




LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: August 3, 2023

AGENDA ITEM #3

Project Description

Vicinity Map

<p>APN: 0252-161-43 and 45</p> <p>Applicant: Arrow Plaza, LLC</p> <p>Community/Supervisory District: Bloomington 5TH Supervisorial District</p> <p>Location: Southwest corner of Valley Blvd. and Linden Avenue</p> <p>Project No: PROJ-2021-00014</p> <p>Staff: Aron Liang, Planning Manager</p> <p>Rep: Saber Awad</p> <p>Proposal: Conditional Use Permit for a commercial retail plaza consisting of an 11,877-square foot, 5-story hotel, a gas station with a 2,400-square foot convenience store with 12 motor vehicle fuel-sale pumps, and a 2,500-square foot restaurant with a drive-thru, on 2.78 acres, in the Special Development Land Use Category and Valley Corridor Commercial Zoning District.</p>	 <p style="text-align: center;">21 Hearing Notices Sent On: July 21, 2023 Report Prepared By: Aron Liang</p>
---	---

SITE INFORMATION

Parcel Size: 2.78-acres
Terrain: The site is currently vacant and relatively flat
Vegetation: Vacant/non-native vegetation

Table 1 - SURROUNDING LAND DESCRIPTION:

Area	Existing Land Use	Land Use Category	Zoning District
Site	Vacant	Special Development (SD)	Valley Corridor Commercial (VC/COM)
North	Retail commercial uses	Special Development (SD)	Valley Corridor Commercial (VC/COM)
South	Mini-Storage	Special Development (SD)	Valley Corridor Commercial (VC/COM)
East	Commercial uses	Special Development (SD)	Valley Corridor Commercial (VC/COM)
West	Vacant properties/Mobile Homes	Special Development (SD)	Valley Corridor Bloomington Enterprise (VC/BE)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	City of Rialto	No comments received
Water Service:	West Valley Water District	Will Serve Letter Submitted
Sewer Service:	City of Rialto	Will Serve Letter Submitted

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration; **ADOPT** the findings as contained in the staff report; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** staff to file a Notice of Determination¹.

