by CEQA §15064.5, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to tribal representatives for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During Grading/Construction	Project applicant and their construction contractor	San Bernardino County	
CUL-3: If, at any time, evidence of human remains (or suspected human remains) are uncovered, the County Coroner must be contacted immediately and permitted to examine the find in situ. A buffer must be established around the find (minimum of 50 feet) and the consulting archaeologist must also be notified. If the remains are determined to be of Native American origin, the coroner will contact the Native American Heritage Commission, and the Most Likely Descendant (MLD) will be named. In consultation with the MLD, the County, project proponent, and consulting archaeologist, the disposition of the remains will be determined. Any costs incurred will be the responsibility of the project proponent/property owner. If the remains are determined to be archaeological, but non-Native American, the consulting archaeologist will oversee the removal, analysis, and disposition of the remains. Any costs incurred will be the responsibility of the project proponent/property owner.	During Grading/Construction	Project applicant and their construction contractor	San Bernardino County	

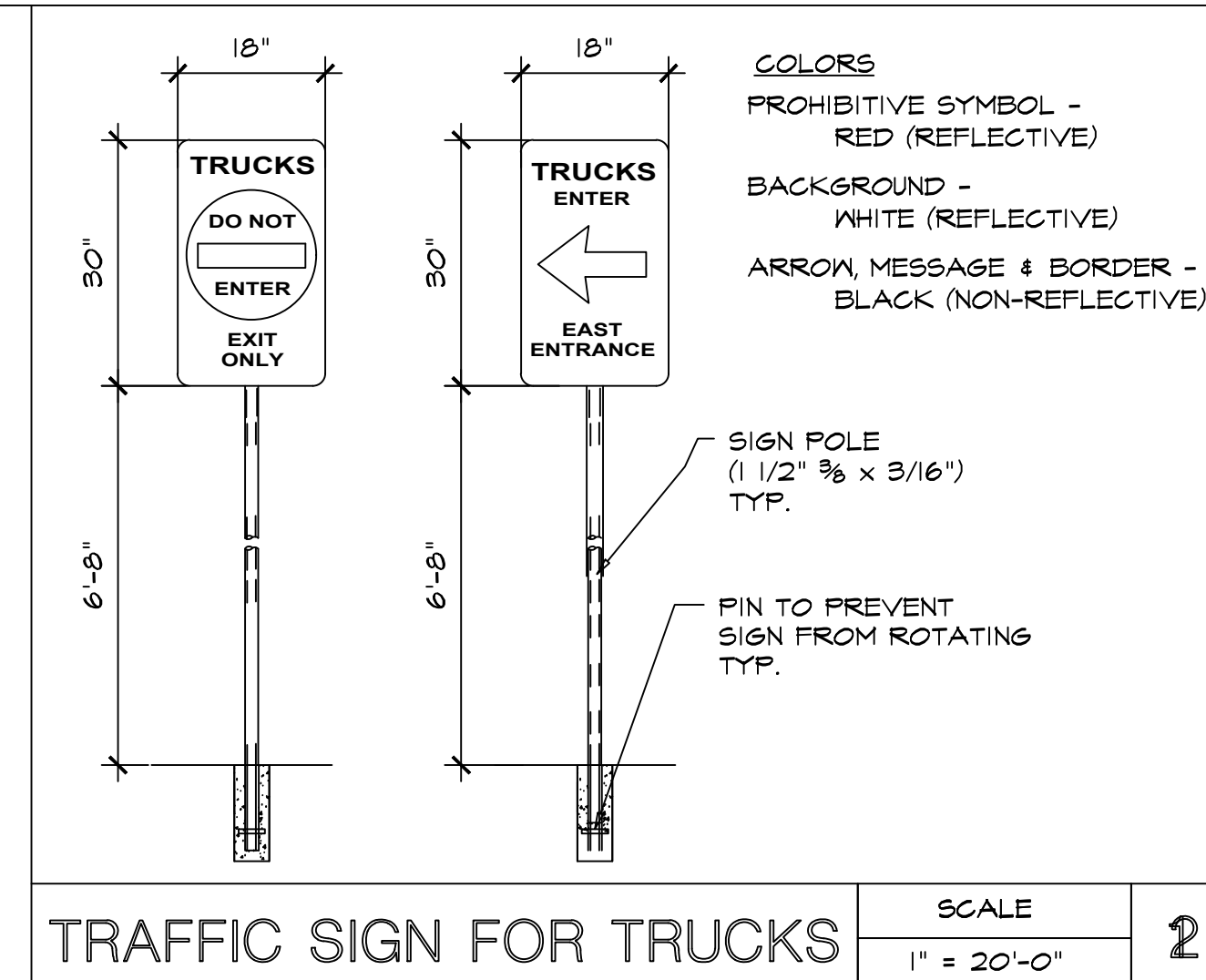
Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
If the remains are determined to be of forensic value, the County Coroner will arrange for their removal, analysis, and disposition. The coroner's activities will not involve any costs to the project proponent/property owner.				
Geology and Soils (Paleontology)				
PAL-1: The "High" paleontological sensitivity rating typically assigned to Pleistocene alluvial fan sediments for yielding paleontological resources supports the recommendation that paleontological monitoring be implemented during mass grading and excavation activities in undisturbed Pleistocene old alluvial fan sediments to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Full-time monitoring of undisturbed alluvial fan deposits at the project is warranted, starting at a depth of five feet below the surface. If a fossil(s) is found at shallower depths, earth disturbance activities should be halted within a radius of 50 feet from the location of the fossil, and a qualified, project-level paleontologist shall be consulted to determine the significance of the fossilized remains. If the fossil is deemed significant by the paleontologist, full-time monitoring should be initiated at the project	During Grading/Construction	Project applicant and their construction contractor	San Bernardino County	
PAL-2: A Paleontological Resource Impact Mitigation Program (PRIMP) as outlined in the Paleontological Assessment prepared by BFSa is recommended prior to the approval of the grading permit.	Prior to Grading	Project applicant	San Bernardino County	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Noise				
NOI-1: The use of vibratory rollers, or other similar vibratory equipment, shall be prohibited within 20 feet and the use of large bulldozers within 12 feet of residential structures surrounding the Project Site.	During Grading/Construction	Project applicant and their construction contractor	San Bernardino County	
Tribal Cultural Resources				
TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1 , of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.	Prior to Grading/Construction	Project applicant and their construction contractor	San Bernardino County/Applicant	
TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	During Grading/Construction	Project applicant and their construction contractor	San Bernardino County/Applicant	

