

EXHIBIT A

Findings

FINDINGS: CONDITIONAL USE PERMIT

Conditional Use Permit to construct a 708,240 square foot industrial building to be used as a High Cube Warehouse and a Tentative Parcel Map (TPM 19448) to subdivide 54.2 acres into two parcels on 36.70 acres.

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application. The 36.70-acre site contains ample area to accommodate the proposed building and site improvements associated with the Project. The Project as proposed satisfies all applicable standards and requirements of the Development Code.
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 project is located on Slover Avenue and Locust Avenue, which are County-maintained roads that will provide adequate legal and physical access to the project site. Access to the Project will occur at three project driveways, two on Slover Avenue and one on Locust Avenue, with an emergency access on Linden Avenue. The Project traffic study concluded that no off site traffic safety issues will result from the implementation of the Project as proposed.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The Project has sufficiently demonstrated compliance the appropriate site design requirements and development standards such as setbacks, landscape areas, storm water quality improvements, and off street parking. Compliance with these requirements as well as all applicable conditions of approval and mitigation measures will ensure that the project will have no substantial adverse effect upon abutting properties. Additionally, the use will not interfere with the present or future ability to use solar energy systems.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable Community or Specific Plan. The Project is consistent with the County General Plan as well as the Bloomington Community Plan. The Project specifically implements the following goals:

General Plan Goal LU 4: The unincorporated communities within the County will be sufficiently served by industrial land uses.

- Goal Implementation: The proposed Project is a logical expansion of an existing industrial site, and serves the overall need within the County for new and expanded logistic centers and distribution warehouses.

General Plan Goal LU 9: Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further countywide economic development goals.

General Plan Policy LU 9.1: Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

- Goal/Policy Implementation: The Project is located within a well-developed area in the sphere of influence of the City of Rialto that contains a mix of residential and industrial land uses. Considering features of the site design, the arrangement of land uses within the vicinity, and data included in the supporting studies, the Project is appropriately sited and compatible with the surrounding area.

Bloomington Community Plan Goal LU 3: Ensure that commercial and industrial development within the plan area is compatible with surrounding uses and meets the needs of local residents.

- Goal Implementation: The Project has been appropriately designed to incorporate building setbacks and landscape buffers partly to lessen potential impacts upon adjacent properties such as noise, and visual impacts. Moreover, the supplemental studies and report submitted with the Project indicate other impacts upon the environment in area like air quality and traffic will remain less than significant. The Project is therefore determined to be compatible with the surrounding land uses.
5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels. Infrastructure, such as wet and dry utilities and street improvements, has been sufficiently accommodated in the development proposal pursuant to the requirements of the Development Code. Following review of the Project site plan and supporting documents, Staff has concluded that adequate services levels for infrastructure will be maintained when considering the development as proposed.
 6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare. All conditions are proposed to implement standard requirements of the County Development Code.
 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, through the orientation and design of the building to take advantage of passive solar heating capabilities. There will be ample area with sun exposure available on the site at full build out of the Project.

FINDINGS: TENTATIVE PARCEL MAP 19448

1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable community plan, and any applicable specific plan because the project allows for the orderly subdivision and development of land within the density specified by the proposed IC, Community Industrial land use zoning district. The proposed Parcel Map is for a two lot subdivision on 54.32 acres, which conforms to the minimum lot area requirement of 5 acres in the Community Industrial land use zoning district.
2. The site is physically suitable for the type and proposed density of development; because the site is sufficient in size, length, and width and the newly created parcel meets the minimum development standards of the Community Industrial land use zoning district. The project is consistent with the existing industrial development in the surrounding area. The

physically suitability of the site has been sufficiently established by reviewing departments and agencies during the evaluation of the Project plans and supporting studies.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; because no such resources have been identified on the project site. The site has been fully disturbed by previous industrial uses.
4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems; because the site location, the subdivision design, and the density proposed are such that hazards from flood, fire, noise and other potential public health hazards are deemed minimal with the implementation of the proposed conditions of approval and mitigation measures.
5. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision because the conditions of approval shall require that public rights of easements will not be interfered with, and that statements of concurrence be provided from utility companies whose easements may be affected by the proposed development. The development will provide three points of legal and physical access, and one energy access point to the site with proper documentation of those access rights.
6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The Project proposes to utilize on-site treatment to conduct wastewater generated from the proposed land uses.
7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; because the proposed subdivision map will conform to the Official Land Use District, which provides adequate building setbacks. The building setbacks promote optimum spacing that create adequate opportunity for the use of solar technology.
8. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law, because the size and shape of the two parcels conform to the standard regulations set forth in the Development Code and the appropriate agencies (including County Fire and Public Works) have reviewed the project design and the proposed conditions and mitigation measures.