APPENDIX 1 FEASIBILITY STUDY

FEASIBILITY STUDY

SUBJECT OF STUDY:

Proposed Site for Devore Animal Shelter Relocation

ADDRESS: 18313 Valley Boulevard, Bloomington, CA 92316

CLIENT:

San Bernardino County

Project and Facilities Management Department

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EXECUTIVE SUMMARY

SITE VIABILITY

Overall the site is viable and acceptable to serve as an animal shelter. The advantages and disadvantages of the site will be outlined below and in the detailed report, but one can conclude that the site with mitigation measures in place can function well as an animal shelter.

SITE CHARACTERISTIC SUMMARY

The land is generally level with gentle slopes and therefore easy to develop. The site drains to an existing flood channel to the south, thus no large and expensive earthwork effort will be required. It is not located within a flood plan nor are there other natural occurring site features that would prohibit efficient development of the site. There are no known active faults on the property.

JURISDICTIONAL IMPACTS

Agencies with jurisdiction regarding this project include:

- San Bernardino County
 - Planning Use is permitted with the possibility of a Special Use Permit requirement. It appears that a Special Use Permit could be granted if the process is required
 - Health County Health requires that open kennels must be 100 feet away from residential development. The property can be developed in compliance with that criteria.
 - Fire Property is not in a high fire hazard area and can be developed in compliance with normal code requirements. The attached site plan illustrates building and drive placements that should comply with County Fire Standards.
 - Building & Safety the Animal Shelter can be constructed to meet the life safety requirements of State and County Building Codes.
 - Engineering/Public works Streets, flood and infrastructure systems are adequate to support this site. A hydrology report and water quality management plan (WQMP) will be required. WQMP should be able to be managed using surface basins at the south end of the property. Over flow from a 5 year category storm should be able to be directed into the Caltrans channel located at the south end of the property.
- Native American Tribes will review this project as required by AB 52 and SB 18. It is unlikely that historic artifacts will be found, however it is likely that an observer will be required during excavation.
- Fontana Sphere of Influence
 - Planning will likely be required to submit the planning application to the City of Fontana for comment however SB County has final jurisdiction an the City can only offer opinion

Caltrans –

 Because the property drains into a Caltrans open concrete channel Caltrans will review and can control what can enter the channel. The channel should have the capacity to carry the additional runoff created by the Animal Shelter.

Utilities

- Sewer & Water
- Electrical Southern California Edison provides service and can serve the increased load required for the Animal. Presently the site is served by over head lines that come from the transmission lines on the north side of Valley Boulevard. Edison planners were not able to inform us if it will be required to place the overhead lines underground. We recommend the project budget include this cost for that possibility
- Gas SoCal Gas, 16843 Valley Boulevard Suite É, Fontana, CA. Meter is available, and Service is provided at the property.
- Phone/Internet Southern California Telephone Company, 27515 Enterprise Circle West, Temecula, CA 92590, (800) 481-4999, Underground and overhead services are available

LAND USE AND COMMUNITY IMPACT

County General Plan & Zoning ordinances have been reviewed, also the Valley Corridor Specific Plan. Each of these documents either permit or do not exclude this proposed use. This property and properties in the immediate area are zoned commercial/light industrial. This designation permits government uses and animal uses. A special use permit process through County Planning may be required but the use is permitted provide this process is followed. The conceptual site plan that is included as part of this report illustrates how an animal shelter could be place on the property in compliance with development guidelines.

On the south side of Valley Blvd, to the east of the proposed site is a used car sales lot with vacant land behind. Further to the east is a mobile home park. West of the proposed site is a commercial window tinting operation. South behind the window tinting store are two or 3 poorly maintained single-family homes. Further west is light industrial fronting Valley Boulevard and a mobile home park behind and to the west. Development of an animal shelter can proceed as long as the kennels and barns are kept 100 feet away from residential development.

Freeway noise must be a consideration for animal health. The site is deep enough that adequate distance can be maintained from the freeway and the associated noise. Should noise become an issue or should development closer to the freeway be needed a sound barrier could be constructed.

Presently the proposed site serves as a community park. There have been problems with crime and homelessness at this park. As the residential land uses are transitioning to commercial and light industrial there is reduced need for a park in this neighborhood. The County has identified other park locations that could better serve the residents. These sites would be closer to housing. Therefore, converting this site from a part to an animal shelter does not diminish the park availability of residents in the area.

TRAFFIC & CIRCULATION

Valley Corridor Specific Plan and the County General Plan designates Valley Boulevard as a Major Highway. Service levels at the intersections of Valley and Sierra, Valley and Alder and Valley and Cedar are presently less than ideal. Valley Corridor specific plan proposes improvements to each of these intersections which will improve the service level to acceptable standards. Without a traffic study specific to this site one cannot predict the impact of the Animal Shelter however given the relatively small traffic contribution compared to the volume of traffic passing through the above stated intersections it is unlikely that the increase in traffic from Animal Shelter will have a significant impact on the service levels of these intersections. Even if no improvements are made in the immediate future it is unlikely that the Animal Shelter will move the level of service to a lower level of service.

There is an existing raised median in Valley Boulevard which prevents left turn movements into the property. Thus, drives will be limited to right in right out only activity. The signalized intersections at Locust and Linden permit U-turns so site access is acceptable.

ENVIRONMENTAL

No endangered species were observed at the site nor does there appear to be any suitable habitat for any endangered species. However, as part of the entitlement process biological and archeological studies will be required to comply with California Environmental Quality Act (CEQA) requirements. CEQA will also likely require traffic, noise, and air quality studies.

FUNCTION

The site is adequate in size to accommodate the immediate needs and future growth. Animal shelters produce noise and if not controlled properly odors. The site is large enough to keep required distances from adjacent uses. The site is also large enough to accommodate the circulation and parking requirements for vehicles, and vehicle wash requirements.

CONCLUSION

The property is appropriate and viable for an animal shelter. Land uses are compatible. Likely mitigation measures will include:

- Maintaining distances from existing adjacent residential uses
- Controlling freeway noise for the benefit of the animals
- Controlling odors by:
 - Using carbon filters on any exhaust systems
 - Consistent efforts in containing and removing waste
- Challenges associated with this site:
 - Proximity to other uses. Many animal shelters are in more remote areas and therefore do not impact adjacent uses.
- Benefits associated with this location:
 - Increased visibility and proximity to population centers may promote more pet adoption and raise awareness of the positive aspects of the animal shelter
 - Community outreach will be facilitated by this more urban location

REPORT INTRODUCTION

This report has been prepared to provide San Bernardino County, Project Management Department as much as possible information to assist in the process of evaluating the proposed property at 18313 Valley Blvd, Bloomington CA. 92316 for the relocation of the Devore Animal Shelter.

(See Figures 1-1.0 – 1-1.3)

(See Figures 1-2.0 – 1-2.2)

Based on the client briefing, The Devore shelter began as a temporary location that manifested itself into a long-term solution, the proposed site currently developed as a park. The client requested a feasibility, program & needs assessment for the facility, the kind of information needed to assess the constructability of the proposed facility.

NEW FACILITY'S CONCEPTUAL SITE LAYOUT AND SPACE PROGRAM

Based on the proposed site data, client's and end-users' guidelines and needs, the input from touring the existing and comparable facilities, the codes norms, standards and requirements collected from relevant agencies and organizations, an initial conceptual site layout and space program perimeters were developed and being presented here with:

Refer to Appendix "A.1"

CLIENT'S BRIEFING AND WISH LIST

As per client briefing, the new facility is estimated to house, at peak periods, up to 110 dogs and 100 cats on any given day. This calculation is based on various factors, including peak period animal housing and average length of stay. The estimated building square footage requirement per dog is 100 square feet and the estimated square footage calculation per cat is 50 square feet. Utilizing this methodology animal housing areas for the two species listed would be around 16,000 square feet, which includes support areas for those specific housing sections.

See Appendix "A.0"

Client referred to the Humane Society of the United States' recommended calculations, in 2001 "Shelter Design" publication for Additional area calculations to be made. Client indicated the need for extended length of stay, referring to both: the UC Davis, Koret Shelter Medicine Program assessment, highlighting the Capacity Calculations used for the proposed new Agoura Animal Shelter for LA County which houses 1,827 dogs/cats annually and utilizes a much longer length of stay to achieve the desire outcomes for pets housed within the facility. And to the Apple Valley Animal Shelter (See Figure 1-3.0, 1-3.10), that by providing more kennels allowing the shelter to hold on to animals for a longer time before considering euthanasia.

By adding holding areas to isolate pets at intake and provide a ventilation system to filter airborne diseases would minimize cross-contamination, would help keeping

animals longer, and better assess their health and behavioral issues, in turn would increase the likelihood of finding good homes for them. <u>See Appendix "B.0"</u>

NOTE: QUANTITIES BELOW ARE FROM THE 2019 REPORT AND DO NOT REFLECT RECENT COUNTY CHANGES NEW FACILITY PROGRAM REQUIREMENTS:

Based on the client's briefings and provided data, the following list of space requirements was developed:

Total animal housing built up area is 16,000 SF

1. Primary Building

- a) Animal Housing Segregated by:
 - o Public
 - Cats, adoption, 18 cages
 - Dogs, adoption, 40 kennels
 - · Puppies adoption
 - Dog nursery 4 cages
 - Cat nursery for 8
 - · 2 cat community and kitten adoptions rooms
 - 2 Cat colonies areas
 - Kennel runs for large dogs, indoor small dog and puppy kennels
 - o Private
 - Stray Dogs _ 20 units
 - Stray Cats _ 18 units
 - Exotic animals 18 unite
- b) Administration:
 - o Public
 - Reception Areas Segregated by Functions (adoption vs admission)
 - Community Meeting / education Rooms _ 60 persons
 - Adoption and "get acquainted" area 4
 - Public Multi-stall Restrooms
 - Room

Private

- Conference room _ 12 persons
- Food Preparation (human vs animal)
- Laundry
- Storage
- Offices: 4 plus cubical for 10 staff members
- Animal Bathing and Grooming 2
- Volunteer Center and designated work areas (clerical vs animal care) for 10
- 28 Staff Locker Room and Restrooms
- 4 Indoor corrals for horses, cows, goats and pigs
- Field Services Staff Squad Room. For
- Server room

2. Veterinary Care Building

- a) Surgery, Surgery Preparation
- b) Pre and Post Surgery Animal Housing
- c) Veterinarian's Office, examination rooms
- d) Registered Veterinary Technicians Office
- e) Controlled Drug Storage
- f) Other Equipment and Supply Storage
- g) Restrooms

3. Animal intake

- a) Animal temporary holding _ 20 units
- b) Animal Admission Room
- c) Euthanasia Room
- d) Freezer / morgue,
- 4. Quarantine and isolation Building/ private Area 20 kennels
- 5. Barn
 - a) 14 stalls, segregated by species
 - b) equipment storage for livestock
 - c) corral yards
- 6. Storage Building for Disaster Equipment and Supply Storage (2,500 square feet)
- 7. Three Stall Garage
- 8. Power generator building
- 9. Euthanasia Building

See Appendix "C.0"

GENERAL SITE CONSIDERATIONS:

1. Sound Wall for noise containment

Height and character of sound wall should be determined by a traffic/noise engineer but for estimating purposes the following is recommended:

- a) 10-foot-high x 8" thick CMU wall along the freeway.
- b) 8 foot high x 8" thick CMU wall along the east and west property lines.
- 2. Outdoor community event area for school groups, tours, presentations
- 3. Location and type of trash disposal to contain odors
- 4. Segregated Parking Areas, Public (based on facility size), Volunteer (10 vehicles), County Staff (25 vehicles) and County Vehicle Storage (27 vehicles/trailers).
- 5. Covered parking for specific stored County Vehicles (Disaster Response Trailers, Horse Trailers Animal Control Trucks)

GENERAL INTERIOR SPACE CONSIDERATIONS:

Client referred to apple valley animal shelter as a comparable facility

The shelter includes:

- 1. Cat area.
- 2. Bright sun lit lobby, and a spacious courtyard.