¹. 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 – VICINITY MAP



Figure 2 – COUNTYWIDE PLAN/POLICY PLAN LAND USE DESIGNATION

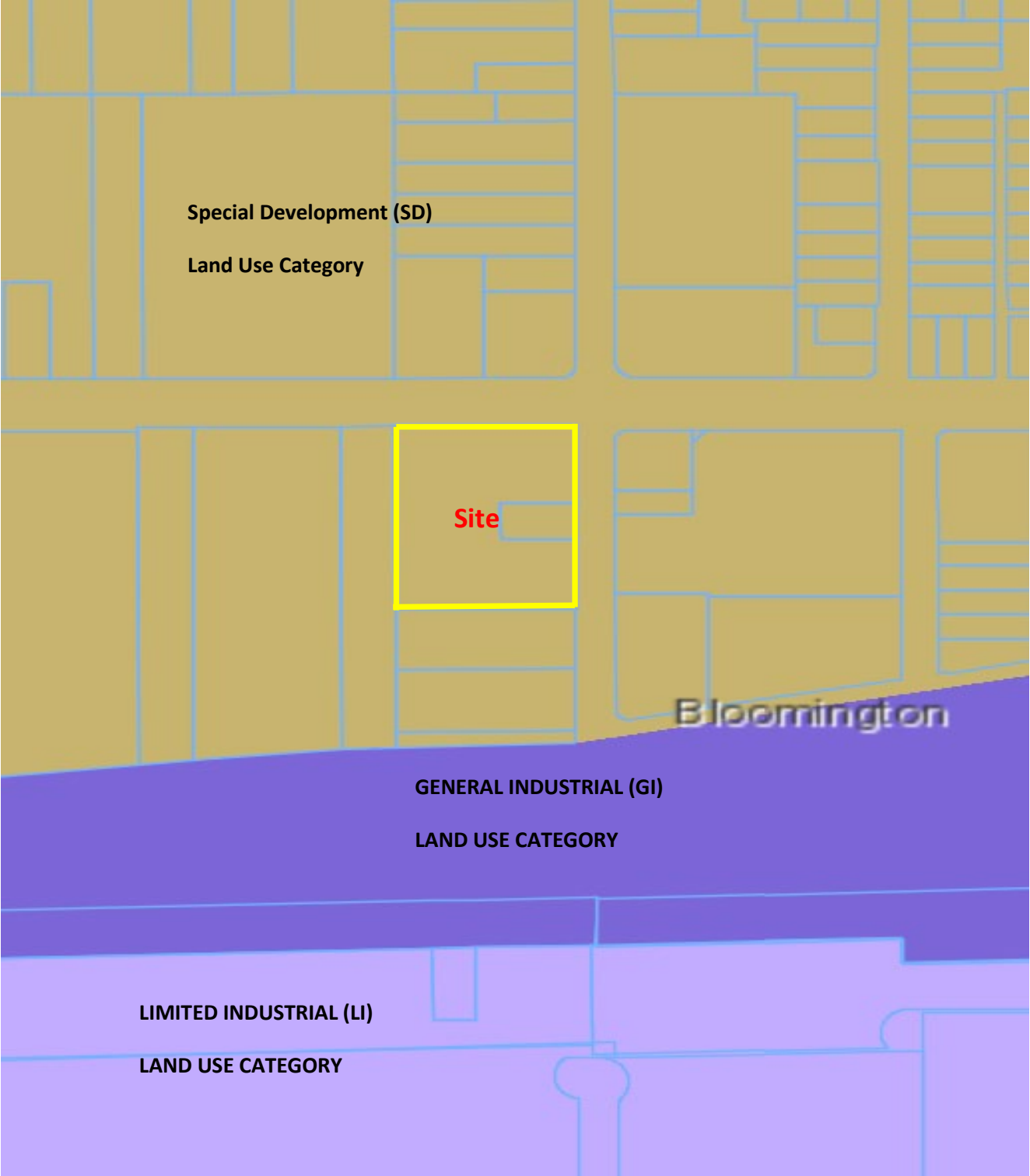


Figure 3 – ZONING MAP DESIGNATIONS



Figure 4 - AERIAL MAP



Figure 5 - PROPOSED SITE PLAN

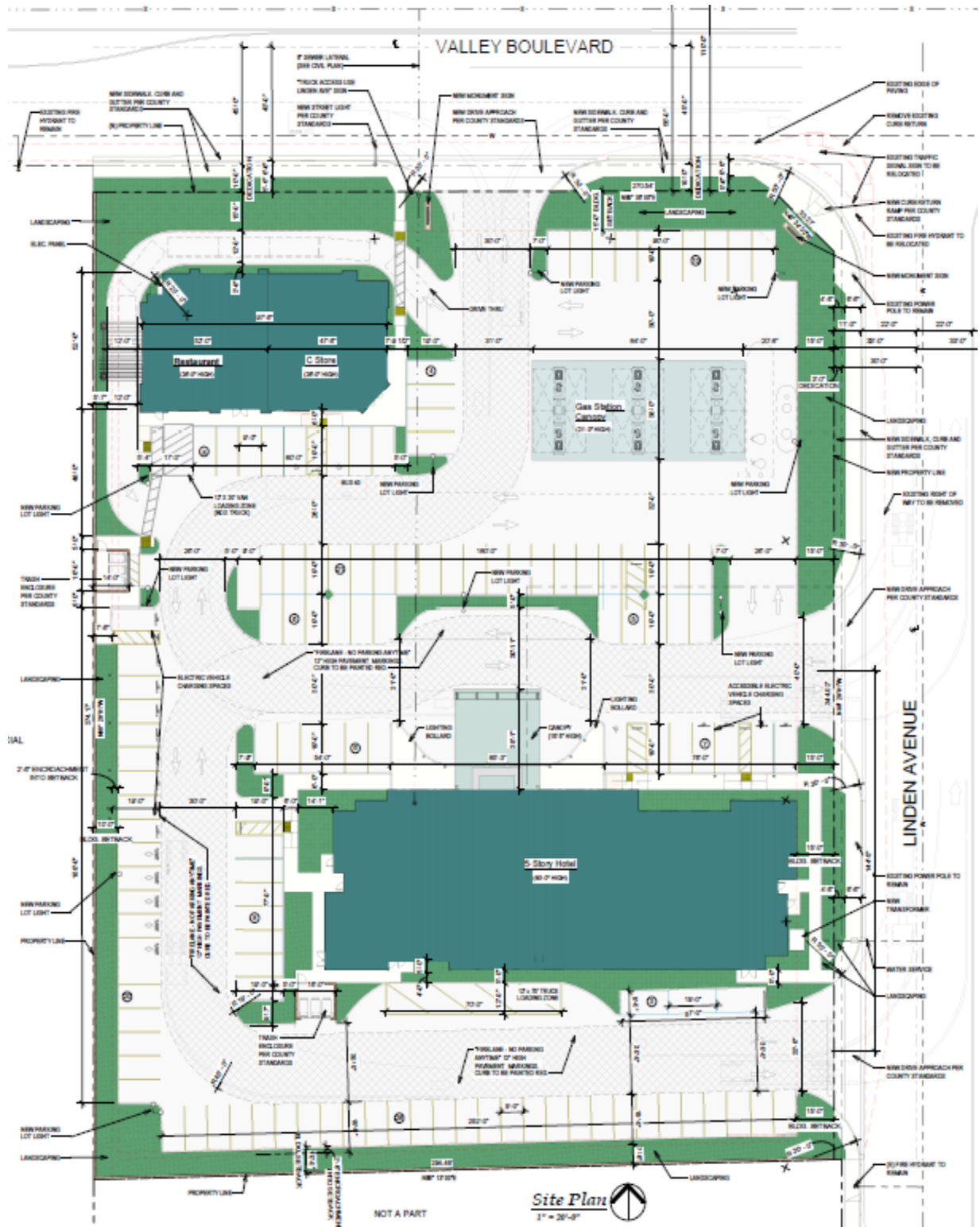


Figure 6 - CONCEPTUAL LANDSCAPE PLAN



Figure 7 - CONCEPTUAL BUILDING ELEVATIONS

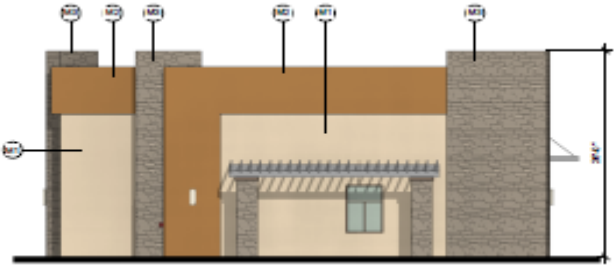
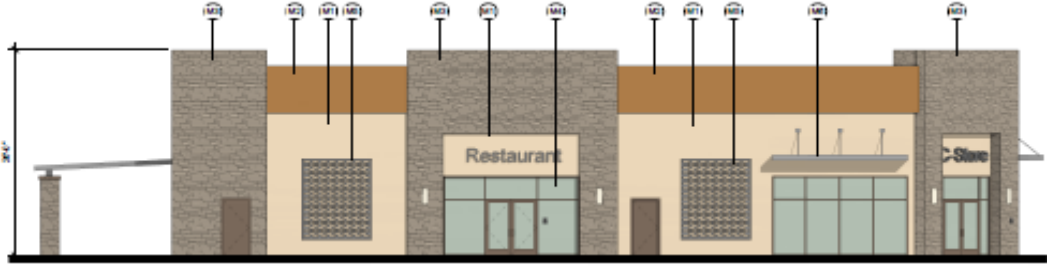
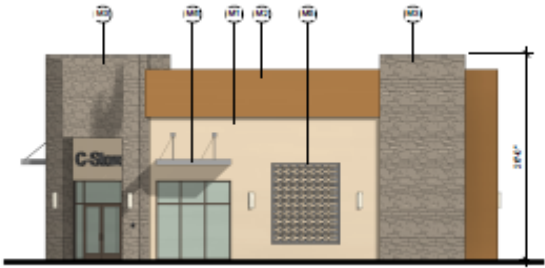
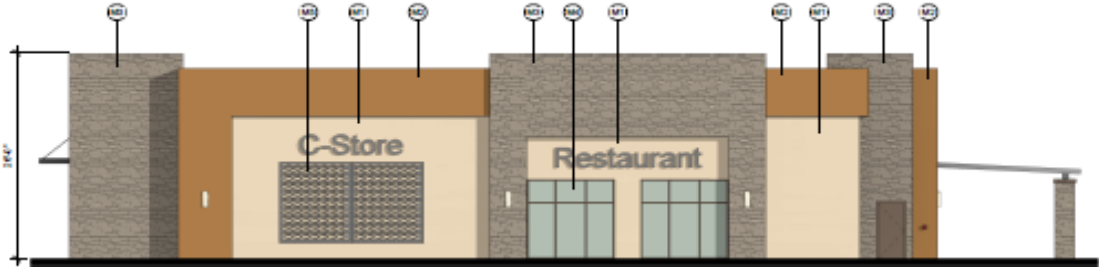
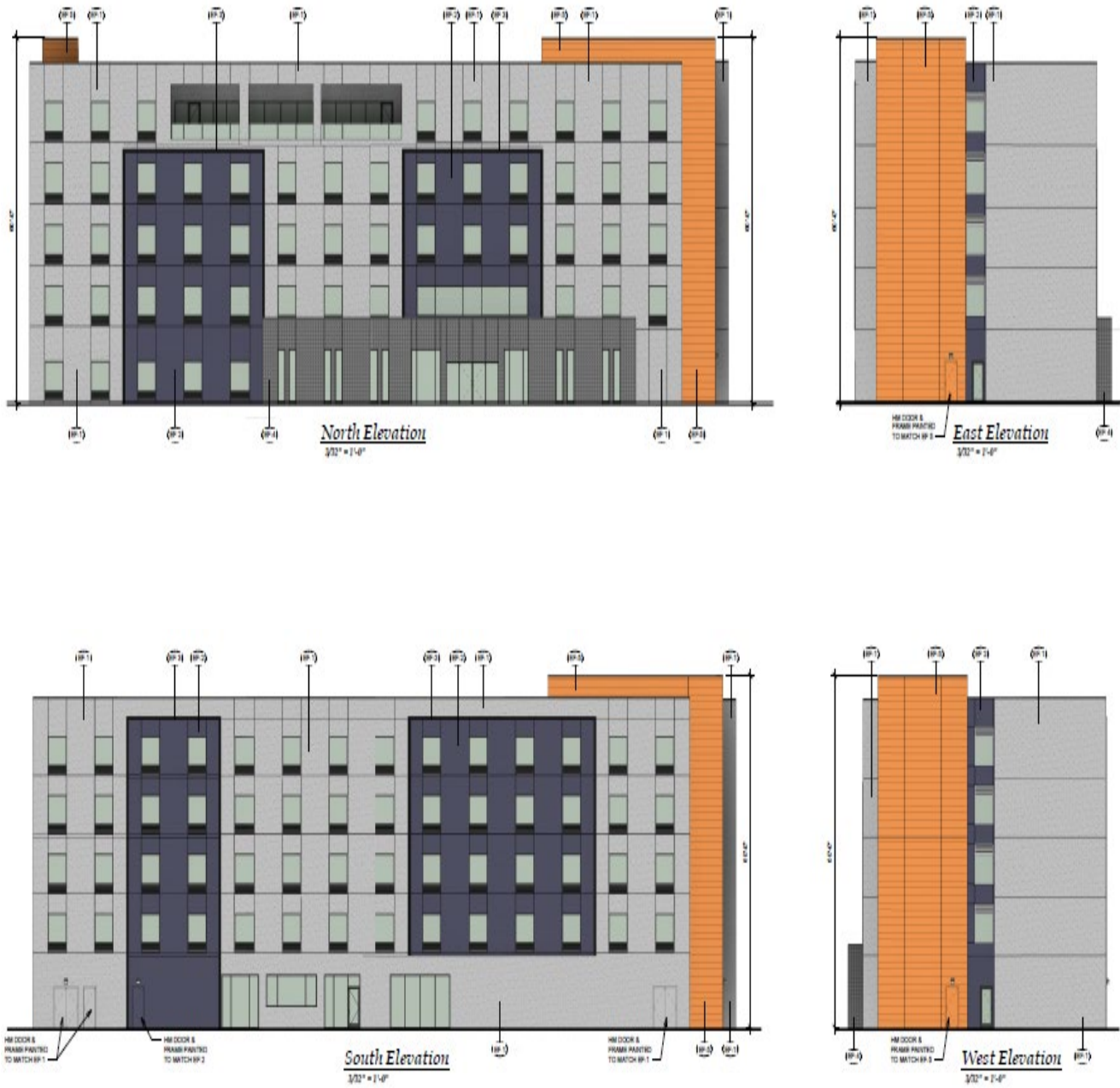


Figure 8 - CONCEPTUAL BUILDING ELEVATIONS



Site Photos

Photo 1

View of site looking south from Linden Avenue



Photo 2

View of site looking north from Linden Avenue



Photo 3

View of site looking west from Linden Avenue



Photo 4

View of site looking west on Valley Blvd.



Photo 5

View of site looking south from Valley Blvd.

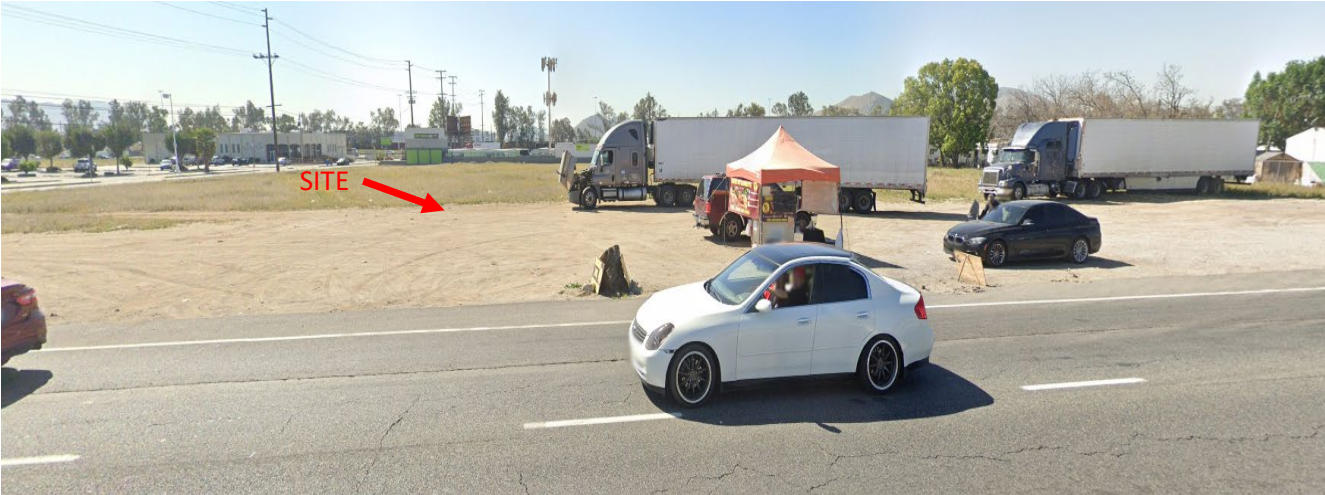


Photo 6

View of site looking east from Valley Blvd.



PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a commercial retail plaza, consisting of a 5-story hotel (87 rooms), a gas station with a 2,400-square foot convenience store with 12 motor vehicle fuel-sale pumps, and a 2,500-square foot restaurant with a drive-thru (collectively referred to as the Project), in the Special Development (SD) Land Use Category and Valley Corridor Commercial (VC COM) Zoning District.

The Project site consists of two separate parcels and is currently vacant, relatively flat, with slopes of less than two percent (Refer to Photos 1 through 6). The surrounding area is urbanized; developed with commercial uses to the north, east, and south and vacant properties and a mobile home park to the west. The proposed development will consist of site clearing, site preparation, appurtenant improvements, and construction of the proposed commercial retail plaza. The Project will also include on-site parking, landscaping, and loading areas. The site has access to a public water supply, public sewer, electricity, and natural gas. Off-site street improvements (Refer to Condition 77) and on-site drainage improvements (Refer to Condition 58) will also be required. The Project will include drought-tolerant landscaping around the Project perimeter, parking stalls and three commercial driveways. Access to the site for vehicles will be provided by three standard commercial driveways, one on Valley Blvd., and two on Linden Avenue (Refer to Figure 5).

PROJECT ANALYSIS:

Site Planning: The Project is proposed on a speculative basis, with no tenant(s) pre-identified. The hotel, gas station and commercial structures have been designed to front Valley Blvd. The proposed commercial retail plaza will be constructed in one phase, in accordance with development standards required pursuant to Section 3.2, Table 3-2 General Development Standards of the Valley Corridor Specific Plan. The Project site plan provides adequate area to accommodate all parking, loading areas, access and circulation requirements needed to comply with County requirements (Refer to Table 2).

Landscaping. The conceptual landscape plan provides 17 percent (17,325 square feet) of landscaping, exceeding the 10 percent on-site landscaping requirements of the Development Code (Refer to Figure 6). Landscaping will be designed to match the surrounding commercial establishments.

Parking. The Valley Corridor Specific Plan requires one space per 250 s.f. of Gross Floor Area for retail, one space per 100 s.f., for restaurant (including fast-food drive-through), and 1 space per room, plus 5 additional spaces for employee for 92 stalls for hotel. Based on the proposal, a total of 130 stalls are required of the Project, and the site plan provides 137 parking stalls.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Valley Corridor Specific Plan and Development Code for development in the VC COM Land Use Zoning District, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard/ Valley Corridor Commercial (VC COM) Zone	Project Plans
Commercial Retail	CUP	CUP
Parking	130	137

Project Component	Development Code Standard/ Valley Corridor Commercial (VC COM) Zone		Project Plans
Landscaping	Trees Minimum Landscaping	14 trees in parking lot	67 trees in parking lot
Building Setbacks	Front	15'	31'
	Street Side	15'	15'
	Rear	15'	71'
Building Height	60 feet maximum		60 feet
Drive Aisles	24'		26'
Lot Coverage	80%		15%
Floor Area Ratio	.50		.49

Proposed Operation. The business hours for the gas station and restaurants with a drive-thru would be seven days a week, consistent with the commercial operating hours of the surrounding businesses.

Fencing: A 6-foot-high solid walls with pilasters are required along the westerly and southerly property boundaries.

COMMUNITY OUTREACH:

A detailed summary of the community outreach for this Project includes the following:

- On September 7, 2022, the applicant held a community meeting with the Bloomington Municipal Advisory Council (MAC) to obtain input on the Project. No comments of concern were expressed by the Bloomington MAC for the Project.
- On July 14, 2022, the applicant held a public meeting to present the Project and engage with residents, business, property owners, and key community stakeholders to obtain community input on the Project. All comments by the residents, business, and property owners at the public meeting were positive and in favor of the Project (Refer to Exhibit E – Community Meeting Notes).

PUBLIC COMMENTS:

On February 7, 2021, the Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. No comments were received.

ENVIRONMENTAL REVIEW:

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Refer to Exhibit C). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of the recommended mitigation measures, which have been incorporated in the Conditions of Approval (Refer to Exhibit A). A Notice of Availability/Notice of

Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on December 7, 2022. No comments were received on the NOA/NOI. The MND concludes that any resulting impacts to the environment or the public can be mitigated to a level of less than significant.

Following are summaries of topics addressed in the IS/MND:

Air Quality: The Project air quality analysis shows that the Project will not exceed any air quality standard or contribute substantially to an existing or projected air quality violation because the proposed use would not exceed thresholds of concern as established by the South Coast Air Quality Management District (SCAQMD). A dust control plan will be required as a standard condition to regulate short-term construction activities that could create windblown dust. Painting activities will be restricted as needed to comply with SCAQMD standards.

Water Quality: A Preliminary Water Quality Management Plan (WQMP) has been approved by the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System (NPDES) Area-wide Stormwater Program. The Project drainage system will collect storm water runoff in two on-site underground infiltration/retention chambers system, designed and sized to accept storm water flows for on-site percolation within the prescribed period of time to avoid the nuisance of standing water. Requirements for approval of the final WQMP have been incorporated in the Conditions of Approval.

Traffic: The Project trip generation was evaluated using trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2022. The Project is estimated to generate 1,356 Passenger Car Equivalent (PCE) trips on a daily basis, with 116 PCE trips in the AM peak hour and 80 PCE trips in the PM peak hour. All intersections and project driveways in the study area are expected to operate at an acceptable LOS C or better under all scenarios.

Vehicle Miles Traveled (VMT): Based on the review of the applicable VMT screening thresholds, 1) Transit Priority Area (TPA) Screening, 2) Low VMT Area Screening, and 3) Project Type Screening, a VMT analysis was not required, as the Project satisfies the Low VMT Area screening; resulting in a less than a significant VMT impact, not considered to be significant.

RECOMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EXHIBIT B);
2. **ADOPT** the recommended Findings as contained in the staff report (EXHIBIT C);
3. **APPROVE** the Conditional Use Permit for a commercial retail plaza consisting of an 11,877-square foot, 5-story hotel, a gas station with a 2,400-square foot convenience store with 12 motor vehicle fuel-sale pumps, and a 2,500-square foot restaurant with a drive-thru, subject to the recommended Conditions of Approval (Exhibit A); and
4. **DIRECT** staff to file the Notice of Determination.

ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
www.sbcounty.gov/uploads/LUS/Valley/ArrowheadCommRetailPlaza/2-IS-MND%20PROJ-2022-00014%20signed.pdf

EXHIBIT C: Findings

EXHIBIT D: Site Plan

EXHIBIT E: Community Meeting Notes

EXHIBIT A

Conditions of Approval

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

On-GOING AND OPERATIONAL CONDITIONS

LAND USE SERVICES – Planning Division

1. **Project Description.** This Conditional Use Permit approval is for the construction of an 11,877-square foot, 5-story (87 rooms), a gas station with a 2,400-square foot convenience store, with 12 motor vehicle fuel-sale pumps, and a 2,500-square foot restaurant with a drive-thru, on 2.78 acres, in the Special Development (SD) Land Use Category, and Valley Corridor Commercial (VC/COM) Zoning District, in compliance with the San Bernardino County Code (SBCC), California Building Codes, San Bernardino County Fire Code, California Fire Code, the Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations and landscape plans).
2. **Project Location.** The Project site is located at the southwest corner of Valley Boulevard and Linden Avenue, in Bloomington, in the VC/COM zoning district.
3. **Conditions of Approval:** The developer shall provide a copy of the approved conditions and the site plan to every current and future commercial tenant, lessee, and any future property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project Site with APN: 0252-161-43 and 0252-161-45. Project Number: PROJ-2022-00014.

4. **Indemnification.** In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its "indemnities" (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 the 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's 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 indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence" or "willful misconduct" within the meaning of Civil Code §2782.

5. **Development Impact Fees:** Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
6. **Clear Sight Triangle:** 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.
7. **Continuous Effect/Revocation:** 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.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

8. **Revisions:** 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.
9. **Construction Hours:** 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.
10. **Expiration.** This project permit approval shall expire and become void if it is not “exercised” within three years of the effective date of this approval, unless an extension of time is granted. The permit is deemed exercised when either
 - The permittee has commenced actual construction or alteration under a validly issued Building Permit, or
 - 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]

Occupancy of completed structures and operation of the approved 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:

- Building and Safety does not issue construction permits for all or part of the project or the construction permits expire before the completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is 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 the expiration date. The developer is responsible for initiation of any **Extension of Time** application

11. **Extension of Time:** 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)
12. **Lighting – Valley Requirements:** Lighting shall comply with Chapter 83.07 “Light Trespass” of the County’s Development Code. Outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass in excess of the maximum allowed foot-candles on an abutting residential land use zoning district; a residential parcel; or public right-of-way.
13. **Underground Utilities:** 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.
14. **Performance Standards:** 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.
15. **Additional Permits:** 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: none. b. STATE: Regional Water Quality Control Board (RWQCB- Santa Ana Region, c. COUNTY: Land Use Services – Planning/Building and Safety/Land Development, County Fire, Environmental Health Services, and Public Works. d. REGIONAL: South Coast Air Quality Management District. e. LOCAL: City of Rialto.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

16. **GHG - Operational Standards:** The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric powered.
17. **Construction Noise:** 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. **Project Account:** The Project account number is PROJ-2022-00014. 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.
19. **Continuous Maintenance:** 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 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

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

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.

LAND USE SERVICES - Land Development - Drainage

20. **Tributary Drainage:** Adequate provisions should be made to intercept and conduct the tributary off site on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
21. **Additional Drainage Requirements:** In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
22. **Erosion Control Installation:** 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.
23. **Continuous BMP Maintenance:** 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 Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.
24. **BMP Enforcement:** 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 County 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.

PUBLIC HEALTH- Environmental Health Services

25. **Refuse Storage and Disposal:** 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.
26. **Noise Levels.** Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call EHS at 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS - Solid Waste Management Division

27. **Franchise Hauler Service Area** – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste and Recycling Services).