EXHIBIT C

1. **BUILDING DESIGN AND MATERIALS:**
SOLAR POWER: BUILDING SHOULD BE DESIGNED TO FACILITATE AND ACCOMMODATE PHOTOVOLTAIC CELLS FOR SOLAR POWER. SOLAR-HEATED WATER IS ONE EFFICIENT WAY TO REDUCE ENERGY FOR HOUSEHOLD ACTIVITIES.
2. **INDOOR AIR QUALITY:** DUE TO THE PROXIMITY OF THE FREEWAY AND RAILROAD, THE HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS IN NEWLY CONSTRUCTED BUILDINGS SHALL BE DESIGNED TO ACCOMMODATE AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF FIOR HIGHER.
3. **TRASH ENCLOSURE SHOULD BE ARCHITECTURALLY INTEGRATED WITH THE OVERALL DESIGN THEM OF THE BUILDING; TRASH AND RECYCLING ENCLOSURES ARE ACCESSORY STRUCTURES AND SHOULD BE CONSTRUCTED WITH FINISHES OF SIMILAR MATERIALS AS THE PRIMARY BUILDING.**
4. **LANDSCAPING THE FREEWAY SCREENING ZONE ENCOMPASSES THE AREA SET BACK 20 FEET FROM PROPERTY LINES ALONG THE STORM DRAINAGE CHANNEL, AND IS DESIGNED TO PROPOSE OF THIS LANDSCAPING ZONE IS TO IMPROVE THE APPEARANCE OF BLOOMINGTON THROUGH A MIX OF BROAD-CANOPIED TREES AND DROUGHT-TOLERANT SHRUBS THAT CAN HELP FILTER THE AIR AND DUST EMISSION FROM THE ADJACENT FREEWAY.**
5. **ACCESS POINT: ENTRANCE AND EXIT POINTS FOR PARKING AREAS SHOULD BE WELL MARKED WITH STREETSCAPE AND LANDSCAPE FEATURES, INCLUDING ENHANCED PAVING, LANDSCAPING AND ARCHITECTURAL FEATURES.**

6. CURB RETURNS AND SIDEWALK RAMPS. CURB RETURNS AND SIDEWALK RAMPS SHALL BE DESIGNED PER COUNTY STANDARD 110 AND CALTRANS STANDARD AB8A. ADEQUATE EASEMENT SHALL BE PROVIDED TO ENSURE SIDEWALK IMPROVEMENTS ARE WITHIN PUBLIC RIGHT-OF-WAY



LEGAL JURISDICTION:	COUNTY OF SAN BERNARDINO
APN:	0252-142-05 AND 06
LEGAL DESCRIPTION:	LOT 18 AND THE WEST HALF OF LOT 19, ORCHARD TRACT NO.1, TRACT NO. 1430, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 28, PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
	EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DOCUMENTS RECORDED DECEMBER 19, 1944 IN BOOK 1726, PAGE(S) 264, OFFICIAL RECORDS AND FEBRUARY 4, 1982 AS INSTRUMENT NO. 82-23054, OFFICIAL RECORDS.
	EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DOCUMENTS RECORDED MAY 7, 1946 IN BOOK 1890, PAGE(S) 171, OFFICIAL RECORDS AND MARCH 17, 1982 AS INSTRUMENT NO. 82-51585, OFFICIAL RECORDS.

ADDRESS:	17805-17783 TAYLOR AVE, BLOOMINGTON, GA 92316	
ZONING	VALLEY CORRIDOR/BLOOMINGTON ENTERPRISE DISTRIC	
LOT AREA:	3.60 AC (156,913 SQ. FT.)	
LAND USE:	VALLEY CORRIDOR BLOOMINGTON ENTERPRIZE (VC/BE)	
OCCUPANCY:	M , B AND S	
BUILDING SET BACK:	FRONT: REQUIRED :15 FT	PROVIDE :91 FT
	SIDE: REQUIRED: 0 FT/ 10 FT	PROVIDE :WEST SIDE : 44 FT, EAST SIDE: 69 FT
	REAR: REQUIRED:15 FT	PROVIDE :86'-6" TO 77'-8"