- 3. Space for the addition of a future veterinary clinic.
- 4. U-shape building with courtyard that provides protection from wind and dust storms and mitigates noise.
- 5. Utilization of drought tolerant landscaping
- 6. Animal Exercise and Interaction Areas.
- 7. End-Users Input:
 - a) All dog kennels need covers over the top
 - b) The communal cat play rooms provide a nice, caring visual to the public
 - c) Adoptable cat room- if we get similar cages with the Plexiglas covering the front of the kennels, we would need access to the back of those kennels for cleaning purposes
 - d) Automatic waterers for the dogs
 - e) Less small cat rooms with kennels, just adoptable, feral and isolation/quarantine
 - f) Better acoustics and lighting in the front lobby
 - g) Make sure there is good flow to a communal intake area for both the field officers unloading animals and the ones that are coming in over the counter, or have one small computer/intake area for stray animals coming in from the front counter
 - h) Kennel setup that combines both stray and adoptable animals to minimize the work load on staff as AV and we do currently
 - i) Locker rooms that accommodate not only shelter staff but valley field officers as well
 - j) The pressure washer system is fabulous
 - k) Space to use as a volunteer breakroom away from staff
 - I) Sally port to accommodate at least 4 animal control trucks

STAFFING:

Total staffing personnel is 28 distributed as follows:

- a) Supervising Animal Control Officer II Count 1
- b) Supervising Animal Control Officer I Count 2
- c) Office Assistant IV Count Count 1
- d) Veterinary Office Assistant II Count 2
- e) Office Assistant II Count 3
- f) Registered Veterinary Technicians Count 2
- g) Animal Control Officers Count 4
- h) General Service Workers / Kennel Assistants Count 8
- i) Animal Rescue Coordinators Count 2
- i) Health Education Specialist II (PIO-Volunteer Coordinator) Count 1

See Appendix "C.0"

MINIMUM PARKING REQUIREMENTS

INTERIOR SPACES STANDARDS

Refer to County interior finish standards: Appendix "D.0"

SITE CHARACTERISTICS:

GENERAL DESCRIPTION

The proposed site is the location of "Ayala Park".

Ayala Park is a neighborhood park that primarily serves residents north of Interstate 10. This six-acre, 330 X 800 feet approximately park site (See Figures 2-1.0 – 2-1.5) is part of The Valley Corridor Specific Plan in the unincorporated community of Bloomington in the San Bernardino Valley, surrounded by the cities of Rialto and Fontana in San Bernardino County, and Jurupa Valley in Riverside County (See Figure 2-2.0). The Valley Corridor area consists of 355 acres oriented along a 1.25-mile corridor of valley Boulevard between Bloomington's western boundary with Fontana (Alder Avenue) and eastern boundary with Rialto (Spruce Avenue). The area extends north to Marygold Avenue and south to Interstate 10 (I-10).

The area map (See Figure 2-3.0). Indicate the location of the park relevant to the surrounding parcels and street, as following: South of Valley Blvd., East of Locust Ave, West of Linden Ave, and North of San Bernardino interstate (10)

Bloomington (particularly south of Interstate 10) remains a largely rural community, characterized by large lots, limited commercial development, and a limited amount of agricultural and animal-raising uses.

The proximity to a major freeway and adjacent, more urban cities make Bloomington attractive to commuters who desire to live in a more rural environment and to businesses that require freeway access.

The Valley Corridor currently functions primarily as a commercial corridor and is characterized by highway commercial and industrial development. On the south side of Valley Blvd, to the east of the proposed site is a used car sales lot with vacant land behind. Further to the east is a mobile home park. West of the proposed site is a commercial window tinting operation. South behind the window tinting store are two or 3 poorly maintained single-family homes. Further west is light industrial fronting Valley Boulevard and a mobile home park behind and to the west. The general areas is comprised of mainly scattered single-family housing built largely before the 1950s, three mobile home parks, one apartment complex, and motels. Along the Boulevard and on parcels to the north of the main corridor a wide range of commercial uses are present,

such as vehicle service and repair, massage therapy, fast food restaurants, and self-storage facilities. The mobile home.

The single-family homes are generally on large, long, and narrow lots compared to the housing footprint. Many of the residential properties store a variety of raw materials, discarded parts, or truck parking especially on lots near the freeway. Those homes on properties with General or Service Commercial zoning are nonconforming uses and are planned to transition to nonresidential uses consistent with the Specific Plan Land Use Plan.

See Appendix "E.0"

ASSESSOR'S OFFICE DATA:

PARCEL 0252161100000.

OF MARYGOLD ACRES E 5.95 AC LOT 102 EX SLY PTN FOR HGWY AND EX ST (ADDL HGWY PER 4-19-82 82-074750)

PARCEL 0252161090000, OF MARYGOLD ACRES LOT 101 EX HGWY AND EX ST (ADDL HGWY PER 4-19-82 82-074750)

Assessor Map Book 0252 page16, San Bernardino County

Street address is: 18313 Valley Boulevard, Bloomington, CA 92316

Sole Owner: Bloomington Park & Recreation District

Site area: 6.7 Acers (to be verified)

Site dimensions: 348 feet wide by 832 feet deep (to be verified)

Parcel status: Active,

Parcel type: Real Property,

Use code: vacant

(See Figure 2-4.0)
See Appendix "R.0"

GLOBAL LOCATION DATA

Latitude : 34.069289 Longitude : -117.40553

Time Zone: -6

TOROGRAPHY

The subject site terrain is almost flat, gently slopes (+- 0.055 %) southward toward concrete storm drain channel running along interstate (10)

(See Figure 2-5.0)

DRAINAGE

Subject property is outside flood zones.

(See Figure 2-5.1)

SEISMIC

Subject property is five plus miles away from the nearest Fault zone, and outside Landslide zones, and Liquification zone.

(See Figure 2-5.2)

PROXIMITY FROM AIRPORT AND LANDFILL

- 5.2 miles South of Mid Valley Landfill site
- 23.1 miles North west of San Timoteo Landfill site
- 10.7 miles East of Onterio International Airport
- 9.0 miles West of San Bernardino International Airport (See Figure 2-5.4)

WEATHER

Condition	Lowest	Average	Highest	Direction
Precipitation	0.04	0.74 inch	1,93 inch	
Temperature	53°F	66.5°F	79.2°F	
Wind	0	7.7 m/h	24.2 m/h	NNE
(See Figure 2-	<u>5.5)</u>			

SOLAR POSITION

Month	Elevation	n Azimuth	Zenith
June	77.98	174.34	22
December	34.11	179.92	-21.84
March	47.4	194.91	-7.45
(See Figu	re 2-5.6)		

"VALLEY CORRIDOR SPECIFIC PLAN" BUILDING DEVELOPMENT CONDITIONS

PREFACE

The subject site (Ayala Park) is a valuable community resource, its depth, location adjacent to the freeway, and lack of public access from neighboring properties makes it hard to police and creates real and perceived safety problems.

Specific Plan intends to relocate Ayala Park adjacent to the Affordable Bloomington development on County-owned land.

LAND USE:

The subject parcels are currently zoned as Valley Corridor/Bloomington Enterprise District (VC/BE) allows wide range of uses including general community services such as: Food establishments, sport facilities, light industrial businesses, among other uses. (See Figure 3-1.0)

See Appendix "F" pages 3-8 - 3-11

Site and building standards:

Up to 2 stories: ************* 25 ft/2 st 3 stories or taller: *********** 60 ft/5 st

Adjacent to a nonresidential

or mixed-use parcel: ******** 60 ft/5 st

Site Specifications

Min landscape coverage: ******* 10% Max lot coverage: ************** 80%

Min Building Setbacks:

Abbreviations: Max = maximum; Min = minimum; FAR = floor area ratio; du/ac = dwelling units per acre; ft = feet; st = stories; sq ft = square feet; ROW = right-of-way

See Appendix "F"

Parking

Adequate off-street safe and convenient parking. Not to be so high as to inhibit the development

Nonresidential-property and business owners are encouraged to consolidate bicycle parking into clusters close to entryways and other key access points, but without obstructing pedestrian or vehicular movement.

Parking Requirements

San Bernardino county planning parking requirements for mixed use as follows:

a) Office, clinics, professional services _1 space per 250 sf

b) Light industrial, warehouse _ 1 space per 5,000 sf

Refer to Appendix "S.0"

Appendix "F" pages 3-13, 3-14

"SAN BERNARDINO COUNTY DEVELOPMENT" CONDITIONS

LAND USE:

After meeting with planning officials, I was advised that animal shelter use of the property is allowed under the typical use category "Government Facility, Social Service use" in compliance with Valley Corridor Special Plan, and under "Commercial kennels and/or catteries", in compliance with Division 2 (Land Use Zoning Districts and Allowed

Land Uses) shall be subject to the regulations of Section 84.04.050. and to Title 3 Health and Sanitation And Animal regulation "Valley Corridor" Specific Plan Land use.

(See Figure 3-1)

See Appendix "G.0" / See Appendix "G.1"

See Appendix "F.0" page 3-10

Animal densities shall be as follows:

Acreage	Number of Animals	Additional Animals
0 to less than 2.5 acres	As allowed by Section 84.04.090	0
2.5 to less than 5 acres	15	0
5 acres	16 to 30	0
Each additional acre above5 acres		6 per acre

maximum of 200 dogs and/or cats shall be allowed regardless of the size of the parcel(s).

Setbacks

Setbacks. All animals shall be maintained at least 70 feet, measured in a straight line, away from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.

Noise

Noise shall be attenuated to 55 dB(A) from the property line

Light and glare

Direct and indirect glare from the source shall not cause glare upon adjacent property owners in compliance with Chapter 83.07 (Glare and Outdoor Lighting).