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

28. Recycling Storage Capacity – The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill 2176.
29. Mandatory Commercial Recycling – Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
30. Mandatory Trash Service. This property falls within a Uniform Handling Service area. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.
31. Mandatory Commercial Organics Recycling As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.
32. Recycling and Organic Waste Collection Container Information – As of July 1, 2020, AB 827 (Enacted October 2, 2019) requires those MCR and MORE-covered businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

COUNTY FIRE DEPARTMENT – Community Safety Division

33. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
34. 30' Fire Access will be required around all sides of this Hotel per Standard A-1
35. Jurisdiction. 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.
36. Emergency Responder Radio System. An emergency responder radio system is required. The applicant shall hire a qualified designer, 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. Frequencies used and tower locations can be found at:

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

<https://www.radioreference.com/apps/db/?sid=7016>

<https://www.radioreference.com/apps/db/?action=siteMap&sid=7016&type=fcc>

37. Proposal Changes. Any changes to this proposal shall require new Fire Department condition letter.
38. Sprinkler Installation Letter. 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.

DEPARTMENT OF PUBLIC WORKS – Traffic Division

39. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.
40. Directional Sign Maintenance. All required directional signage for traffic entering and exiting the site shall be installed and continuously maintained outside the Public road right-of-way in good condition for both day and night time visibility.

Prior to Grading/Land Disturbance

LAND USE SERVICES – Planning Division

41. AQ – Operational Standards. The developer shall implement the following air quality measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:
 - a) County Diesel Exhaust Control Measures [SBCC § 83.01.040 (c)]. Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use. All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
 - b) On-site electrical power connections shall be provided.
 - c) All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
 - d) The loading docks shall be posted with signs providing the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.
42. AQ – Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:
 - a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
 - b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
 - c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
 - d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
 - e) Comply with SCAQMD Rule 1113 on the use or architectural coatings
43. AQ – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
 - a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
 - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
 - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

- d) All gasoline-powered equipment shall have catalytic converters.
 - e) Provide onsite electrical power to encourage use of electric tools.
 - f) Minimize concurrent use of equipment through equipment phasing.
 - g) Provide traffic control during construction to reduce wait times.
 - h) Provide on-site food service for construction workers to reduce offsite trips.
 - i) Implement the County approved Dust Control Plan (DCP)
44. AQ – Dust Control Plan. The developer shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.
 - b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
 - c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
 - d) Storm water control systems shall be installed to prevent off-site mud deposition.
 - e) All trucks hauling dirt away from the site shall be covered.
 - f) Construction vehicle tires shall be washed, prior to leaving the project site.
 - g) Rumble plates shall be installed at construction exits from dirt driveways.
 - h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
 - i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

Biological Resources

45. BIO-1: If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey no more than three days prior to the start of construction to determine if nesting is occurring. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.
46. Cultural Resource:
CR-1: For adequate coverage and the protection of possibly significant buried resources and tribal cultural resources, a qualified archaeologist and Native American Monitor provided by the consulting tribe shall be retained by the applicant to monitor all ground-disturbing construction activities, included but not limited to site preparation, grading and excavation. The applicant, archaeologist and consulting tribe will agree on a monitoring schedule based on the necessary days of ground-disturbance. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact any tribes claiming cultural affiliation to the area. If requested by the tribe(s), the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe, etc.). If avoidance is not possible, an avoidance plan will be prepared and implemented based on consultation between the archaeologist and tribes.
47. CR-2: 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

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

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 and/or historic-era 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.

48. CR-3: If significant pre-contact and/or historic-era 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.
49. CR-4: If evidence of human remains is identified, the County Coroner will be contacted immediately and permitted to inspect the remains. The County of San Bernardino and the Project Applicant shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

50. CR-5: 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.

Geology and Soils

51. GEO-1: If paleontological resources (fossils) are discovered, earth disturbance activities should stop, and the fossil location shall be protected and cordoned off at a distance of 50 feet in all directions. A qualified paleontologist should be notified immediately to determine the significance of the discovery. After examination of the fossil(s), and if the paleontologist determines the fossil(s) to be significant, monitoring for paleontological resources is warranted. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by the paleontological monitor. Monitoring will be conducted in areas of grading or excavation in undisturbed sediments. The duration of monitoring shall be determined by the qualified project paleontologist. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.

Hydrology and Water Quality

52. WQ-1: The Project Applicant shall install the underground filtration system in accordance with the Hydrological Study. The installation shall occur during the course of grading and shall be completed prior to the issuance of any building permits.
53. WQ-2: An underground storm infiltration chamber with the capacity of 9,396 cubic-feet (CF), resulting in a peak discharge of 10.17 CF from the 100-year, 24-hour storm, will be installed to reduce developed peak flow rate to the maximum allowable peak flows. The under sidewalk drain of 2.5 feet wide has a capacity which is more than enough to handle the calculated Q100-year runoff of 8.90 cfs.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

Tribal Cultural Resources

54. TCR-1. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-3, of any pre-contact and/or historic-era 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.

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.

LAND USE SERVICES – Building and Safety Division

55. Geotechnical (Soil) Report Required Before Grading. 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.
56. Wall Plans. Submit plans and obtain separate building permits for any required retaining walls.

LAND USE SERVICES - Land Development - Drainage

57. Drainage Improvements: A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 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.
58. FEMA Flood Zone. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8659H and 06071C8667H 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.
59. Grading Plans. 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.
60. On-site Flows: On-site flows need to be directed to the nearest drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
61. WQMP: A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A \$2,650 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/>)
62. WQMP Inspection. 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.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

COUNTY FIRE DEPARTMENT – Community Safety Division

63. **Access.** The development shall have a minimum of 2 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. Other recognized standards may be more restrictive by requiring wider access provisions. b. **Multi-Story Road Access Width.** Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
64. **Additional Requirements.** In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
1. Deferred submittal will be required for Sprinklers and Alarms for Building #1, it exceeds 5,000sq ft. and will need to be sprinkler.
 2. Hydrants will need to be in compliance to Standard W-2
65. **Water System.** 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: 1500 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 5157 sq.ft. structure.
66. **Water System Certification.** The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.

PUBLIC HEALTH – Environmental Health Services

67. **Vector Control Requirements.** 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.

DEPARTMENT OF PUBLIC WORKS – Special Districts

68. **Sewer Feasibility Study.** The project lies within the district boundary of County Service Area 70 BL Bloomington for sewer service. A Sewer Feasibility Study will be required by the applicant. Compliance with the requirements of the Sewer Feasibility Study will be a condition of service. For questions relative to this condition or any other sewer matters, please contact San Bernardino County DPW – Special Districts Development Services at 760-955-9885.

PRIOR TO ISSUANCE OF BUILDING PERMIT

LAND USE SERVICES – Planning Division

69. **Landscape and Irrigation Plan.** Landscape and Irrigation Plans shall be prepared in conformance with Chapter 4, Section 4.3 (Landscaping) Landscaping Standards, of the Valley Corridor Specific Plan. The developer shall submit a landscape and irrigation plan to County Planning via the EZOP system, link: [EZ Online Permitting \(sbcounty.gov\)](https://www.sbcounty.gov/e-zop)
70. **Lighting Plans.** The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

71. Underground Utilities. 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.

72. Lot Line Adjustment. The applicant shall submit a Lot Line Adjustment application, for processing to adjust the two parcels, to accommodate the proposed buildings on site.

Greenhouse Gas Emissions Monitoring: (this item is pending applicant submit the GHG table for compliance)

73. GHG-1 - Prior to issuance of building permits, the Project applicant shall provide documentation to the County of San Bernardino Building and Safety Division demonstrating that the following measures or any other combination thereof are incorporated from the County's 2020 Development Review Processes Greenhouse Gas Emissions Screening Tables, as needed to achieve the required 100 points. Documentation may include measures incorporated into construction plans and specifications, development agreements, and/or other mechanisms, as indicated below:

Building Envelope:

- Insulation – Modestly Enhanced Insulation (9 points).
- Windows - Enhanced Window Insulation (5 points)
- Cool Roofs – Enhanced cool roof (8 points)

Indoor Space Efficiencies:

- Heating/Cooling Distribution System – Enhanced duct insulation (6 points).
- Space Heating/Cooling Equipment – High efficiency HVAC (SEER 15/80%) (5 points)
- Water Heaters – High efficiency water heater (10 points)
- Artificial Lighting – Very high efficiency lights (8 points)
- Appliances – Energy Star commercial refrigerator (2 points)

Miscellaneous Commercial Building Efficiencies:

- Building Placement – North/south alignment optimizes for natural heating, cooling, & lighting (4 points)

Commercial/Industrial Renewable Energy Generation:

- Photovoltaic – 40% of the power needs of the project (12 points)

Renewable Fuel/Low Emissions Vehicles

- Install 14 electric vehicle charging stations in garages/parking areas.

Commercial Irrigation and Landscaping:

- Water Efficient Landscaping – Only California Native landscape or only supplemental irrigation. (5 points).
- Water Efficient irrigation Systems – Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water use) (3 point).

Commercial Potable Water:

- Showers – Water efficient showerheads (2 points)
- Toilets – Water efficient toilets/Urinals (1.5gpm) (3 points)
- Toilets – Waterless urinals (3 points)
- Faucets – Water efficient faucets (1.28gpm) (2 points)

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

- Commercial Dishwashers – Water efficient dishwashers (2 points)
- Commercial Laundry Washers – Water efficient dishwashers (2 points)

Preferential Parking:

- Parking – Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles (1 point)

Reduce Waste to Landfills:

- Recycling – Recycle construction waste (2 points)
- Recycling – Provide commercial/industrial recycling programs fulfilling on-site goal of 80% diversion (5 points)
- Recycling – Recycle construction waste (4 points)

74. The proposed restaurant with a drive-thru shall submit a GHG Reduction Plan Screening Table, as needed to achieve the required 100 points, and incorporate into the project design, to ensure that the operational emissions for the restaurant would comply with the County's GHG Plan.