LANDSCAPING SET BACK:	FRONT: 15 FT
	SIDE: WEST SIDE: 5 FT, EAST SIDE: 15 FT
	REAR: 20 FT TO 30'-6"

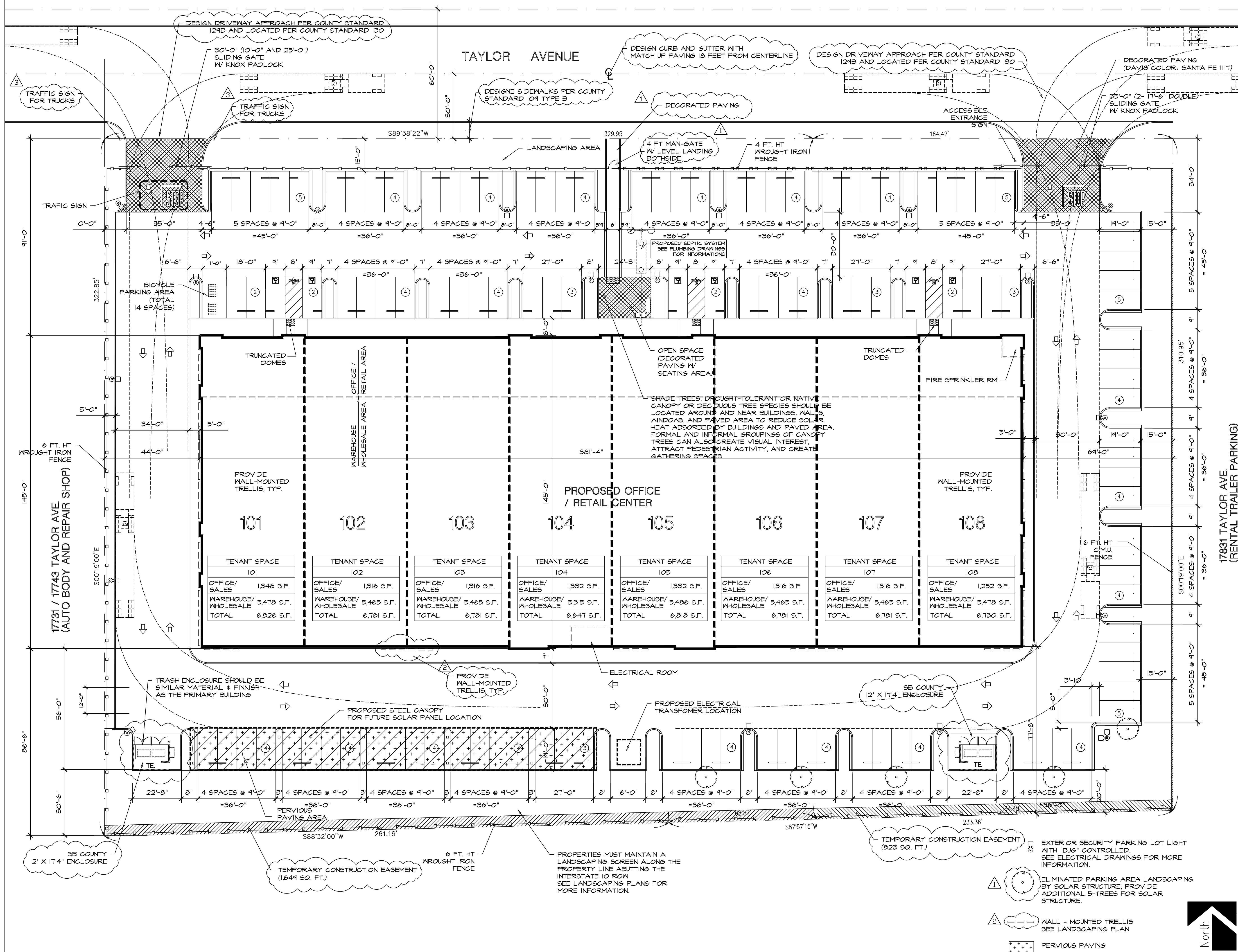
	OFFICES / SALES:	10,520 SQ. FT.
	ELECTRICAL / FIRE SPRINKLER RM	94.50 SQ.FT./ 166.5 SQ.FT.=261 SQ.FT.
	WAREHOUSE / WHOLESALE:	49,617 SQ. FT.
TENANT SPACE 101	OFFICES / SALES: 1,940 SQ. FT. WAREHOUSE / WHOLESALE:	5,470 SQ. FT. TOTAL 6,826 SQ. FT.
TENANT SPACE 102	OFFICES / SALES: 1,916 SQ. FT. WAREHOUSE / WHOLESALE:	5,465 SQ. FT. TOTAL 6,781 SQ. FT.
TENANT SPACE 103	OFFICES / SALES: 1,916 SQ. FT. WAREHOUSE / WHOLESALE:	5,465 SQ. FT. TOTAL 6,781 SQ. FT.
TENANT SPACE 104	OFFICES / SALES: 1,932 SQ. FT. WAREHOUSE / WHOLESALE:	5,915 SQ. FT. TOTAL 6,647 SQ. FT.
TENANT SPACE 105	OFFICES / SALES: 1,852 SQ. FT. WAREHOUSE / WHOLESALE:	5,486 SQ. FT. TOTAL 6,919 SQ. FT.
TENANT SPACE 106	OFFICES / SALES: 1,916 SQ. FT. WAREHOUSE / WHOLESALE:	5,465 SQ. FT. TOTAL 6,781 SQ. FT.
TENANT SPACE 107	OFFICES / SALES: 1,916 SQ. FT. WAREHOUSE / WHOLESALE:	5,465 SQ. FT. TOTAL 6,781 SQ. FT.
TENANT SPACE 108	OFFICES / SALES: 1,252 SQ. FT. WAREHOUSE / WHOLESALE:	5,470 SQ. FT. TOTAL 6,790 SQ. FT.