Fencing

Fencing shall comply with Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.

Screening

The Special Use Permit may require the use to be fully screened from adjacent properties schemes are encouraged

See Appendix "G"

"VALLEY CORRIDOR SPECIFIC PLAN" SITE DEVELOPMENT CONDITIONS

BUILDING DESIGN:

Building design guidelines ensure that buildings are aesthetically pleasing and functional without imposing unnecessary cost burdens. The Valley Corridor Specific Plan does not recommend an architectural style but recommends consistency and authenticity in styles. The following guidelines direct the building form, architectural style, design details, and materials.

Large or multibuilding projects.

Large projects should be designed as a cohesive collection of buildings with complementary scales instead of at one mass. Multibuilding complexes should be visually linked by complementary and unifying architectural elements.

Adjacent to single family.

When adjacent to single-family detached homes, buildings over 30 feet high should be made less imposing by stepping back on elevations above the second floor.

Building modulation.

Along streets or walkways, buildings should be articulated to create a visual interest. Building modulation is not required on the side of a development viewed from the freeway, though it is still encouraged for additional architectural interest.

Long walls or facades.

A project should allow for visual relief to break up long, blank, unarticulated building walls or facades. walls that exceed 50 feet should feature color change, material change, texture change, plane projections or recesses.

*⊵ntry*ways

Building entryways should be clearly marked and emphasized to invite passing pedestrians and break up building massing

Freeway frontages.

The design of structures along Interstate 10 should rely on bold changes in massing and color to establish identity.

Authenticity.

Architectural styles and details should be authentic. The mixing of *architectural styles is* encouraged where details are complementary

Vertical features at key locations.

Towers and other vertical/prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas, or courtyards.

Building entries

Entries should be visually appealing and identifiable to users.

Design details

should be included for each building frontage

Quality

Buildings shall use durable, high-quality materials

Materials

Only materials that perform well in an arid environment are permitted.

Color schemes

To avoid monotony, a variety of color See Appendix "H.0"

LANDSCAPING

Preface:

Valley Boulevard Zone

The Valley Boulevard Zone encompasses the right-of-way along properties fronting the primary roadway. Subject properties to provide a consistent pattern of attractive and low-maintenance street trees that will provide shade without blocking exposure for commercial businesses. The street trees should be planted at intervals (consistent with the Affordable Bloomington development) and can be paired with tree grates, hardscape elements, drought- tolerant shrubs, or groundcover.

(See Figure 4-1.0)

Freeway Screening Zone:

The Freeway Screening Zone encompasses the area set back 20 feet from property

- 9. At least one-third of the setback area adjacent to an abutting residential property line must be landscaped at the adjoining edge of the property line. A residential property line includes a mixed-use property that includes residential. If a business abuts a nonconforming residential
- 10. Properties must maintain a landscaping screen along the property line abutting the Interstate 10 ROW. This screen shall consist of trees.

Summary:

a) Trees are required along Valley Blvd. sidewalk, adjacent to the proposed site, and

- along the property line, adjacent to residential property line and freeway (10), as described here above.
- b) An area equivalent to 10% of the total parking area is required to be landscaped within the proposed site.

Sustainability and Health:

- 1. Drought-tolerant landscaping
- 2. Shading devices and techniques
- Orient buildings so that the long axis is oriented east—west to maximize north- and south-facing windows,
- 4. The use of grass swales, particularly with native or drought-tolerant grasses, is encouraged to collect and filter water runoff.
- 5. Architectural features that increase daylighting,
- 6. Builders are encouraged to use flooring and insulation products that are low emitting (VOCs)
- 7. The use of recycled-content aggregate (reused and crushed concrete and asphalt) is highly encouraged in areas such as, but not limited to, drainage backfill and under driveways, sidewalks, and building slabs.
- 8. The use of light-colored roofing materials
- 9. Energy Star–labeled appliances should be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower- nitrogen-oxide (as defined by the air quality management district) gas-fired water heaters are strongly encouraged.
- 10. Due to the proximity of the freeway and railroad, the heating, ventilation, and air conditioning (HVAC) systems in newly constructed buildings shall be designed to accommodate air filters with a minimum efficiency reporting value (MERV) of 11 or higher.
- 11. Development shall adhere to the County's GHG reducing performance standards to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts.

See Appendix "K.0"

MOBILITY AND STREETSCAPE PLAN

Preface:

The Specific Plan establishes a multimodal design for Valley Boulevard that improves the existing roadway framework, minimizes short-term and ongoing maintenance costs, and considers a variety of users in the area. The following describes the design for Valley Boulevard and the role of additional roadways within the Specific Plan:

- 1. Roadway System (See Figure 5-1),
- 2. Pedestrian, Bicycle, and Transit System (See Figure 5-2)
- 3. Pedestrian Sidewalks Roadway Bicycle way relationship (See Figure 5-3)

Summary

The special plan does not require land dedication or side walk improvements off the proposed sit.

Lighting:

Preface:

- Adequate lighting shall be provided at all building access points, garages, and along pathways that lead to parking areas
- 2. Lighting poles along public or private roadways should include overhead lights (at least 20 feet above the sidewalk
- 3. Pedestrian-scale lighting shall be provided at building entryway, shall be placed at consistent heights (generally between 8 and 12 feet above the sidewalk) and intervals for effective illumination.
- 4. Parking area lighting shall provide sufficient illumination and coverage for the safety of all parking spaces. For parking lots open to the sky, lighting should be designed using many small-scaled, full-cutoff luminaires, that are up to 18 feet in height or up to 25 feet in height with the approval of the Land Use Services Director.
- 5. Landscape lighting fixtures are encouraged to be concealed, flush with grade, or attached to trees.

See Appendix "J.0"

Summary

Street lighting is required along the side walk adjacent to the proposed site.

Safety

Fire protection services are provided by the Central Valley Fire Protection District within the Bloomington Community Plan area (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for these fire districts and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. The County Fire Department provides services through the Valley Division of the department.

There are two fire stations located within the Bloomington plan area: Valley Division Station 76 located at 10174 Magnolia, and Valley Division Station 77 located at 17459 Slover.

See Appendix "N.0"

FRASH HANDLING

Accessory, service, and utility areas

Should be incorporated within the building envelope whenever feasible. Facilities, such as sewer, gas, water, electric, telephone, and communications equipment, should be installed underground where feasible.

Trash and recycling areas.

Trash and recycling enclosures should be contained within the building envelope. If this is infeasible, they should be in discreet places and architecturally integrated with the overall design theme of the building. Trash and recycling enclosures are accessory structures and should be constructed with finishes of similar materials as the primary building.

Separated from parking

Trash and recycling enclosures and loading areas must be separated from adjacent parking stalls by minimum four-foot-wide planters, which shall contain groundcover plant material.

Roof access

Exterior roof-access ladders should be avoided; instead, access should be from within buildings.

See Appendix "H.0" page 4-5

INFRASTRUCTURE

Drainage

A Caltrans concrete channel and culvert run south of the subject site parallel to Interstate 10. Stormwater runoff from the property drains into the Caltrans channel which discharges to Santa Anna River via the Rialto Channel. City of Rialto for storm drain lines.

See Appendix "L.0" page 3-37

See Figure 6-1.0

Sewer

An existing 18" sewer line is running at Valley Blvd adjacent to the subject site.

According to the 2013 Rialto Sewer Master Plan, the current Rialto wastewater service area includes the entirety of Bloomington between Santa Ana and Slover Avenues, and the part of Bloomington east of Maple Avenue north of Slover Avenue *Existing and Proposed Sewer System*). West of Ayala Park (which generally aligns with Maple Avenue to the south and north), the Specific Plan is outside of the Rialto wastewater service area. (See Figure 2-5.3)

Water

An existing 10" water service is provided by Marygold Mutual Water Company.

Marygold services the northwestern corner of Bloomington area and, is at 100 percent of capacity, based on water rights and shares. In recent years, approximately 73 percent of their water was purchased from the City of Rialto, 17 percent was purchased from the West Valley Water District, and 10 percent was pumped from groundwater.

See Figure 6-2

See Appendix "L.0"

UTILITIES COORDINATION INFORMATION:

WATER

Marygold Mutual Water company, 15966 Arrow Route, Fontana, CA, 92335, Tel (909) 877-0516

ELECTRICITY

Southern California Edison, 7951 Redwood Ave, Fontana, CA 92336, Tel (909) 357-6116

Service is available, base line region 10.

NATURAL GAS

SoCal Gas, 16843 Valley Boulevard Suite E, Fontana, CA 92336, Tel (800) 427-2000 Meter is available and Service is provided at the property. Transfer fee of \$25.00 would be required.

TELEPHONE

Southern California Telephone Company,

27515 Enterprise Circle West, Temecula, CA 92590, (800) 481-4999

Provider of land line and internet connections

Underground and overhead services are available

General internet charging rates:

20/20 Mbps at \$475.95/ month on a 3 Year Term

OF

20/5 Mbps at \$355.99/ month on a 3 Year Term

Both are subject to a one-time Installation Fee of \$199.95 Installation time is 7 to 15 business days

Land line fees are based on the number of lines, features and volume needed.

PROJECT ENTITLEMENT, PLANNING, BUILDING PERMITS

After meeting with San Bernardino County departments staffs, the following items were noted:

PLANNING

Planning officials advised that animal shelter use of the property is allowed in

compliance with Commercial kennels and/or catteries, in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses) and shall be subject to the regulations of Section 84.04.050. and to the Health and animal control regulations and "Valley Corridor" Specific Plan Land use.

Summary of requirements:

The following are basic requirements for a commercial kennels within commercial or industrial district. Additional requirements may be imposed by the "Special use permit":

- a) Special Use Permit for commercial kennel in compliance with Chapter 85.14
- b) 100' setback from human habitation (health)
- c) 70' setback from human habitation (planning department)
- d) Maximum number of animals of 200 doges and/ or cats is allowed.
- e) Noise shall be attenuated to 55 dB(A) from the property line.
- f) Full screening from adjacent property.
- g) Fencing in compliance with health regulations.

See Appendix "G.0" page 4-19 Item (e)

Note:

Pre-Application Development review was recommended. Takes 30 days processing time, no fees required. (Should a Professional Research found to be needed, it generally takes 30 days, with an associated fee of \$180.00.

See Appendix "M.0"

BUILDING AND SAFETY

The research revealed no filed reports in record.

FIRE DEPARTMENT

The subject property is not within a fire hazer zone. Fire design review will be required at more advances design stage.

26' wide fire apparatus access road is required in compliance with Fire department code:

See Appendix "Q.0"

See Appendix "S.0"

LAND DEVELOPMENT

See Appendix "O.0"

PUBLIC HEALTH

The research revealed a record of a food facility permit at the subject property. No other

filed record was noted.