LAND USE SERVICES – Building and Safety Division

75. Construction Plans. 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.
76. Temporary Use Permit 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 - Roads

77. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

Valley Boulevard (Master Plan Variation – 110 feet)

- Road Dedication. A grant of easement is required to provide a half-width right-of-way of 55 feet and a 50-foot radius return grant of easement is required at the intersection of Valley Boulevard and Linden Avenue.
- Street Improvements. Design curb and gutter with match up paving that provides an 86-foot wide curb separation as required per the Master Plan Variation for Valley Boulevard.
- Sidewalks. Design sidewalks per County Standard 109 Type "C".
- 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.

Linden Avenue (Collector – 66 feet)

- Road Dedication. A 3-foot grant of easement is required to provide a half-width right-of-way of 33 feet.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

- Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
 - Sidewalks. Design sidewalks per County Standard 109 Type "C".
 - Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130.
78. Road Standards and Design. 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 Mountain Desert 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.
79. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, 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.
80. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment 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.
81. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
82. Slope Easements. Slope rights shall be dedicated, where necessary.
83. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
84. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
85. Street Gradients. 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 County Department of Public Works confirming the adequacy of the grade.
86. Slope Tests. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
87. 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 11,877 sf, 5-story hotel including 80 rooms and 7 suites, a gas station with a 2,400 sf with a 3,200 sf canopy, and a 2,500 sf restaurant with a drive-thru per the site plan dated April 5, 2022.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

Therefore, the estimated Regional Transportation Fees for the Project is \$340,008.54. 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>

88. **Utilities.** 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

89. **Existing Wells:** 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
90. **Food Establishment Plan Check Required.** Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS/Plan Check at: 1-800-442-2283.
91. **Preliminary Acoustical Information:** 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 DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
92. **Sewage Disposal.** Method of sewage disposal shall be sewer service provided by City of Rialto or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).
93. **Sewer Service Verification Letter.** 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).
94. **Water Purveyor.** Water purveyor shall be Marygold MWC or EHS approved.
95. **Water Service Verification Letter:** 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.

DEPARTMENT OF PUBLIC WORKS – Special Districts

96. **Street Lighting.** This project lies within the district boundary of County Service Area 70, Zone SL-1. Due to your projected use of the property, street lighting may be required. If required, please provide the street lighting plans, plan check fees, and (3) three-year advanced energy charges to the Special Districts Department for review and approval. Development plans are to be submitted to the San Bernardino County DPW – Special Districts at 222 W. Hospitality Lane, 2nd Floor, San Bernardino, CA 92415-0450. For additional information on street light plans, please call Streetlighting Section at (909) 386-8821.

DEPARTMENT OF PUBLIC WORKS - Solid Waste Management Division

97. **Construction Waste Management Plan (CWMP) Part 1.** The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects.

COUNTY FIRE DEPARTMENT – Community Safety Division

98. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
99. Building Plans. 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.
100. Combustible Protection. 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.
101. Surface. 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.
102. Primary Access Paved. 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.
103. Secondary Access Paved. 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.
104. Fire Flow Test. 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.
105. Water System. 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: 2125 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 52,783 sq.ft. structure.
106. Water System Commercial. 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.
107. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
108. Haz-Mat Approval. 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.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

DEPARTMENT OF PUBLIC WORKS – Traffic Division

109. Improvements: The applicant shall design their street improvement plans to include the following:
- Valley Blvd Driveway
 - The driveway shall be no truck access with an “Truck Access use Linden Ave” sign. The sign shall be placed within the property line at the driveway and the owner is responsible for maintaining the sign.

PRIOR TO ISSUANCE OF FINAL INSPECTION/OCCUPANCY

LAND USE SERVICES – Planning

110. Fencing. Prior to occupancy of Phase I, the applicant/developer shall construct a 6-foot block wall along the easterly property boundary and the block wall shall incorporate reveal and other architectural details.
111. Reciprocal Access Easements. The applicant/developer shall record reciprocal access easements for the Project and submit recordation proof to the Planning Division, prior to occupancy.
112. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, “Glare and Outdoor Lighting” (i.e. “Dark Sky Ordinance).
113. Landscaping/Irrigation: All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
114. Installation of Improvements: All required on-site improvements shall be installed per approved plans.
115. Fees Paid: Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2020-00166.
- Convenience Store:
116. The convenience store windows must remain un-obstructed and free from any window signs or writing. This is to allow for clear visibility of the store’s interior from the patrol vehicles outside.
117. Internal security cameras must be installed throughout the proposed convenience store and fast-food restaurant to provide a comprehensive view of the buildings’ interior and exterior. Cameras will be monitored by the cashiers.
118. A silent alarm system that will be monitored at a central station must be installed.
119. Doorway access to the restrooms must be visible to the cashiers or security cameras monitored by the cashiers.
120. Appropriate signage must be posted indicating that loitering and/or the drinking of alcoholic beverages on-site are prohibited.
121. No long-term parking (more than one hour), other than that required by employees, will be permitted. This provision will be monitored by employees with appropriate signage posted within the parking area.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

122. The site must be properly illuminated, and the carwash tunnel must be secured when not in use.

LAND USE SERVICES - Land Development – Drainage

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

LAND USE SERVICES - Land Development – Roads

125. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
126. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
127. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.

DEPARTMENT OF PUBLIC WORKS - Solid Waste Management Division

128. Construction Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <http://cms.sbcounty.gov/dpw/SolidWasteManagement/ConstructionWasteManagement.aspx>.

COUNTY FIRE DEPARTMENT – Community Safety Division

129. Inspection by Fire Department. 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".
130. Access. The development shall have a minimum of three 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. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
131. Fire Lanes. The applicant shall submit a fire lane plan 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.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

132. Street Sign. 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.
133. Hydrant Marking. 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.
134. Fire Sprinkler-NFPA #13. 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.
135. Roof Certification. 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.
136. Fire Alarm. 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.
137. Smoke Removal/Ventilation. An automatic smoke removal system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall submit detailed smoke removal system plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
138. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
139. Above Ground Storage Tank. 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.
140. Commercial Addressing. 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 ($\frac{3}{4}$) inch stroke.
141. Key Box. An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
142. Class I Standpipe System. A Class I standpipe system is required. A Fire Department approved fire sprinkler contractor shall submit hydraulic calculations and detailed plans to the Fire Department for review and approval, showing type of storage and use with the applicable protection system. Commercial and industrial buildings in excess of two hundred thousand (200,000) square feet with an interior area less than four hundred (400) feet in width, shall be equipped with a Class I standpipe system, located at every other access door with a maximum of three hundred (300) feet spacing.

Conditions of Approval



Record: PROJ-2022-00014
APN: 0252-161-43 and 45

Planning Commission Date: August 3, 2023
Application Name: Conditional Use Permit
Effective Date: August 15, 2023
Expiration date: August 15, 2026

Buildings with an interior area greater than four hundred (400) feet in width shall be equipped with a Class I standpipe system located at every access door maximum of one hundred (100) foot spacing. Standpipe connections shall be configured to reach any portion of interior space within two hundred (200) feet in any direction of travel. This system shall be calculated to provide two hundred and fifty (250) gpm @ 100 psi per hose outlet from an adjacent fire sprinkler riser with two hand lines flowing. The two most hydraulically remote outlets are to be included in the design for a total flow of 500 gpm minimum per system. A Fire Department approved fire sprinkler contractor shall submit hydraulic calculations and detailed plans, showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

PUBLIC HEALTH– Environmental Health Services

143. New Retail Food Facility Permit. A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.
144. Hotel/Motel/Apartment Certificate of Use Request. Prior to occupancy of a newly constructed or remodeled apartment complex, hotel, motel, resort, pursuant to San Bernardino County Code 33.101 et. seq., a Certificate of Use request shall be submitted to EHS. For information, call EHS at: (800) 442-2283.

END OF CONDITIONS

EXHIBIT B

Mitigated Negative Declaration and Mitigation Monitoring and Reporting
Program

www.sbcounty.gov/uploads/LUS/Valley/ArrowheadCommRetailPlaza/2-IS-MND%20PROJ-2022-00014%20signed.pdf

**Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Arrow Commercial Retail Plaza**

Prepared by:



County of San Bernardino, Land Use Services Department

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

AUGUST 2023

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
1 INTRODUCTION.....	1
2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE.....	3

INTENTIONALLY LEFT BLANK

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 the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Oft Construction and Storage Yard 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 biological, cultural resources, hydrology and water quality, hazards and hazardous materials, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. 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:

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

INTENTIONALLY LEFT BLANK

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
<i>Biological Resources</i>				
MM-BIO-1: If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey no more than three days prior to the start of construction to determine if nesting is occurring. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.	Prior to Land Disturbance	Project applicant	San Bernardino County	
<i>Cultural Resources</i>				
MM-CR-1: <i>For adequate coverage and the protection of possibly significant buried resources and tribal cultural resources, a qualified archaeologist and Native American Monitor provided by the consulting tribe shall be retained by the applicant to monitor all ground-disturbing construction activities, included but not limited to site preparation, grading and excavation. The applicant, archaeologist and consulting tribe will agree on a monitoring schedule based on the necessary days of ground-disturbance. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease</i>	During Grading	Project applicant and their construction contractor	San Bernadino County	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p><i>and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact any tribes claiming cultural affiliation to the area. If requested by the tribe(s), the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe, etc.). If avoidance is not possible, an avoidance plan will be prepared and implemented based on consultation between the archaeologist and tribes.</i></p>				
<p>MM-CR-2: <i>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 and/or historic-era 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.</i></p>	<p>During construction</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernardino County</p>	
<p>MM-CR-3: <i>If significant pre-contact and/or historic-era 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</i></p>	<p>During construction</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernardino County</p>	