FLOOR AREA RATIO (F.A.R.)	54,406 SQ. FT. / 156,913 SQ.FT. = 34.7 %
WALKWAY	7,964 SQ. FT.
PAVING AREA	62,290 SQ. FT.
LANDSCAPE AREA:	29,018 SQ. FT.
PERVIOUS PAVING AREA	3,295 SQ. FT.
LAND COVERAGE:	(54,406 + 7,964 + 62,290) SQ. FT/ 156,913 SQ.FT. = 79.41 % < 80 %

TENANT SPACE 101	OFFICES / SALES: 1348 / 250 = 5.4 WAREHOUSE / WHOLESALE: 5.478 / 750 = 7.3	TOTAL 13 SPACES
TENANT SPACE 102	OFFICES / SALES: 1316 / 250 = 5.26 WAREHOUSE / WHOLESALE: 5.468 / 750 = 7.29	TOTAL 13 SPACES
TENANT SPACE 103	OFFICES / SALES: 1316 / 250 = 5.26 WAREHOUSE / WHOLESALE: 5.465 / 750 = 7.29	TOTAL 13 SPACES
TENANT SPACE 104	OFFICES / SALES: 1332 / 250 = 5.32 WAREHOUSE / WHOLESALE: 5.315 / 750 = 7.09	TOTAL 12 SPACES
TENANT SPACE 105	OFFICES / SALES: 1332 / 250 = 5.32 WAREHOUSE / WHOLESALE: 5.486 / 750 = 7.31	TOTAL 13 SPACES
TENANT SPACE 106	OFFICES / SALES: 1316 / 250 = 5.26 WAREHOUSE / WHOLESALE: 5.465 / 750 = 7.28	TOTAL 13 SPACES
TENANT SPACE 107	OFFICES / SALES: 1316 / 250 = 5.26 WAREHOUSE / WHOLESALE: 5.465 / 750 = 7.28	TOTAL 13 SPACES
TENANT SPACE 108	OFFICES / SALES: 1252 / 250 = 5.0 WAREHOUSE / WHOLESALE: 5.478 / 750 = 7.30	TOTAL 12 SPACES

	TOTAL PROVIDED PARKING SPACES : 120 SPACES
	STANDARD SPACES: 114 SPACES
	ACCESSIBLE SPACES: 6 SPACES

	FIRST 10,000 / 2,500 = 4 SPACES
	44,406 / 5,000 = 9 SPACES
	PROVIDED BICYCLE PARKING SPACES : 14 SPACES



SITE PLAN

SCALE	1
1" = 20' 0"	