Health and animal control regulations

The keeping of animals in all land use zoning districts shall be subject to the conditions of the County Public Health Department and the regulations of Title 3 (Health and Sanitation and Animal Regulations) of the County Code.

See Appendix "G" page 4-15 Item (a)

See Appendix "G.1"

VALLEY CORRIDOR SPECIFIC PLAN ADMINISTRATION REQUIREMENTS

Environmental Clearances

See Appendix "P.0" page 5-1 Item (5.1.2)

Review and Approval Process

See Appendix "P.0" page 5-3 Item (5.1.3)

Storm Drain Supplemental Analysis

See Appendix "L" page 3-38 Item (additional requirements)

Traffic impact Study

The study shall identify all traffic impacts, improvement timing, and design. Immediate and direct impacts shall be constructed prior to the issuance of occupancy permits.

See Appendix "P.0" page 5-3 Item (5.1.4)



APPENDIX "A.0"

Animal Shelter General Facility Outline

New Animal Shelter – General Facility Outline

ANIMAL ADMISSION DATA:

1) Daily Census – It is estimated the new facility will house, at peak periods, up to 110 dogs and 100 cats on any given day. This calculation is based on various factors, including peak period animal housing and average length of stay. The estimated building square footage requirement per dog is 100 square feet and the estimated square footage calculation per cat is 50 square feet (see attached). Utilizing this methodology animal housing areas for the two species listed would be 16,000 square feet, which includes support areas for those specific housing sections. Additional calculations would need to be made for the areas required both within the main building and in separate buildings listed below. The recommended calculations were developed in 2001 and provided in a publication entitled "Shelter Design" produced by the Humane Society of the United States. The following reference note is included in this document, "For more accurate size and cost estimates, local governments must go through a comprehensive needs-assessment process." This calculation is provided for reference only and preliminary budget development purposes, pending specific facility needs assessment and design.

Neighboring jurisdictions, such as Los Angeles County, have employed UC Davis, Koret Shelter Medicine Program, to conduct the required needs assessment which further defines specific housing needs based on desired outcome objectives and extended length of stay. Attached for reference, is the Capacity Calculations for the proposed new Agoura Animal Shelter for LA County which houses 1,827 dogs/cats annually and utilizes a much longer length of stay to achieve the desire outcomes for pets housed within the facility. This document is provided for reference only and supports the development of a required needs assessment for the new facility.

NUMBER AND TYPES OF BUILDINGS:

- 1) Primary Building Animal Housing Segregated by Function/Species (public adoption/stray animal holding/isolation/quarantine), Administration, Staff Support, Food Preparation (human vs animal), Laundry, Storage, Meeting Rooms, Offices, Reception Areas Segregated by Functions (adoption vs admission), Animal Bathing and Grooming, Volunteer Center and designated work areas (clerical vs animal care), Staff Locker Room and Restrooms, Public Multi-stall Restrooms, Community Meeting Room, Field Services Staff Squad Room.
- 2) Veterinary Care Building Surgery, Surgery Preparation, Pre and Post Surgery Animal Housing, Veterinarian's Office, Registered Veterinary Technicians Office, Controlled Drug Storage, Other Equipment and Supply Storage, Restrooms.
- 3) Barn, 14 stall, segregated by species and food, equipment storage for livestock
- 4) Storage Building for Disaster Equipment and Supply Storage (approximately 2,500 square feet)
- 5) Three Stall Garage, Freezer (Dead Animal Disposal), Euthanasia Room, Animal Admission Room
- 6) Quarantine Building/Area 20 kennels

GENERAL SITE CONSIDERATIONATIONS:

- 1) Sound Wall for noise containment
- 2) Outdoor community event area for school groups, tours, presentations
- 3) Location and type of trash disposal to contain odors
- 4) Segregated Parking Areas, Public (based on facility size), Volunteer (10 vehicles), County Staff (25 vehicles) and County Vehicle Storage (27 vehicles/trailers).
- 5) Covered parking for specific stored County Vehicles (Disaster Response Trailers, Horse Trailers, Animal Control Trucks)

- 6) Utilization of drought tolerant landscaping
- 7) Animal Exercise and Interaction Areas.

STAFFING:

1) Tentatively a consideration of 25 staff working split schedules (4-10) to cover a seven day a week schedule at this location. Potentially an additional 10 volunteer staff, WEX Workers or other support personnel on site.

COMPARABLE FACILITIES:

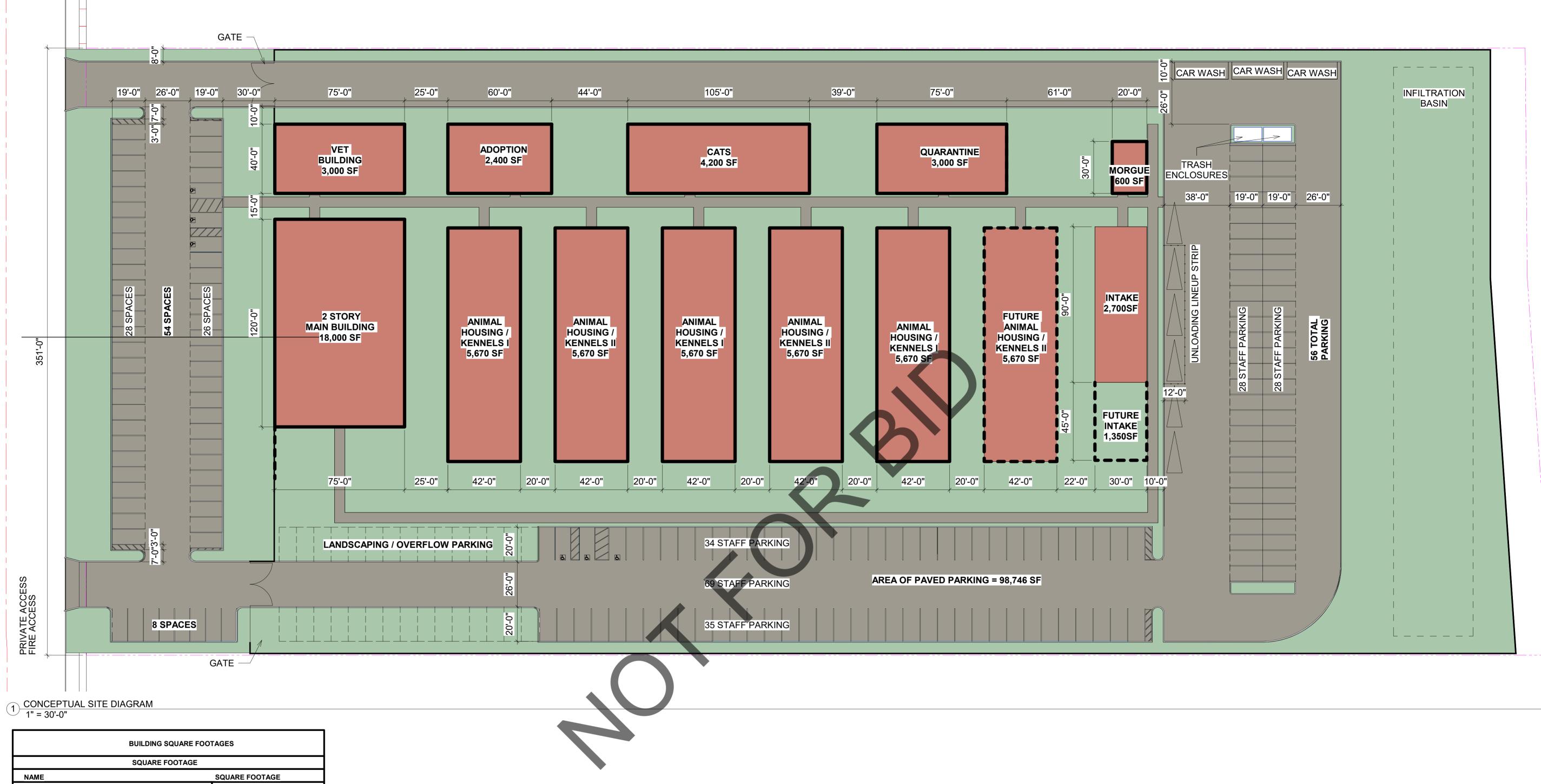
1) Town of Apple Valley Animal Shelter. Total project cost of \$8,000,000, funded by general revenue bonds, was utilized to construct the new 36,000 square foot facility which opened in 2009. The following is the project description and photograph: Apple Valley, CA, size: 36,000 square feet. This Southwestern eclectic style offers a curved sweeping front glass to mimic the Town of Apple Valley Civic Center. The shelter includes a cat area, a bright sun lit lobby, and a spacious courtyard. The design includes space for the addition of a future veterinary clinic. The shelter is located in the high-desert of California and subject to harsh climate extremes. As such, the U-shape of the building creates a courtyard which provides protection from wind and dust storms and mitigates noise.



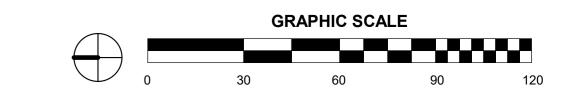
Related newspaper article: http://www.vvdailypress.com/article/20080914/NEWS/309149999

APPENDIX "A.1"

Conceptual site layout and space program



BUILDING SQUARE FOOTAGES							
SQUARE FOOTAGE							
NAME	SQUARE FOOTAGE						
MAIN BUILDING	18,000 SF						
ANIMAL HOUSING / KENNELS I	5,670 SF						
ANIMAL HOUSING / KENNELS II	5,670 SF						
ANIMAL HOUSING / KENNELS III	5,670 SF						
ANIMAL HOUSING / KENNELS IV	5,670 SF						
ANIMAL HOUSING / KENNELS V	5,670 SF						
INTAKE	2,700 SF						
VET BUILDING	3,000 SF						
ADOPTION	2,400 SF						
CATS	4,200 SF						
QUARANTINE	3,000 SF						
MORGUE	600 SF						
TOTAL:	62,250 SF						
FUTURE SQUAR	E FOOTAGE						
FUTURE ANIMAL HOUSING / KENNELS I	5,670 SF						
FUTURE INTAKE	1,350 SF						
TOTAL:	7,020 SF						
GRAND TOTAL:	69,270 SF						