OFT CONSTRUCTION AND STORAGE YARD MMRP

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.				
<p>MM-CR-4: If evidence of human remains is identified, the County Coroner will be contacted immediately and permitted to inspect the remains. The County of San Bernardino and the Project Applicant shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.</p> <p>All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.</p>	During Construction	Project applicant	San Bernardino County / Applicant	
<p>MM-CR-5: 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)</p>	During Construction	Project applicant	San Bernardino County	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<i>Geology and Soils</i>				
<p>A. MM-GEO-1: If paleontological resources (fossils) are discovered, earth disturbance activities should stop, and the fossil location shall be protected and cordoned off at a distance of 50 feet in all directions. A qualified paleontologist should be notified immediately to determine the significance of the discovery. After examination of the fossil(s), and if the paleontologist determines the fossil(s) to be significant, monitoring for paleontological resources is warranted. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by the paleontological monitor. Monitoring will be conducted in areas of grading or excavation in undisturbed sediments. The duration of monitoring shall be determined by the qualified project paleontologist. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall</p>	<p>During grading</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernardino County/Applicant</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>notify the project paleontologist, who will then notify the concerned parties of the discovery.</p>				
<p>Hydrology and Water Quality:</p> <p>MM-WQ-1: The Project Applicant shall install the underground filtration system in accordance with the Hydrological Study. The installation shall occur during the course of grading and shall be completed prior to the issuance of any building permits.</p>	<p>During construction</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernardino County/Applicant</p>	
<p>MM-WQ-2: An underground storm infiltration chamber with the capacity of 9,396 cubic-feet (CF), resulting in a peak discharge of 10.17 CF from the 100-year, 24-hour storm, will be installed to reduce developed peak flow rate to the maximum allowable peak flows. The under sidewalk drain of 2.5 feet wide has a capacity which is more than enough to handle the calculated Q100-year runoff of 8.90 cfs.</p>	<p>During construction</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernadino/Applicant</p>	
<p>Tribal Cultural Resources:</p> <p>The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-3, of any pre-contact and/or historic-era 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.</p>	<p>During construction</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernadino/Applicant</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>MM-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.</p>	<p>During construction</p>	<p>Project applicant and their construction contractor</p>	<p>San Bernardino County/Applicant</p>	

EXHIBIT C

Findings

CONDITIONAL USE PERMIT FINDINGS: Conditional Use Permit for a commercial retail plaza consisting of an 11,877-square foot, 5-story hotel, a gas station with a 2,400-square foot convenience store with 12 motor vehicle fuel-sale pumps, and a 2,500-square foot restaurant with a drive-thru (Project) located on 2.78 acres at the Southwest corner of Valley Boulevard and Linden Avenue (Project Site). The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for approval of the 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, open spaces, setbacks, walls and fences, yards, and other required features pertaining to the application.** All required features of the Project meet the requirements of the Valley Corridor Specific Plan and Development Code for the proposed land use and the existing zoning as shown in Table 2 of the Staff Report. A 6-foot block wall is required along the southerly and westerly east property boundaries of the site where it is adjacent to a residential land use and zoning designation. The submitted Project plans shows adequate design, parking, landscaping, circulation, access, and setbacks and is compatible with the existing commercial development in the area.
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.** Access to the Project Site is provided with three (3) standard commercial driveways located on Valley Blvd. and Linden Avenue, which will provide legal and physical access to the site and appropriate regional circulation mitigation has been required. On-site circulation drive aisles meet the San Bernardino County Fire Protection District standards.
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 will be designed to comply with all applicable requirements of the Valley Corridor Specific Plan and Development Code. The Project design includes a 25-foot landscape buffer that further enhance the overall aesthetic quality of the development. Further, appropriate mitigation measures and conditions of approval will ensure specific plan and countywide performance standards are met and that the Project will not have an adverse effect on the surrounding property.
4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Policy Plan and Valley Corridor Specific Plan.** The Project specifically implements the following principles, goals and policies:

- **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 is located on a vacant lot in a well-traveled area along Valley Blvd. approximately 287 feet north of Interstate 10 that would provide economic benefit to the community as well as to travelers. The Project is appropriately sited and compatible with the surrounding area.

- **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 proponent is required to construct and install all necessary improvements to serve the Project and maintain service levels in the community. The Project proponent is also required to pay all applicable development impact fees as well as property taxes to ensure long-term operations and maintenance of public facilities and services.

- **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.

Consistency: The Project is located in a corridor with other compatible commercial uses within the Valley Corridor Commercial zoning district which allows for a wide range of retail uses, including restaurants, hotels, entertainment, general merchandise stores, personal service businesses, and professional and medical offices. 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 and has been conditioned to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

- **Policy TM-3.1. VMT reduction.** We promote new development that will reduce household and employment VMT relative to existing conditions.

Consistent: The Project qualifies for Low VMT Area screening threshold, resulting in a less than significant VMT impact, and will therefore promote and reduce employment VMT.

- **Policy TM-3.2. Trip reduction strategies.** We support the implementation of transportation demand management techniques, mixed use strategies, and the placement of development in proximity to job and activity centers to reduce the number and length of vehicular trips.

Consistent: The Project Site is located within a developed area and surrounded by commercial services. The Project is anticipated to be local serving retail. The Project would be consistent with the Transportation and Mobility Element of the Countywide Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- **Valley Corridor Guiding Principles 1.2.2(4). Economic opportunity.** Generate new job opportunities for entrepreneurs and established businesses in a wide variety of industries.

Consistent: The Project proposes the development of a hotel, gas station and drive-through restaurant facility that would create 29 employee opportunities.

- **Valley Corridor Guiding Principles 1.2.2(5). Activity centers.** Develop pedestrian-friendly activity centers that offer shared places for community members to socialize, support, and learn from one another.

Consistent: The Project proposes the development gas station and drive-through restaurant facility that would offer pedestrian-friendly activities to the surrounding area.

- **Valley Corridor Guiding Principles 1.2.2(11). Aesthetics.** Improve the image, wayfinding, and sustainable design of Bloomington and the corridor along Valley Boulevard and Interstate 10.

Consistent: The Project will be developed to front Valley Boulevard and has been designed to comply with all applicable design standards required by the Valley Corridor Specific Plan. The development of the vacant site will greatly improve the image of the area.

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.** The developer will be required to construct road improvements, as well as contribute to the Regional Transportation Mitigation Facilities Fee Plan to provide other needed improvements in the area. The use will not substantially interfere with the present or future ability to use solar energy systems.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.** The conditions of approval include measures that require the developer to comply with countywide development standards and standard for specific land uses and activities as outlined in the Valley Corridor Specific Plan.
7. **The design of the Project 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 with adequate building setbacks and the future ability to construct rooftop solar facilities.

ENVIRONMENTAL FINDINGS:

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

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined via preparation of an initial study to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) is therefore recommended for adoption. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT D

Site Plan

Proposed Hotel, Restaurant and Gas Station For:

Arrow Plaza LLC

18497 Valley Blvd, Bloomington, CA 92316

NOT A PART

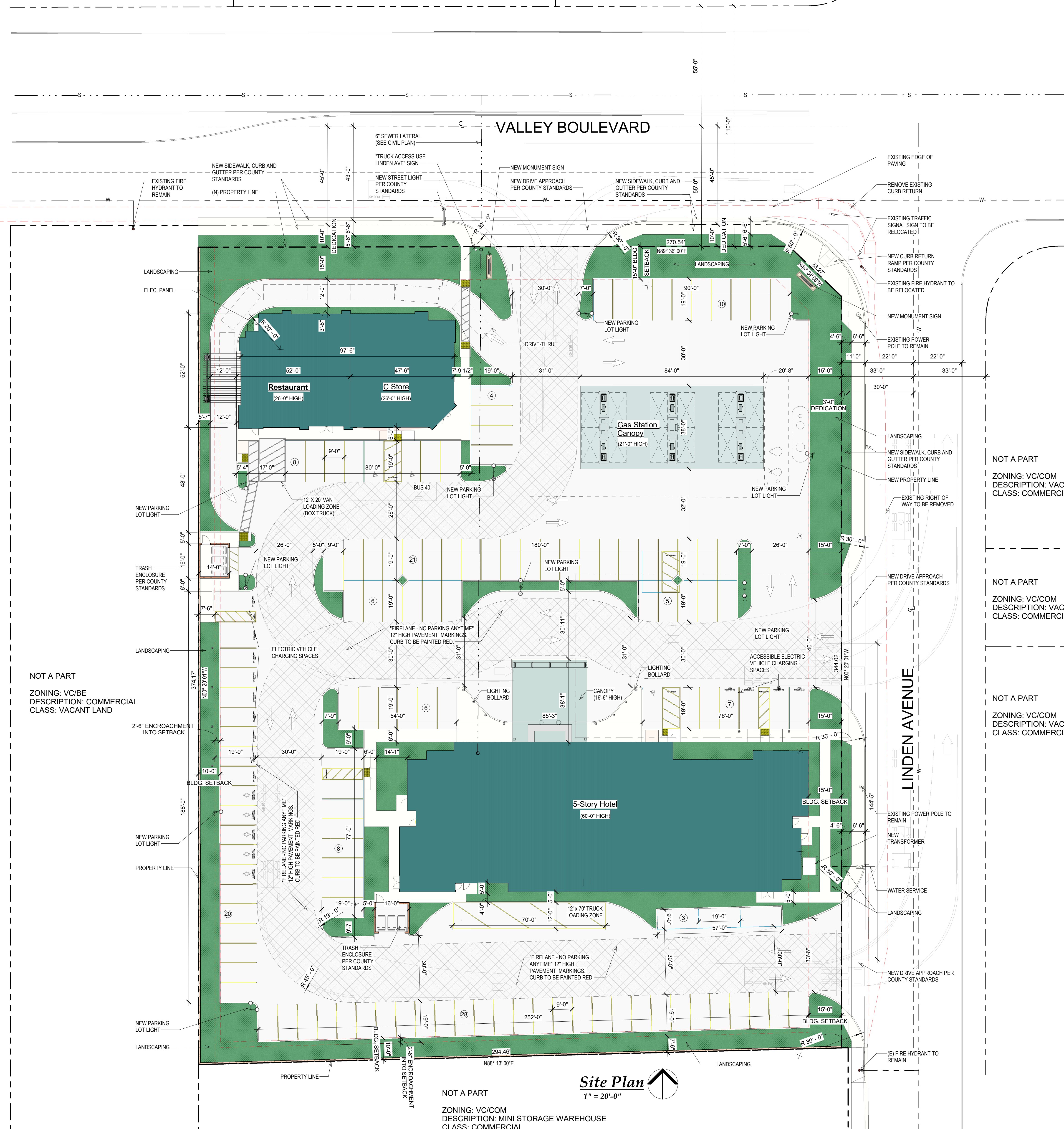
ZONING: VC/COM
DESCRIPTION: RETAIL STORE
CLASS: COMMERCIAL

NOT A PART

ZONING: VC/COM
DESCRIPTION: RETAIL STORE
CLASS: COMMERCIAL



- NOTES:**
- PROJECT VEHICLES SHALL NOT BACK UP INTO THE PROJECT SITE NOR SHALL THEY BACK OUT INTO THE PUBLIC ROADWAY. ALL REQUIRED DIRECTIONAL SIGNAGE FOR TRAFFIC ENTERING AND EXITING THE SITE SHALL BE INSTALLED AND CONTINUOUSLY MAINTAINED OUTSIDE THE PUBLIC ROAD RIGHT-OF-WAY IN GOOD CONDITION FOR BOTH DAY AND NIGHT TIME VISIBILITY. VALLEY BOULEVARD DRIVEWAY SHALL BE NO TRUCK ACCESS WITH AN "TRUCK ACCESS USE LINDEN AVE" SIGN. THE SIGN SHALL BE PLACED WITHIN THE PROPERTY LINE AT THE DRIVEWAY AND THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SIGN.
 -
 -



OWNER: ARROW PLAZA LLC
CONTACT: SABER AWAD
 saberawad3346@gmail.com
 (909) 519-3346

PROJECT ADDRESS: 18497 VALLEY BLVD, BLOOMINGTON, CA 92316

ARCHITECT: ANDRESEN ARCHITECTURE INC.
 17087 ORANGE WAY
 FONTANA, CA 92335
 (909) 355-6688
 doug.andresen@aafirm.com

CIVIL: HP ENGINEERING, INC.
 1465 GRESTVIEW ROAD
 REDLANDS, CA 92374
CONTACT: HENRY POQUIZ
 (909)335-8239
 hcpoquiz@aol.com

LANDSCAPING: RICHARD POPE AND ASSOCIATES
 1585 SOUTH D STREET, SUITE 103
 SAN BERNARDINO, CA 92408
CONTACT: RICHARD POPE
 (909)888-5568
 rpa.la@verizon.net

APN: 262-161-43.45

ZONING: ALLEY CORRIDOR COMMERCIAL DISTRICT (VC/COM)

OCCUPANCY: HOTEL: A-2, R-1
 RESTAURANT: A-2

CONSTRUCTION: TYPE V-A
 NFPA-13 REQUIRED PER CBC 903.3.1.2

FIRE SPRINKLERS:

PROJECT DESCRIPTION: CONSTRUCT 5-STORY HOTEL INCLUDING 80 ROOMS AND 7 SUITES, FAST FOOD RESTAURANT WITH DRIVE-THRU, C-STORE AND GAS STATION ON VACANT LOT

TOTAL LOT AREA: 9,583.2 SQ. FT. (0.22 AC)
 APN: 0252-161-43
GROSS LOT AREA: 111,613.6 SQ. FT. (2.56 AC)
 (BEFORE DEDICATION)
GROSS LOT AREA: 116,742.96 SQ. FT. (2.68 AC)
 (AFTER DEDICATION)

HOTEL FOOTPRINT AREA: 11,877 SQ. FT.
C-STORE FOOTPRINT AREA: 2,400 SQ. FT.
RESTAURANT FOOTPRINT AREA: 2,000 SQ. FT.
TOTAL FOOTPRINT AREA: 16,277 SQ. FT.

LOT COVERAGE: 14.4%
FLOOR AREA RATIO: 0.49
 (2,400+2,500+52,783+57,883 SQ. FT.)

NET LOT AREA: 99,965.96 SQ. FT. (100%)
LANDSCAPE AREA: 17,322.75 SQ. FT. (17.3%)
HARDSCAPE AREA: 82,643.21 SQ. FT. (82.7%)

BUILDING HEIGHT: 60 FEET / 5 STORES MAXIMUM

BUILDING AREAS:
 HOTEL GROSS FLOOR AREA: 52,783 SQ. FT. (87 GUEST ROOMS)
 FIRST FLOOR: 11,877 SQ. FT. (5 ROOMS)
 SECOND FLOOR: 10,516 SQ. FT. (25 ROOMS)
 THIRD FLOOR: 10,516 SQ. FT. (25 ROOMS)
 FOURTH FLOOR: 10,516 SQ. FT. (25 ROOMS)
 FIFTH FLOOR: 9,358 SQ. FT. (7 SUITES)

HOTEL AREA: 52,783 SQ. FT.
RESTAURANT AREA: 2,500 SQ. FT.
C-STORE AREA: 2,400 SQ. FT.
TOTAL CONDITIONED AREA: 57,684 SQ. FT.

FUEL PUMP CANOPY AREA: 3,192 SQ. FT.
HOTEL ENTRANCE CANOPY AREA: 1,271 SQ. FT.
RESTAURANT DRIVE-THRU CANOPY AREA: 390 SQ. FT.
TOTAL CANOPY AREA: 4,853 SQ. FT.

PARKING REQUIRED:
 HOTEL (87 ROOMS X 1): 87 STALLS
 EMPLOYEES (115 X 1): 15 STALLS
TOTAL HOTEL PARKING: 102 STALLS
 RESTAURANT (2,500/100): 25 STALLS
 C-STORE (2,400/250): 10 STALLS
TOTAL REQUIRED: 137 STALLS

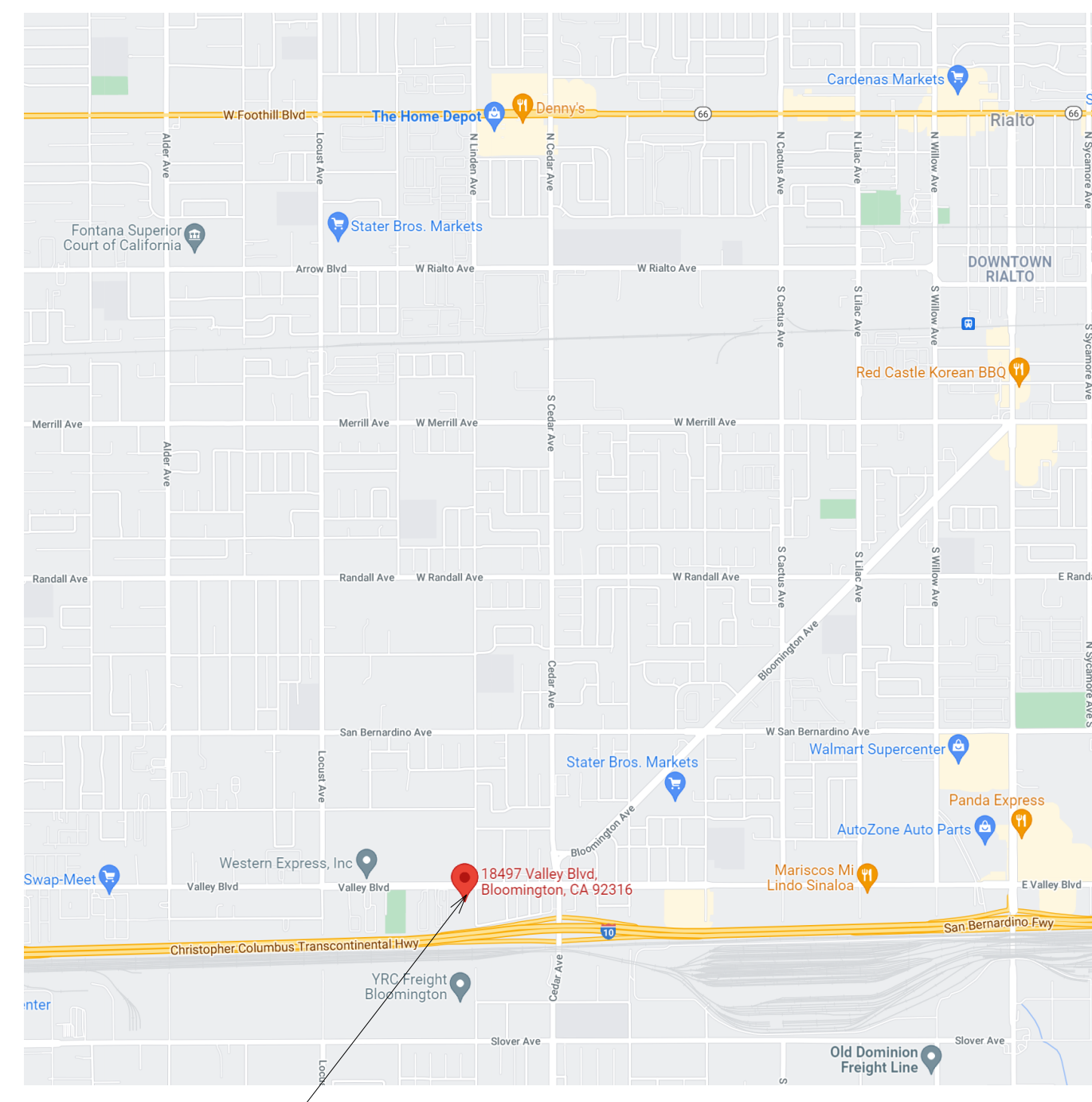
TOTAL PARKING PROVIDED INCLUDING: 138 STALLS
 12 GAS STATION PUMP SPACES
 5 HANDICAP ACCESSIBLE SPACES
 5 CLEAN AIR / VANPOOL
 13 EV CHARGING SPACES