ALDER TAYLOR RETAIL CENTER

ALDER TAYLOR RETAIL
17783-17805 TAYLOR AVE.
BLOOMINGTON, CA 92316

DEVELOPERS EUGENE & HAE PARK
P.O. BOX 780 BLOOMINGTON, CA 92316

Revisions

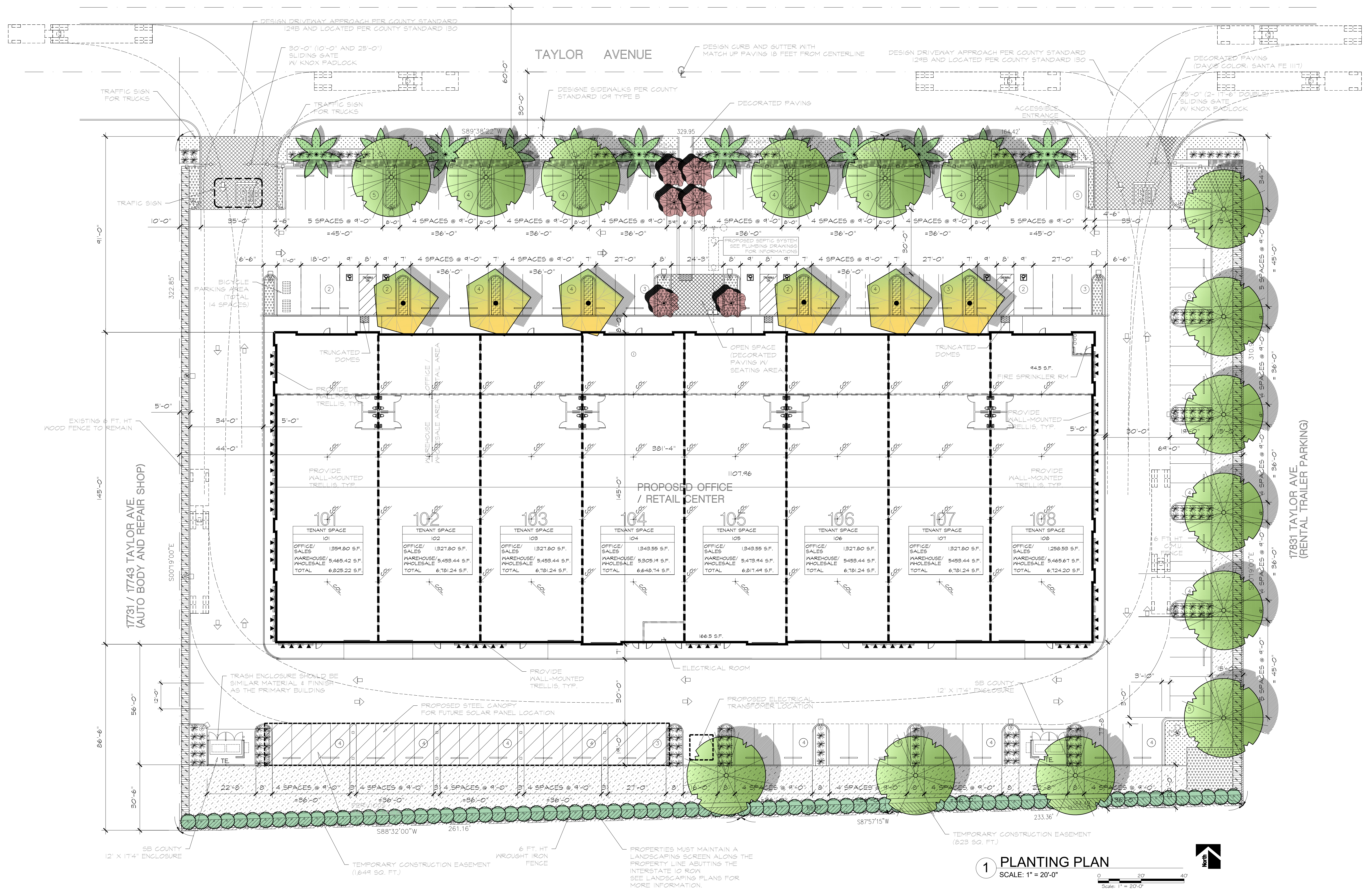
1	
2	
3	
4	
5	
6	
Scale	
Drawn	J.H.
Checked	LEE
Job No	
Date	6/1/26

DRAWING TITLE

SITE PLAN

Sheet No
A-1
of

EXHIBIT D



1 PLANTING PLAN
SCALE: 1" = 20'-0"

PLANTING LEGEND								
TREES	SIZE & QUAN.	WUCOLS	SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS	SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS
ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	36" BOX/ 15 EA.	LOW	HESPERALOE PARVIFLORA 'BREKELIGHT' BRAKELIGHT YUCCA	1 GAL./ 156 EA.	LOW	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	FLAT@ 24" O.C./ 4 EA.	LOW
GLEDITSIA TRIACANTHOS 'SHADE MASTER' HONEY LOCUST	24" BOX/ 6 EA.	LOW	DODONAEA VISCOSA HOPBUSH	5 GAL.@ 36" O.C./ 243 EA.	LOW	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	FLAT@ 24" O.C./ 42 EA.	LOW
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX/ 6 EA.	LOW	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.@ 30" O.C./ 165 EA.	LOW	VINE	SIZE & QUAN.	WUCOLS
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20 FT. TRUNK HT./ 12 EA.	LOW	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	1 GAL.@ 24" O.C./ 346 EA.	LOW	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	1 GAL./ 71 EA.	LOW
PRUNUS ILICIFOLIA SSP. ILICIFOLIA HOLLYLEAF CHERRY	15 GAL./ 82 EA.	LOW	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	4" POT@ 30" O.C./ 646 EA.	LOW	TOTAL PROPOSED LANDSCAPE AREA: 25,540 SF. DROUGHT TOLERANT (0.3 PF): 25,540 SF. (100%)		