DEVORE ANIMAL SHELTER RELOCATION SPACE PROGRAM Revised 9-30-2019 18313 VALLEY BOULEVARD, BLOOMINGTON, CA 92316 Circulation Occupant (s) ASF/ Building ITEM **Space Name Total ASF Notes** Qty per Room Occupant Totals I MAIN BUILDING STAFF Supervising animal control officer II 168 1.2 202 100 1.2 240 Supervising animal control officer I 64 1.2 461 Office assistance II Animal control officer 64 1.2 307 64 1.2 614 Volunteers Health education specialist 80 1.2 96 60 1.2 144 Animal rescue coordinator Conference room 20 16 1.2 384 Filing vault 400 1.2 960 100 1.2 Work center 240 10 1.2 Break room/Kitchen 12 Staff locker / bathroom (Removed) 00 TOTAL 3,936 SUPPORT SPACE 120 1.2 288 Laundry Maintenance room (s) 240 1.2 288 IT, Alarm, Communication Power 36 1.2 43 154 Fire Riser Room 128 1.2 317 22 1.2 Staff Locker (11 lockers 6 personnel) Staff Shower & dressing stall 36 1.2 86 192 20 1.2 Staff toilet stalls Staff Lavatory & Counter 16 1.2 77 160 1.2 192 Storage retail 300 1.2 360 Storage large items 360 Storage evidence 300 1.2

400 1.2

Storage feed TOTAL

480

2,837

ITEM	Space Name	Qty	Occupant (s) per Room	ASF/ Occupant	Circulation %	Total ASF	Building Totals	Notes
С	PUBLIC AREA							
	Lobby	2	15	20	1.2	720		
	Reception	2	2		1.2	240		
	Lecture hall	0	40	20	1.2	0		Combined with Conference Room
	1 set Public Restrooms Gender Neutral	1	1	50	1.2	60		Previous report had wrong SF
	Interaction room	2	4	64	1.2	614		
	TOTAL					1,634		
	TOTAL ALL SPACES IN MAIN BUILDING					8,407	8,407	
II	VETERINARY BUILDING							
	Office assistance / reception	1	2	64	1.2	154		
	Lobby	1	4		1.2	144		
	Veterinary	2	1	100	1.2	240		
	Veterinary technician	2	2	64	1.2	307		
	Veterinary File Storage	1	1	80	1.2	96		
	Storage medical	1	1		1.2	72		
	Exam / surgery room	2	4		1.2	720		
	Medical Gas Storage room	1	1		1.2	77		
	Storage general	1	1	80	1.2	96		DF questioned removing this item
	Single Accommodation Restroom	2	1	50	1.2	120		Moved 1 room from Barn kept other
	Staff Restrooms & Lockers	0	0	0	0	0		
	TOTAL					2,026	2,026	
III	ANIMAL HOUSING KENNELS (NON-CAT)							
	Kennels	2	45	96	1.2	10,368		
	TOTAL					10,368	10,368	
	ANIMAL HOUSING OTHER (NON-CAT)							
	Kitchen (animal)	1	2		1.2	360		
	Adoption Exotic Animals	1	20		1.2	432		
	Isolation/Hospital Area		27		1.2	389		
L	Quarantine Area	0	0		0	0		
L	Adoption Puppy	0	0		0	0		
	Adoption dogs / stray dogs	5	30		1.2	480		
	Dog Get Acquainted Area	4	1	120		576		
	Isolation Kennels	0	0		0	0		
	Storage Feed Room	1	1	400	1.2	480		
•	TOTAL	Ι,				2,717	2,717	

ITEM	Space Name	Qty	Occupant (s) per Room	ASF/ Occupant	Circulation %	Total ASF	Building Totals	Notes
٧	ANIMAL HOUSING CATS							
	Adoption area	2	18	18	1.2	778		
	Cat Colony	3	10	8	1.2	288		
	Cat Get Acquainted Area	2	1	80	1.2	192		
	Kitten Area	0	0	0	0	0		
	Feral cats	1	27	18	1.2	583		
	Isolation/Hospital area	1	27	18	1.2	583		
	Quarantine Area	1	20	18	1.2	432		
	TOTAL					2,856	2,856	
VI	ANIMAL IN-TAKE							
	Dispatch / animal admission	1	2	80	1.2	192		
	Cleaning equipment	1	1	80	1.2	96		
	Storage equipment	1	1	80	1.2	96		
	Garaging / washing area	1	4	250	1.2	1,200	1	
	Temporary Holding dogs	1	10	50	1.2	600		
	Storage Animal Control	1	1	80	1.2	96		
	Exam room	1	2	100	1.2	240		
	Grooming room	2	2	50	1.2	240		
	TOTAL					2,760	2,760	
VII	QUARANTINE BUILDING							
	Euthanasia room	1	1	400	1.2	480		
	General Supply Storage	1	1	80	1.2	96		
	Cleaning Supplies Storage	1	1		1.2	96		
	Quarantine Dogs	1	20	96	1.2	2,304		
	TOTAL					2,976	2,976	
VIII	Freezer Mougue	1	1	400		400	400	
	TOTAL COOLED OR MECHANICALLY VE	NTILATED	FACILITY AREA				32,510	

ITEM	Space Name	Qty	Occupant (s) per Room	ASF/ Occupant	Circulation %	Total ASF	Building Totals	Notes
IX	NON-COOLED OR MECHANICALLY VENT	FILATED B	UILDINGS					
Α	<u>BARN</u>							
	Stalls	14	1	288	1.25	5,040		
	Storage equipment / feed	1	1	800	1.3	1,040		Kept 800 SF moved 400 to Kennel
	Loading Area	1	1	1,600	1.3	2,080		
	TOTAL					8,160		
В	<u>DISASTER STORAGE</u>					2,500		·
С	POWER GENERATOR BUILDING	1	1	288		288		500 kw
	TOTAL ALL NON-COOLED OR MECHANI	CALLY VE	NTILATED BUIL	<u>DINGS</u>		10,948	10,948	
Х	CORRAL YARD							
	Fenced area	1	1	8,000	1	8,000		
	Outdoor Shaded Areas	1	1	2,000	1	2,000		Does this duplicate the Stalls?
	TOTAL					10,000		
VEHIC	CLE PARKING REQUIREMENTS							
	SPACE USE TYPE	GFA	RATIO	STALL#	UNIT AREA	AREA		
1	Office /clinic/professional services	18,800	0.004	75				
2	Light industrial / warehouse	36,374	0.001	36				
3	Disabled			3				
	TOTAL			115				
BICYC	LE PARKING REQUIREMENTS							
1	Office /clinic/professional services	18,800	0.0004	8				
2	Light industrial / warehouse	36,374	0.0002	7				
	TOTAL			15				
PARK	ING PROVIDED							
1	Public / Volunteer vehicles			62	300	18,600		9x33
2	Disabled Public / Volunteer Vehicles			3	600	1,800		18x33
3	Disable Staff vehicles			3	600	1,800		18x33
4	Field Vehicles				330	10,560		
5	Department Trailers			7	520	3,640		
_	Department Trailers				74000	74,000		10x52
	TOTAL VEHICLE PARKING AREA			108		110,400		
SITE I	MPROVEMENTS							
	County Vehicle Storage	0		0	0	0		Moved to Parking Provided Section
	Landscaping	1	1	130,877		130,877		
3	Perimeter Wall (in Lineal Feet)	1950	LF	-,-	1	1,950		New Item
						,		
1	TOTAL OF ALL ENCLOSED BUILDINGS						43,458	

APPENDIX "B.0"

Apple Valley Shelter overview

DAILYPRESS

Plans for new AV animal shelter approved

By BROOKE EDWARDS Staff Writer

Posted Sep 14, 2008 at 6:18 AM

APPLE VALLEY -- Plans for the town's first "purpose-built" animal shelter have been approved and bids are being accepted for the project's construction.

The goal for opening the new Apple Valley Animal Shelter is by the end of 2009. It is to be located at the southeast corner of Powhatan and Quinnault roads.

"Healthy, adoptable pets is our ultimate goal," said Gina Schwin-Whiteside, the town's director of municipal services. "With a 20-year capacity, this shelter will let us keep animals longer, letting us better assess health and behavioral issues and increase the likelihood of finding good homes."

The new facility will increase adoptions rates, staff said, with more kennels allowing the shelter to hold onto animals for a longer time before considering euthanasia.

It also is expected to increase the health and safety of the animals, by adding holding areas to isolate pets at intake and provide a ventilation system to filter airborne diseases and minimize cross-contamination.

The proposed facility will include a reception area for animal intake, adoption rooms, kennel runs for large dogs, indoor small dog and puppy kennels, cat colonies, "get acquainted" areas, quarantine and isolation facilities, examination rooms, nurseries, an education room and future space for a veterinary office and surgery suite.

The shelter will have a holding and adoption area for exotic pets, an aviary display, a reptile area and four corrals for holding horses, cows, goats and pigs.

Work space for officers for animal control and other town services also will be provided.

The town decided to open its own shelter in 2004, when the Victor Valley Animal Protective League raised its rates. Apple Valley had contracted with the VVAPL for years before the dispute, and used Hesperia's shelter until it could open its own facility.

The existing Apple Valley shelter on Tonikan Road has been open for 3 1/2 years. The town refurbished an existing warehouse to accommodate its shelter, recycling furniture from town offices and using the old council dais for counter space to complete the project for less than \$200,000.

Town spokeswoman Kathie Martin said the current shelter will be demolished after the move.

Funding for the \$8 million project is coming from bonds issued by the town against increased tax revenues from redevelopment areas.

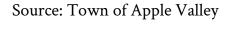
The town is also accepting donations from residents who wish to support the project.

Brooke Edwards may be reached at 955-5358 or at bedwards@vvdailypress.com.

By the numbers

- -*-78 kennels will be available for dogs at Apple Valley's new animal shelter
- -*-1 dog nursery, puppy ward and cat nursery are planned
- *-2 cat community and kitten adoptions rooms will be included
- -*-18 cages for cats will be available
- -*-4 corrals for horses, cows, goats and pigs are included in plans

- -*-2009, in the summer, is when the new shelter is projected to open
- -*-\$8 million is the projected cost of the new animal shelter
- -*-2005 was the year the current shelter opened
- -*-\$165,000 was the cost of refurbishing the warehouse for the current shelter



APPENDIX "C.0"

Client's Scope Identification

County of San Bernardino SCOPE IDENTIFICATION

Project: Devore Animal Shelter - Site Visit & Tour

Agenda:

Site Visit of Devore Shelter to allow Miller Architecture to see existing facilities, needs for future facility, lessons learned for design.