EXISTING LAND USE ZONING FOR ADJACENT PROPERTY

- NORTH OF PROPERTY: ZONING: VC/COM; DESCRIPTION: RETAIL STORE; CLASS: COMMERCIAL (ACROSS VALLEY BLVD.)
- WEST OF PROPERTY: ZONING: VC/BE; DESCRIPTION: VACANT LAND; CLASS: COMMERCIAL
- EAST OF PROPERTY: ZONING: VC/COM; DESCRIPTION: VACANT LAND; CLASS: COMMERCIAL
- SOUTH OF PROPERTY: ZONING: VC/COM; DESCRIPTION: MINI STORAGE WAREHOUSE; CLASS: COMMERCIAL

Sequence of Drawings - DR

Number	Description
PL1	Site Plan
PL2	Proposed Res. & C-Store
PL3	Proposed Gas Station Canopy
PL4	Proposed Hotel Plans
PL5	Proposed Hotel Elevations
C-1	Preliminary Grading Plan
LC1	Conceptual Landscaping Plan



Proposed Hotel, Restaurant and Gas Station For:
Arrow Plaza LLC
 18497 Valley Blvd, Bloomington, CA 92316

14 Mar. 2023

21-4377

Site Plan

PL1

C:\Users\Tammy\Theodory\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2021\21-4377 Saber Hotel & Gas Station\Revit\21-4377 Saber Site.rvt

EXHIBIT E

Community Meeting Notes

COMMUNITY OUTREACH MEETING

AUGUST 9TH, 2022

18497 VALLEY BLVD

BLOOMINGTON CA 92316

ARROW PLAZA LLC

SABER AWAD

(909) 519-3346

6226 COOPER AVE

FONTANA CA 92336

ABSTRACT

This report is a summary of community outreach completed August 9th, 2022 in support of the new development at 18497 Valley Blvd Bloomington CA 92316. This includes in-person outreach efforts utilized to engage members of community. The report establishes important opportunities and comments identified through community outreach and stands as a record of all input received thus far in the process; along with a transcript of questions received and answers given.

NOTE ON SUMMARY CONTEXT

The following is a summary of the thoughts, comments, and opinions received throughout the community outreach process. It is important to note that the items identified in this summary are not recommendations or observations of the consultant, but rather comments received from those who participated.

ECONOMIC DEVELOPMENT

Community members demonstrated a strong desire for new businesses and development. Residents hope to see new commercial uses, as presented to regarding the project. Many felt that a lack of investment is hurting the community and decreasing its prominence within the region. In some cases this was linked with a need for more steady developments around the entire jurisdiction.

LOCAL INFRASTRUCTURE

The poor condition of local infrastructure was a consistent discussion in community outreach. While comments were not limited to any particular area, many older residential neighborhoods were highlighted as having poor maintenance. In addition, new development and more commercial spaces along with community amenities were most consistently noted as being necessary for the Bloomington jurisdiction.

TRANSCRIPT & LOGGING SCHEDULE

See Exhibit A & Exhibit B for Question Transcript from the community and the Logging Schedule for those in attendance. Some individuals had questions and sat down while others just came to see what was being developed on the site and then left.

EXHIBIT A
LOGGING SCHEDULE

Community Meeting

August 9, 2022 5:30pm

Arrow Plaza LLC

18497 Valley Blvd Bloomington CA 92316 | Saber Awad | (909)519-3346

Name PAMELA GUIL

Occupation _____

Address 10164 Cedar Place, Bloomington

Phone # 909-910-0074

Email pamelaguil@gmail.com

Name Young Kim

Occupation FC Associate

Address 18411 Valley Blvd Space 29, Bloomington

Phone # 909-943-5369

Email Young Kim@outlook.com

Name Crystal Cardona

Occupation Admin Assistant

Address 17007 Orange Way, Fontana, CA

Phone # 909-355-6699

Email administration@aafirm.com

Community Meeting

August 9, 2022 5:30pm

Arrow Plaza LLC

18497 Valley Blvd Bloomington CA 92316 | Saber Awad | (909)519-3346

Name Israel Fuentes

Occupation Board Member CIUSD

Address 19072 Grove Pl

Phone # 909-664-7726

Email Israel.fuentes@CIUSD.NET

Name Jean Wagner

Occupation Unemployed

Address 18411 Valley Blvd Sp 25

Phone # 957-536-3586

Email im-jean-jean@yahoo.com

Name Ron Roxan Bazo

Occupation Truck driver

Address 17973 trailer bloomington

Phone # (909) 900-0733

Email Rachel bazo@yahoo

Community Meeting

August 9, 2022 5:30pm

Arrow Plaza LLC

18497 Valley Blvd Bloomington CA 92316 | Saber Awad | (909)519-3346

Name Sandra Cross

Occupation Retail Sales

Address 18581 Crown Pl

Phone # 909 877-5014

Email lwcsic@yahoo.com

Name Guy Grossich

Occupation RESTAURANT OWNER / BLOOMINGTON MAC

Address 19184 SANTA ANA BLOOMINGTON

Phone # (951) 662-2868

Email GROSSICH@FOODRUNNER.COM

Name Theresa Peraza

Occupation Retired

Address 18363 Valley Blvd sp 33

Phone # (626) 399-7659

Email _____

Community Meeting

August 9, 2022 5:30pm

Arrow Plaza LLC

18497 Valley Blvd Bloomington CA 92316 | Saber Awad | (909)519-3346

Name EVA De La Garza

Occupation Retired

Address 18363 Valley Blvd sp. 318

Phone # (909) 875-2485

Email _____

Name _____

Occupation _____

Address _____

Phone # _____

Email _____

Name _____

Occupation _____

Address _____

Phone # _____

Email _____

COMMUNITY OUTREACH SUMMARY REPORT

EXHIBIT B

QUESTION TRANSCRIPT

COMMUNITY OUTREACH SUMMARY REPORT

QUESTIONS AND RESPONSES

-IS THERE TENANTS FOR THE HOTEL, GAS STATION, AND RESTAURANT?

At this moment in time, the Owner's priority is to get the plans approved; however, there is a tenant for the hotel, Wyndham Garden. The gas station and restaurant are under negotiation and the gas station is between several brands, two of which are 76 or Shell.

-WILL YOU HAVE ANY ROOMS IN THE HOTEL FOR CONFERENCES OR MEETINGS? AND HOW

MANY ROOMS IS THE HOTEL? IS THERE A FITNESS ROOM?

The Hotel will have 87 rooms and there shall be fitness room. The hotel is under design and the prototype does not have a meeting room based on the current plan.

-WILL THERE BE ANY ROOMS TO HAVE A WEDDING FOR ABOUT 20-30 PEOPLE?

The hotel is under design and the prototype does not have a meeting room based on the current plan.

-WILL THERE BE A SWIMMING POOL IN THE HOTEL?

The hotel is following approved and prototypical plans from Wyndham Garden and at this location there shall be no pool in the hotel.

-WHAT CONCEPT WILL THE SITDOWN/DRIVE-THRU RESTAURANT BE? WILL IT SERVE
BREAKFAST?

The restaurant is under development of design and under negotiation with a tenant that will appeal to the current demographics of the jurisdiction of Bloomington along with its neighboring areas with a Mexican Grill Restaurant.

-CAN YOU PLEASE PUT A FENCE AROUND THIS PLACE AS SOON AS POSSIBLE?

As soon as Grading plans are approved, the Owner will begin to fence and develop the site pending approval of the County of San Bernardino.

-WILL THE HOTEL BE A MOTEL STYLE BUSINESS? WILL THERE BE PROSTITUTION?

COMMUNITY OUTREACH SUMMARY REPORT

The hotel will not be a motel and will most definitely not have prostitution around it. The hotel is being designed and classified as a upper scale hotel for the community, locals, visitors, businesses, etc. to use. This is not meant to be a low scale hotel.

-WILL THERE BE A MONUMENT SIGN OR SIGNS ON THE PROPERTY?

There shall be a small sign posted on the corner of the property for the gas station and hotel, along with a franchise sign for the hotel near its entrance.

-WHAT ARE SOME SHOPPING CENTERS THAT THE OWNER HAS DEVELOPED?

The owner has a shopping center with a gas station located in Fontana, CA; located on the southwest corner of Arrow Blvd and Juniper Ave.

-WILL THERE BE SEWER FOR THE PROJECT?

The project shall have all utilities underground that power it, such as underground power, water, gas, and sewer. There shall be street improvements for the site which will create a much more welcoming environment rather than its current vacant and dirt conditions.

-HOW MUCH IS THE PARKING SET UP FOR LARGE SEMI TRUCKS?

The parking follows County Standards of radius for turn arounds for the gasoline semi-truck and for loading trucks. However, the site will not accommodate for overnight parking other than those that are using the hotel.

-DID THE OWNER BUY THE EXTRASPACE STORAGE?

The owner of this site does not own the storage units that are neighboring the property.

-WHY IS THE BUILDING DESIGNED IN THIS MANNER? CAN YOU HAVE CHANGED IT AROUND?

The hotel and gas station are designed in a manner that meet the prototypes of other Wyndham Garden Hotels and gas stations. This is very much similar to what all franchises design for; for instance, when you walk into any Walmart or Target, they all have the same design concept and image.

-HOW MANY JOBS WILL IT PRODUCE?

The site will produce over 25+ jobs in total, with prior being for the locals that apply.