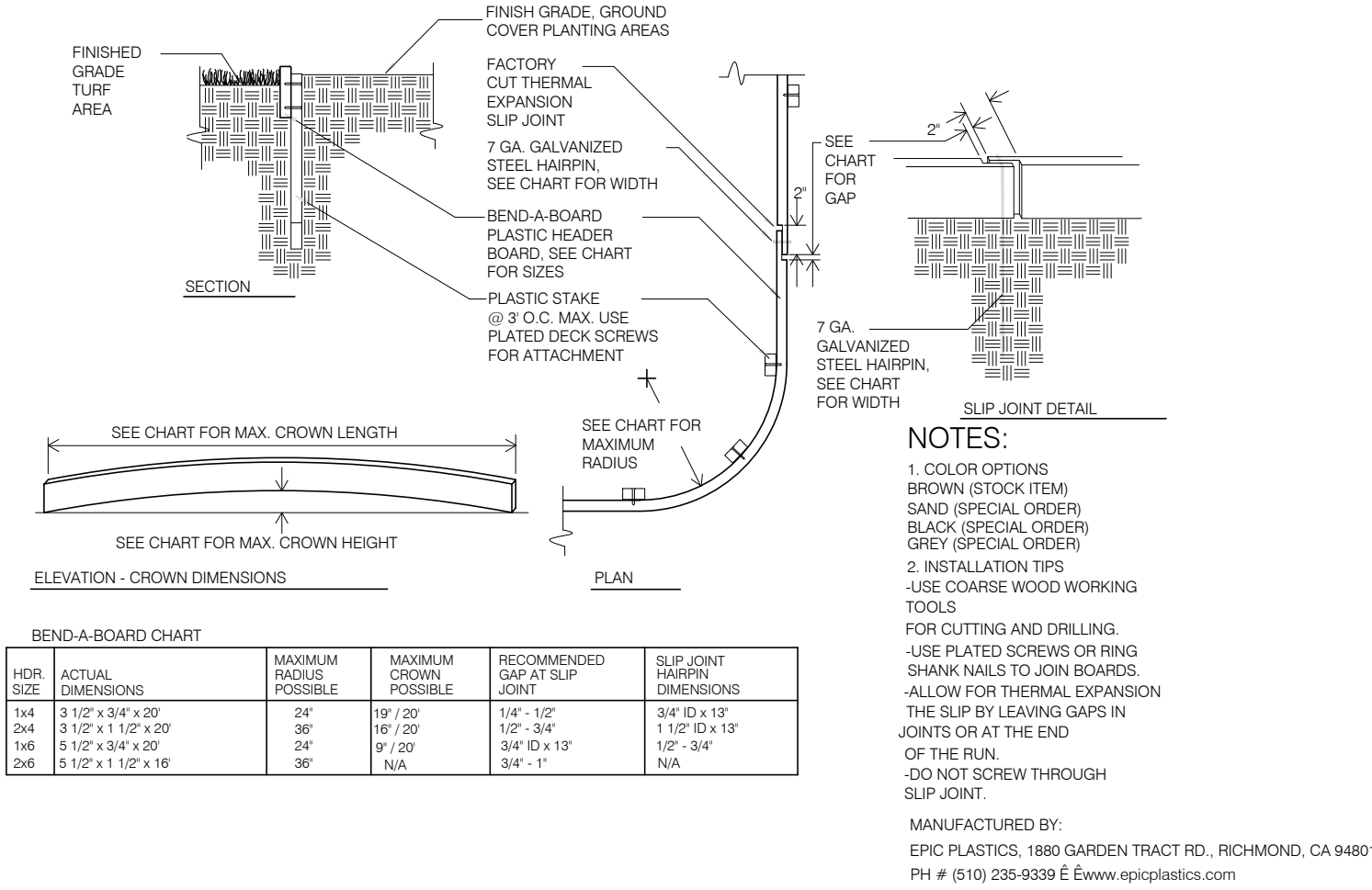
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

11-8-2019
DATE

LANDSCAPE PLANTING NOTES

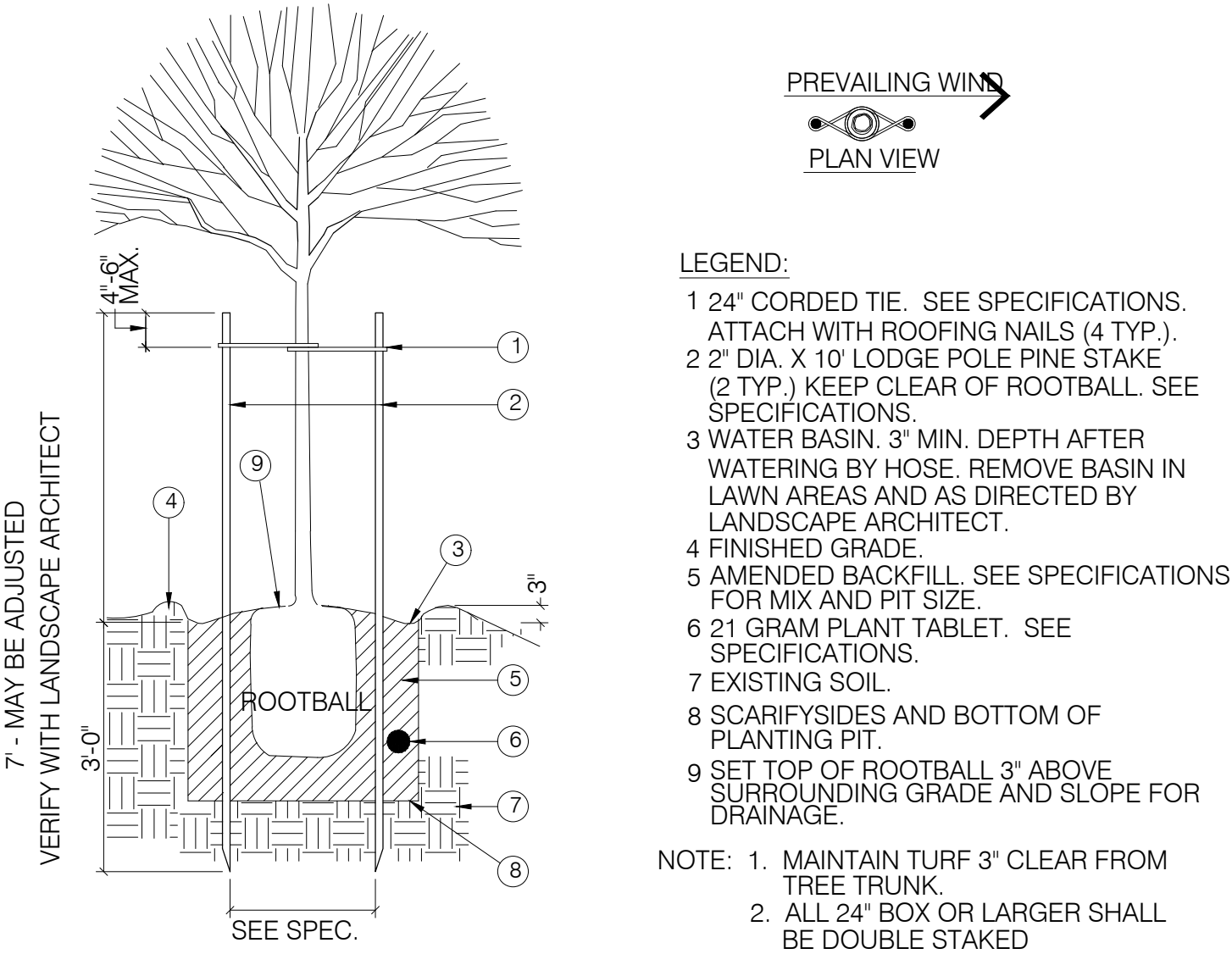
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURERS INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. SOIL PREPARATION FOR ALL LANDSCAPE AREAS PLEASE SEE WALLACE LAB RECOMMENDATION.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO WALLACE LABORATORIES, LLC RECOMMENDATIONS. WALLACE LAB: (310)-615-0116, 365 CORAL CIRCLE, EL SEGUNDO, CA 90245
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" MIN. LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. SITE MAINTENANCE (PLEASE SEE WALLACE LAB RECOMMENDATION) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