Department Summary of General Facility Outline

- 1. Daily Census
 - Peak Period housing daily census is 110 dogs and 100 cats. Estimated building square footage for animals is
 - i. Dog- 100 SF
 - ii. Cat-50 SF
 - b. Total animal housing based on census data is 16,000 SF.
- 2. Number and Types of Buildings
 - a. Primary Building
 - i. Animal housing segregated by function/species (public adoption/stray animal holding/isolation/quarantine)
 - ii. Administration, Staff Support, Food Preparation (human vs. animal), Laundry, storage, meeting rooms, offices, reception area segregated by function (admission and adoption, animal bathing and grooming, volunteer center and designated work areas (clerical vs. animal care), Staff locker room and restrooms, public restrooms- multi stall, Community meeting room, Field Services Staff squad conference room, indoor/outdoor meet and greet adoption. Large storage room for cleaning products etc.
 - Work to eliminate multiuse spaces (ie separate conference, break, locker rooms)
 - 2. Security/Safety/panic interior system
 - 3. Intercom system/speaker system for kennels
 - 4. Commercial dishwasher, laundry, etc.
 - Animal intake as separate area easily accessible and securable for Animal control
 officers to perform intake procedures
 - i. Garaged
 - ii. Morgue/Freezer
 - iii. Euthanasia Room,
 - iv. Animal admission room
 - c. Quarantine Building/Areas

- i. Separate from public view
- ii. Minimum 20 kennels
- d. Veterinary Care Building (Separate facility from main building)- Surgery, surgery preparation, pre and post surgery animal housing, Veterinarian's office, Registered Veterinary Techs office, controlled drug storage, other equipment and supply storage, restrooms.
- e. Barn- 14 stall, segregated by species and food, equipment and food storage for livestock.
- f. Storage building for disaster equipment and supply storage (approximately 2500 SF with rollup bay)

3. General Site Considerations:

- a. Site Security
- b. Outdoor community event area for school groups, tours, presentations, animal interaction-adoption
- c. Trash disposal and containment-location
- d. Segregated parking areas for public and staff
 - i. Facility minimum public parking
 - ii. Volunteer parking min 10
 - iii. Staff parking- 25 staff passenger
 - iv. Department Vehicle storage- 27 vehicles and trailers
 - v. Covered parking for stored County vehicles (Disaster Response Trailers, Horse Trailers, Animal Control trucks.
- e. Landscaping
 - i. Remove from perimeter of building
 - ii. Drought tolerant
 - iii. Ideal for perimeter trees
- f. Animal Exercise and Interaction areas
 - 1. Consultation rooms (indoor/outdoor and dual use)
- 4. Staffing- 28 paid personnel
 - 1 Supervising Animal Control Officer II
 - 2 Supervising Animal Control Officer I
 - 1 Office Assistant IV
 - 5 Office Assistant II (2 positions assigned to work in the veterinary clinic)
 - 2 Registered Veterinary Technicians (assigned to work in the veterinary clinic)
 - 2 Veterinarians (assigned to work in the veterinary clinic)
 - 4 Animal Control Officers
 - 8 General Service Workers / Kennel Assistants
 - 2 Animal Rescue Coordinators
 - 1 Health Education Specialist II (PIO-Volunteer Coordinator)
- 5. Additional Considerations:
 - IP type CCTV coverage of:
 - o Public and staff access and egress to site
 - Perimeter wall/fence line
 - Internal publically accessible spaces

- o Internal walkway areas of kennels for staff
- o Internal staff areas
 - Confirm with DPH-ACC
- Card Access System:
 - All staff doors
 - o All kennel doors
 - All motorized gates
 - All pedestrian gates
- · Lighting coverage of:
 - o Perimeter wall/fence line
 - o Parking areas
 - Exterior animal review areas for staff and public
 - o Interior service areas
 - o Building exterior and interior areas
- · Alarm/intrusion detection system for:
 - o Site Perimeter
 - o Specific buildings and fencing
 - Building interiors (staff, euthanasia, medical, etc.)
 - o Duress in:
 - Medical
 - Euthanasia
 - Front Public Lobby
- IP telco system
- Public Lobby to have supplemental/HVAC system
- Driveway Gates (HySecurity Slide Driver):
 - o 2 for staff (includes perimeter and potential EOC areas)
 - Entry
 - Exit
 - o 1 for public
 - Entry and exit
 - Control access
- Landscaping:
 - No large shrubs etc. near building that allow concealment
 - No trees overhanging building roofs
 - Low water use native/local vegetation
- Secure Safe (fire rated, secured to structure) for:
 - o Medicines
 - o Cash
 - o Other
- Air flow through kennels and corrals for "fresh-air" recharge
- Sewer interceptor with magnetic basket
- Perimeter security via distance from face-of-curb
 - FOC/Sidewalk/landscape bio-swale/barrier/perimeter wall (tilt-up preferred, 12' min.)
- Server Room for:
 - Camera servers and data storage
 - Computer system servers
 - Requires separate cooling only HVAC
 - o Size for full electronic data and surveillance systems plus growth or reconfiguration

- Backup generator power for entire facility power at full load, no exceptions.
 - o Switchgear must be 100% duty rated.
 - Centralized location
 - o All circuits micarta tagged at both ends
 - o All outlets labeled
- Green spaces (open and shaded/covered) for:
 - o Pet adoption events
 - Meet-n-greet uses
 - o Staff events
 - o Emergency setup areas
- · Ballistic protection (glazing and walls) at:
 - o Public lobby
 - Including adjacent staff areas that might be impacted off of lobby.
 - Main entry door(s)
- High quality commercial IC core lock sets and lever sets
- · Wash area for:
 - o Officer impound trucks
 - Internal at kennel(s) for dogs and cats
 - Animal feed trays/bowls
 - Commercial steam washer system
- · Corral yard for:
 - o Large animals/livestock
 - o Foul
 - Stallion reinforced corrals
- Euthanasia Building with independent HVAC
- · Commercial Misting system for kennels
- Unified drainage system for kennels
- · Unified in-floor hydronic heating for kennels
 - o Interior and exterior of each kennel
- · Commercial exhaust fans for each kennel
- · Tankless water heaters for kennel cleansing
 - o Include commercial water hoses and reels at each location
- All metals associated with kennel use should be heavy gauge SS
- Site or building and kennel specific water softening systems

APPENDIX "D.0"

San Bernardino County Building Interior Finish Standards



COUNTY BUILDING INTERIOR FINISH STANDARDS

DRAFT JULY 2015



TABLE OF CONTENTS

Restrooms

Stair

Main Building Entry / Public Lobby

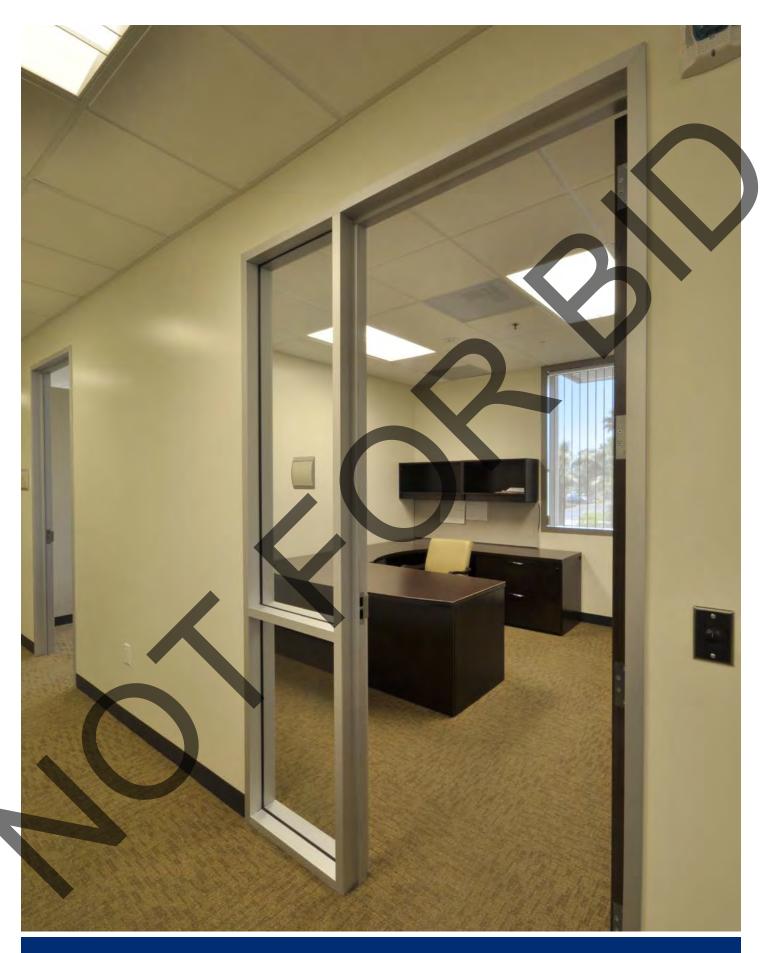
Appendix A: Door Hardware Set Descriptions

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SUPPORT SPACES		
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PRIVATE OFFICE

Finishes	Manufacturer (or equal)	Description
Floor	Patcraft, Shaw, Tandus C&A	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards Sherwin Williams Benjamin Moore	Paint, gloss of finish as scheduled by Architect Application: Executive offices (250-300 SF) to have one (1) wall with accent paint color.
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame
Door Hardware	Schlage	Cylinder with interchangeable core. See Appendix A, HW Set: E10
Door Sidelight	Wilson Partitions, or match existing	(1) 24" wide
Signage	APCO Graphics	Wall mounted aluminum sign with room # / room name / braille
Window	MechoShade	Manually-operated, surface mounted (between jamb), single shadecloth roller shade; PVC free Microfilm 0600, transparent, light filtering and heat insulating material Application: 250 - 300 SF Private Offices
Coverings	Levelor, Louver Drape Zirlon	Gilmore Industries perforated, 100% solid vinyl 3.5" wide vertical louver with a valance mounted inside window mullion. Application: 120 - 200 SF Private Offices
Lighting	-	24" x 48" fixture direct / indirect typ.; fixtures to be accessible to change lamp

County Standard Sizes

300 SF	Board of Supervisors, Elected Officials, Chief Executive Officer		
Assistant Chief Executive Officer, Assistant Executive Officer, Deputy Executive Officer, Age Administrator, Department Head, Elected Official Assistant, and Assistant Agency Administrator			
200 SF	Department Head Assistant (Assistant Director, Deputy Director, Chief Deputy), Division Head, Division Manager, Division Chief		
150 SF Principal Analysts, Principal Assistant County Counsel			
Section Head, Manager, Human Resource Officer, Attorney, Assistant Division Manager, S (Office-seating for 1) Interview Room (seating for 4)			

OPEN WORK AREA

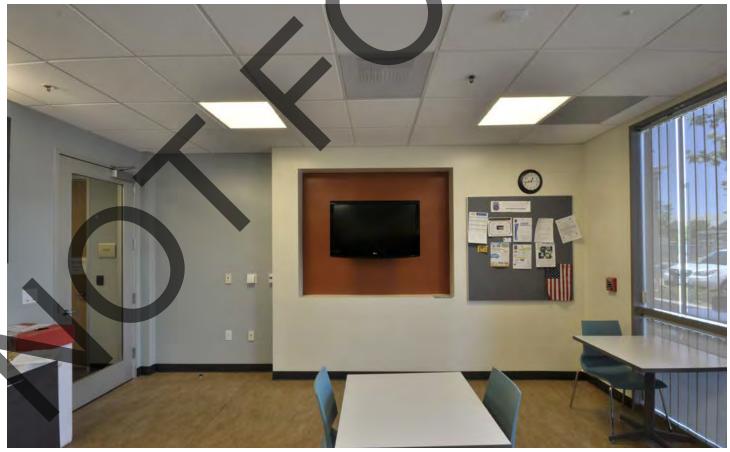
Finishes	Manufacturer (or equal)	Description
Floor	Patcraft, Shaw, Tandus C&A	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Signage	APCO Graphics	Cubical mounted aluminum sign w/ paper insert
Corner Guards	Koroseal Corp., Koro Guard	Clear vinyl, 1-1/2" x 1-12" x 48" H. Locate in high traffic areas
Window Coverings	Hunter Douglas, Levelor or, Levelor, Louver Drape Zirlon	Equivalent to Flexalum "Décor" or "Riviera", 1" painted metal miniblind or, "Gilmore Industries" perforated, 100% solid vinyl 3.5" wide vertical louver with a valance mounted inside window mullion
Lighting	-	24" x 48" fixture direct / indirect typ., 24" x 24" as appropriate; fixtures to be accessible to change lamp

County Standard Workstation Sizes

80 SF	Professional (Exempt Class D, Professional, Management, Supervisors, Administrative Services & AutoCAD Draftsman
36-64 SF	Support (Clerical and Technical)
24-36 SF	Field Support (Craft, Labor & Trades, Inspection)
24 SF	Copy / Print / Fax Station / Coffee Bar

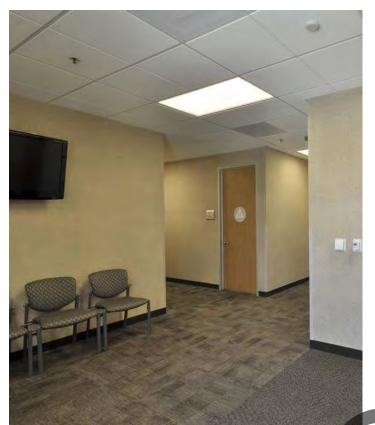


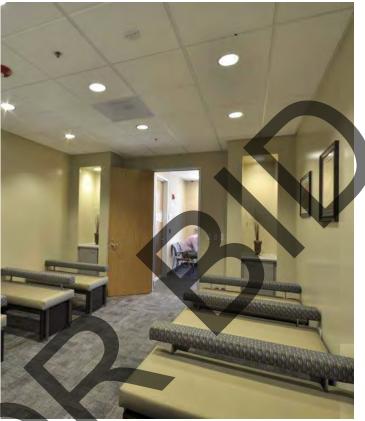


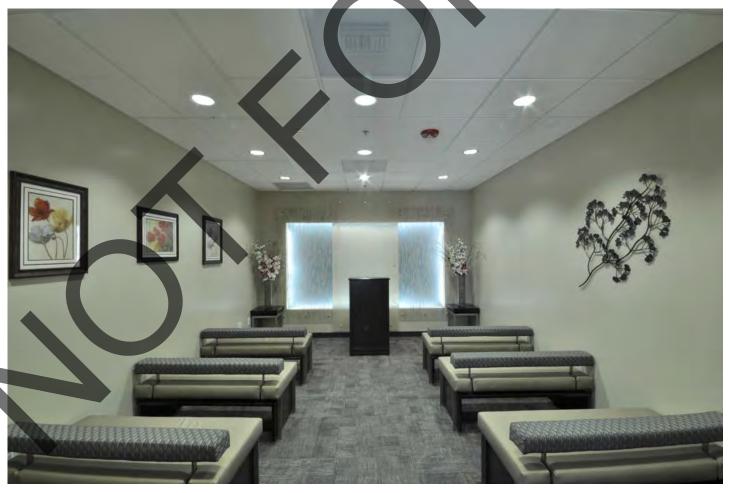
BREAK ROOM

Finishes	Manufacturer (or equal)	Description
Floor	Armstrong	Resilient flooring, 12" x 12" x minimum 1/8" thick VCT
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	Wilson Partitions, or match existing	Clear anodized aluminum door and frame with glazing
Door Hardware	Schlage	Cylinder w/ interchangeable core; see Appendix A, HW Set: E09
Signage	APCO Graphics	Wall mounted aluminum sign with room # / room name / braille
Corner Guards	Koroseal Corp., Koro Guard	Clear vinyl, 1-1/2" x 1-12" x 48" H.
Window	Hunter Douglas, Levelor	Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (color to match blinds)
Coverings	Levelor, Louver Drape Zirlon, Gilmore Industries	Vertical Louvers: perforated, 100% extruded solid vinyl (or equal) 3.5" wide vertical louver with a valance mounted inside window mullion, beaded edge on each side of no less than .050 inch, no bottom chain; three year guarantee
Millwork Cabinets	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate; upper cabinets optional; confirm requirements for cabinet locks
Millwork Shelves	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate with 3 mil PVC edge band
Cabinet Pulls	Accuride, HV Ives, Olympus, Stanley	Wire rod, matte stainless steel, U-shaped pull at accessible casework
Millwork	Formica, Laminart, Nevamar, Pionite, Wilsonart	High-pressure decorative plastic laminate
Counter	Corian, Avonite, Zodiac	Premium grade solid surface, self edged, one-piece countertops and thresholds
Lighting	-	24" x 24" fixture, direct / indirect; fixtures to be accessible to change lamp
Plumbing Fixtures	American Standard, Delta	Double sink w/ garbage disposal, Delta or equal faucet. No reverse- osmosis filters at faucets. Provide easy-to-access plumbing chases.
Appliances	Kenmore, GE	Stainless steel appliances: (2-3) refrigerators, (2) microwaves, (1) vending machine, (1) coffee maker
Monitor	Sony, Panasonic	(1) 42" to 65" flat screen TV



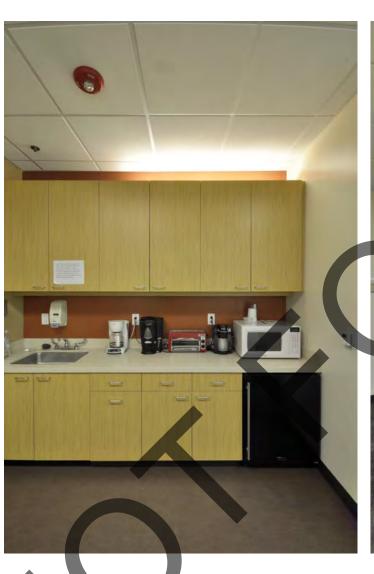




CHAPEL

Finishes	Manufacturer (or equal)	Description
Floor	Tandus C&A, Shaw, Patcraft	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame
Door Hardware	Schlage	Cylinder with interchangeable core. See Appendix A, HW Set: E10
Signage	APCO Graphics	Wall mounted aluminum sign with room # / room name / braille
Window Coverings	Hunter Douglas, Levelor	1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardward, pivot plate and hold down brackets (color to match blinds)
Decorative Panels	3form	
Millwork Cabinets	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate (lower cabinets only)
Millwork Shelves	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate with 3 mil PVC edge band
Cabinet Pulls	Accuride, HV Ives, Olympus, Stanley	Wire rod, matte stainless steel; U-shaped pull at accessible casework
Millwork	Formica, Laminart, Nevamar, Pionite, Wilsonart	High-pressure decorative plastic laminate
Counter	Corian, Avonite, Zodiac	Premium grade solid surface, self edgeds, one-piece countertops and thresholds
Lighting	-	Recessed can lighting; fixtures to be accessible to change lamp



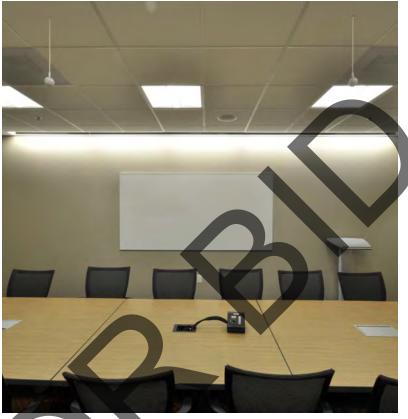


COFFEE / PANTRY

Finishes	Manufacturer (or equal)	Description
Floor	Armstrong	Resilient flooring, 12" x 12" x minimum 1/8" thick VCT
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door Sidelight	Wilson Partitions, or match existing	Viewing window at side wall
Millwork Cabinets	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate; upper cabinets optional; confirm requirements for cabinet locks
Millwork Shelves	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate with 3 mil PVC edge band
Cabinet Pulls	Accuride, HV Ives, Olympus, Stanley	Wire rod, matte stainless steel. U-shaped pull at accessible casework
Millwork Counter	Formica, Laminart, Nevamar Pionite, Wilsonart	High-pressure decorative plastic laminate
Counter	Corian, Avonite, Zodiac	Premium grade solid surface, self edged, one-piece countertops and thresholds
Plumbing Fixtures	American Standard, Delta	Double sink w/ garbage disposal, Delta or equal faucet (no reverse- osmosis filters); provide easy access to plumbing chases
Accessories	-	Wall mounted non-automatic soap dispenser
Appliances		(1) under-counter refrigerator, (1) coffee maker; stainless steel
Lighting	-	Recessed can lighting; fixtures to be accessible to change lamp







CONFERENCE ROOM

Finishes	Manufacturer (or equal)	Description
Floor	Tandus C&A, Shaw, Patcraft	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect; provide chair rail as appropriate based on furniture placement / configuration
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame or, clear anodized aluminum door and frame with glazing
Door Hardware	Schlage	Cylinder with interchangeable core. See Appendix A, HW Set: E09, E18, E23
Door Sidelight	Wilson Partitions or match existing	Window wall, 3M Dusted Crystal film at top portion of glazing
Signage	APCO Graphics	Wall mounted aluminum sign with room # / room name / braille
Window	Hunter Douglas, Levelor	Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (color to match blinds)
Coverings	Levelor, Louver Drape Zirlon, Gilmore Industries	Vertical Louvers: perforated, 100% extruded solid vinyl (or equal) 3.5" wide vertical louver with a valance mounted inside window mullion, beaded edge on each side of no less than .050 inch, no bottom chain; three year guarantee
Millwork Cabinets	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate; confirm requirements for cabinet locks
Millwork Shelves	Formica, Nevamar, WilsonArt, Laminart, Pionite	High-pressure decorative plastic laminate with 3 mil PVC edge band
Cabinet Pulls	Accuride, HV Ives, Olympus, Stanley	Wire rod, matte stainless steel, U-shaped pull at accessible casework
Millwork	Formica, Laminart, Nevamar, Pionite, Wilsonart	High-pressure decorative plastic laminate
Counter	Corian, Avonite, Zodiac	Premium grade solid surface, self edged, one-piece countertops and thresholds
Lighting	-	24" x 24" fixture direct / indirect; fixtures to be accessible to change lamp
Monitor	Sony, Panasonic	(1) 42" to 65" flat screen TV