PLASTIC EDGING

SCALE: N.T.S.

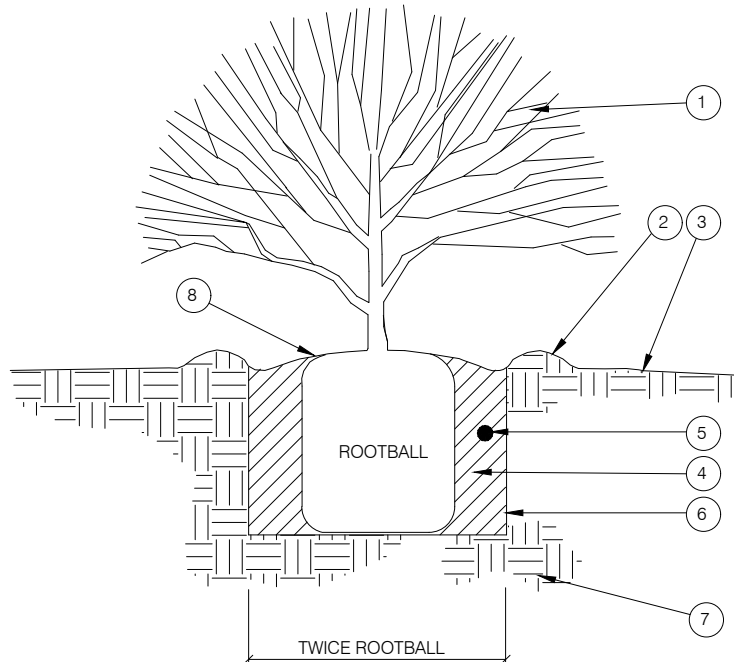
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TREE PLANTING-DOUBLE STAKING

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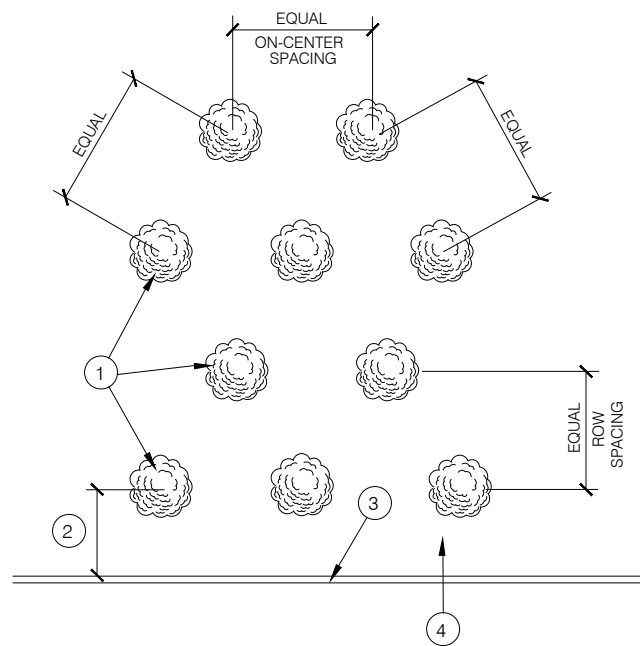
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SHRUB PLANTING

SCALE: N.T.S.

2



SHRUB/GROUNDCOVER SPACING

SCALE: N.T.S.

3

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

11-8-2019
DATE

SQILA INC
Landscape Architects
2669 Saturn St.
BREA, CA, 92821
info@sqila.com
www.sqila.com
T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

DRAWING TITLE
PLANTING
DETAILS

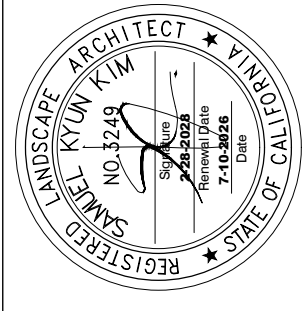
Sheet No

LP-2

Or

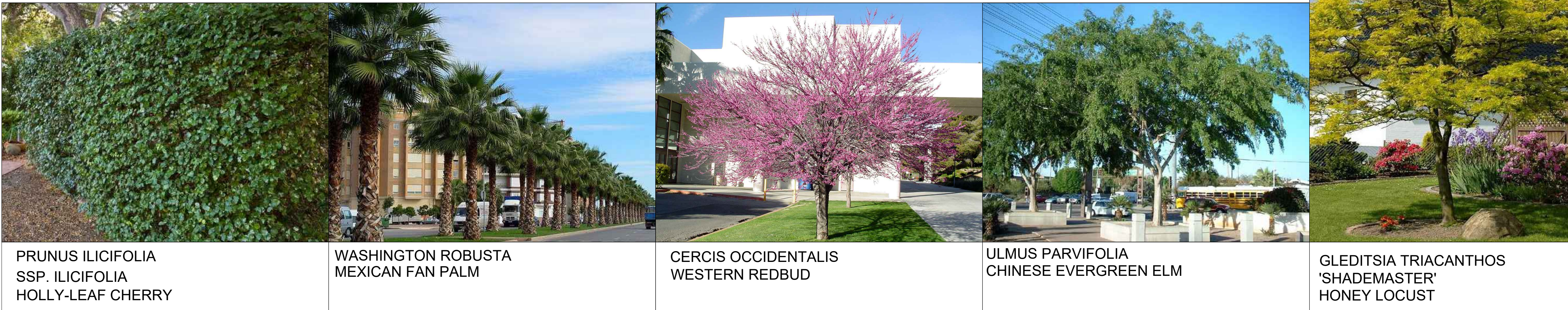
Revisions	
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Scale	
Drawn	D.P.
Checked	S.K.
Job No	
Date	7/10/26

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DEVELOPERS: **EUGENE & HAE PARK**
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"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

11-8-2019
DATE

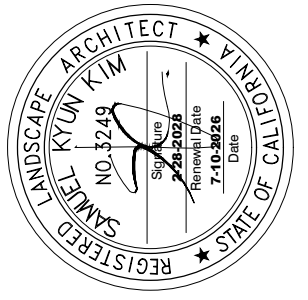
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DRAWING TITLE
PLANT IMAGES

Sheet No
LP-3
Or

Revisions	
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Scale	
Drawn	D.P.
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Job No	
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INTERIOR
PLANNING

EXHIBIT E

EXHIBIT E

Initial Study/Mitigated Negative Declaration – PROJ-2022-00051 (Alder Taylor)

<https://lus.sbcounty.gov/planninghome/environmental/valley-region/>

EXHIBIT F



Land Use Development Services Department
Planning Division
Affidavit - Applicant/Representative Accepting all
the Conditions of Approval

I received, read, understand, and accept ALL the conditions of approval for Planning Project Case No. **PROJ-2022-00051** for **17805 and 17783 Taylor Ave, Bloomington, CA 92316**; APNs: **0252-142-05 and -06**

HAE PARK

APPLICANT/REPRESENTATIVE NAME (PLEASE PRINT)


APPLICANT/REPRESENTATIVE SIGNATURE

DATE

7/23/26

EXHIBIT G

David Mack

From: Dennis, Talvin L@DOT <talvin.L.dennis@dot.ca.gov>
Sent: Monday, June 1, 2026 3:41 PM
To: David Mack
Cc: Patel, Janki@DOT
Subject: Alder Taylor Retail Project (PROJ-2022-00051)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from talvin.l.dennis@dot.ca.gov. [Learn why this is important](#)

Good evening, Mr. Mack:

This email is in reference to the Alder Taylor Retail Project (PROJ-2022-00051).

The California Department of Transportation (Caltrans) Local Development Review (LDR) Branch has completed its review of the Alder Taylor Retail Project (Proj-2022-00051). The Project Site consists of two parcels with a total of approximately 3.7 acres described as Assessor's Parcel Nos. 0252-142-05 and - 06; it is located on the south side of Taylor Avenue east of Alder Avenue and north of Interstate 10 Freeway (I-10)

The Proposed Project consists of a Minor Use Permit for the development and operation of retail center with a total of 54,406 square feet on two parcels containing approximately 3.7 acres total. The Project is proposed to include eight retail spaces of approximately 6,800 square feet each, as well as the demolition of three total structures under separate permit. Access to the site would be via two 30-foot-wide accessways on Taylor Avenue. The Proposed Project includes approximately 81 percent lot coverage, approximately 18.5 percent landscaping, and a maximum Floor Area Ratio of approximately 34.7 percent. The facility would include 113 standard car spaces, 6 handicap-accessible spaces, and 14 bicycle parking spaces and 6-foot wrought iron fencing surround the site. The Proposed Project would provide for operations to occur 24 hours a day, seven days a week, and is anticipated to require less than 10 office employees.

This department finds no impact to the SHS currently. Therefore, this department has No Comment for this project currently. However, we would like to remind you that if there are any changes to this project that all updated information, please resend to this department for any further needed reviews.

Talvin Dennis
Associate Transportation Planner
District 8 Caltrans – Planning Division
LDR - CEQA
464 West 4th Street MS-726
San Bernadino, CA 92401
Cell 909-963-9608

EXHIBIT H



ALDER TAYLOR RETAIL CENTER
17805 - 17783 Taylor Ave. Bloomington, CA 92316

Developers : EUGENE AND HAE PARK