DATA CENTER

Finishes	Manufacturer (or equal)	Description
Floor	Armstrong	Resilient flooring, 12" x 12" x minimum 1/8" thick VCT, anti-static
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

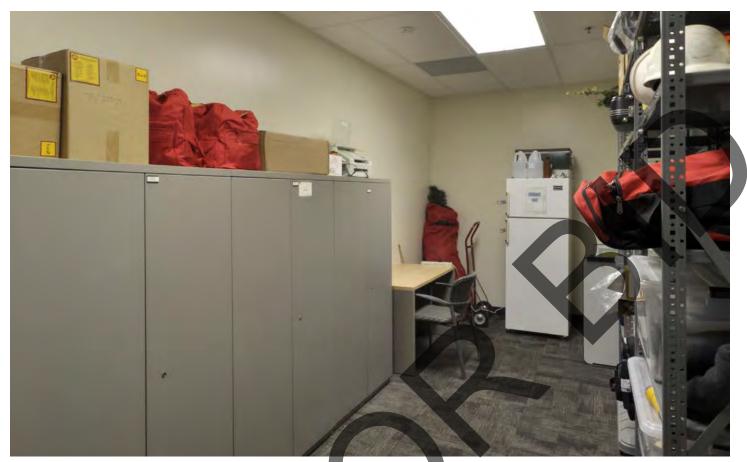
Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame, 60 min. rating
Door Hardware	Schlage	Cylinder with interchangeable core, OHC See Appendix A, HW Set: E11
Door Security	Kantech	Card reader
Signage	APCO Graphics	Wall mounted aluminum sign with room #/ room name / braille
Lighting	-	24" x 48" fixture direct / indirect typ.; fixtures to be accessible to change lamp





DEPARTMENT LOBBY / SERVICE COUNTER

Finishes	Manufacturer (or equal)	Description
Floor	Tandus C&A, Shaw, Patcraft	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect; provide chair rail as appropriate based on furniture placement / configuration
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system
Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame or, clear anodized aluminum door and frame with glazing
Door Hardware	Schlage	Cylinder with interchangeable core, OHC See Appendix A, HW Set: E11, E14
Door Sidelight	Wilson Partitions or match existing	Window wall
Door Security	Kantech	Card reader
Signage	APCO Graphics	Wall mounted aluminum sign w/ room #/room name/braille. Text on wall and glass
Corner Guards	Koroseal Corp., Koro Guard	Clear vinyl, 1-1/2" x 1-12" x 48" H; locate in high traffic areas as appropriate
Window Coverings	Hunter Douglas, Levelor	Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (cold to match blinds)
	Levelor, Louver Drape Zirlon, Gilmore Industries	Vertical Louvers: perforated, 100% extruded solid vinyl (or equal) 3.5" wide vertical louver with a valance mounted inside window mullion, beaded edge on each side of no less than .050 inch, no bottom chain; three year guarantee
Millwork Cabinets	Formica, Nevamar, WilsonArt, Laminart, Pionite	Plastic laminate; confirm requirements for locks
Millwork Shelves	Formica, Nevamar, WilsonArt, Laminart, Pionite	Plastic laminate with 3 mil PVC edge band
Cabinet Pulls	Accuride, HV Ives, Olympus, Stanley	Wire rod, matte stainless steel. U-shaped pull at accessible casework
Millwork Counter	Formica, Laminart, Nevamar, Pionite, Wilsonart	High-pressure decorative plastic laminate
	Corian, Avonite, Zodiac	Premium grade solid surface, self edged, one-piece countertops and thresholds
Lighting	-	24" x 48" fixture direct / indirect typ., recessed can, 12" x 48" as appropriate; fixtures to be accessible to change lamp
Monitor	Sony, Panasonic	(1) 42" to 65" flat screen TV

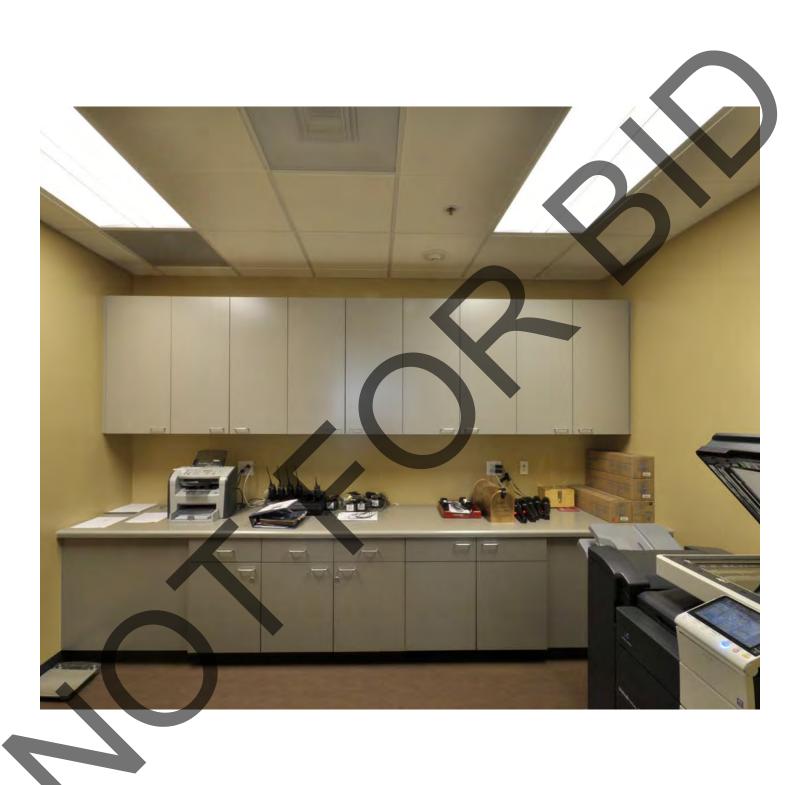




FILE / STORAGE ROOM

Finishes	Manufacturer (or equal)	Description
Floor	Armstrong	Resilient flooring, 12" x 12" x minimum 1/8" thick VCT
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame
Door Hardware	Schlage	Cylinder with interchangeable core. See Appendix A, HW Set: E10, E16
Door Security	Kantech	Card reader
Signage	APCO Graphics	Wall mounted aluminum sign w/ room #/room name/braille
Window Coverings	Hunter Douglas, Levelor	Rooms should be interior without windows; if space falls on window wall incorporate Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (color to match blinds)
Lighting	-	24" x 48" fixture direct / indirect typ.; fixtures to be accessible to change lamp



WORK / SUPPLY ROOM

Finishes	Manufacturer (or equal)	Description
Floor	Armstrong	Resilient flooring, 12" x 12" x minimum 1/8" thick VCT
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

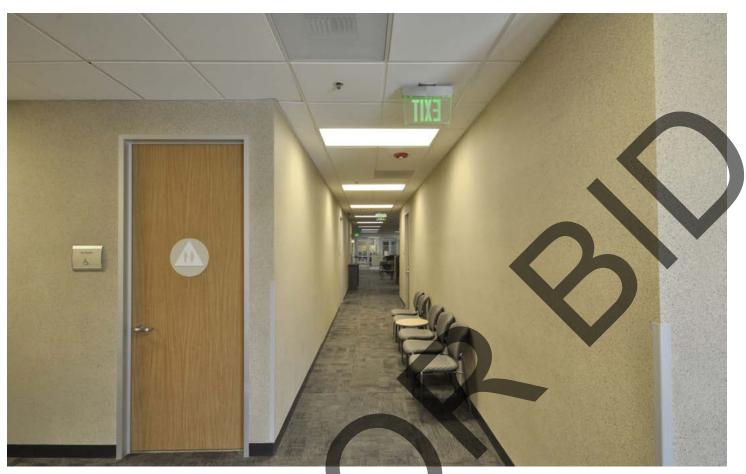
Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame or, painted aluminum door and frame, with glazing
Door Hardware	Schlage	Cylinder with interchangeable core. See Appendix A, HW Set: E16, E03
Signage	APCO Graphics	Wall mounted aluminum sign w/ room #/room name/braille
Window Coverings	Hunter Douglas, Levelor	Rooms should be interior without windows; if space falls on window wall incorporate Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (color to match blinds)
Millwork Cabinets	Formica, Nevamar, WilsonArt, Laminart, Pionite	Plastic laminate, confirm requirement for cabinet locks
Millwork Shelves	Formica, Nevamar, WilsonArt, Laminart, Pionite	Plastic laminate with 3 mil PVC edge band
Cabinet Pulls	Accuride, HV Ives, Olympus, Stanley	Wire rod, matte stainless steel, U-shaped pull at accessible casework
Millwork	Formica, Laminart, Nevamar, Pionite, WilsonArt	High-pressure decorative plastic laminate
Counter	Corian, Avonite, Zodiac	Premium grade solid surface, self edged, one-piece countertops and thresholds
Lighting	-	24" x 48" fixture direct / indirect typ.; fixture to be accessible to change lamp

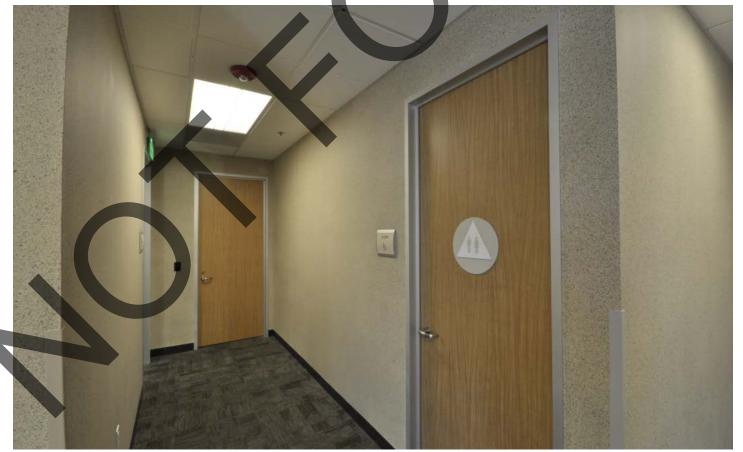


TRAINING ROOM

Finishes	Manufacturer (or equal)	Description
Floor	Tandus C&A, Shaw, Patcraft	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame
Door Hardware	Schlage	Cylinder with interchangeable core See Appendix A, HW Set: E09
Door Sidelight	Wilson Partitions, or match existing	Viewing window (not a sidelight)
Signage	APCO Graphics	Wall mounted aluminum sign w/ room # / room name / braille
Window Coverings	Hunter Douglas, Levelor	Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (color to match blinds)
	Levelor, Louver Drape Zirlon, Gilmore Industries	Vertical Louvers: perforated, 100% extruded solid vinyl (or equal) 3.5" wide vertical louver with a valance mounted inside window mullion, beaded edge on each side of no less than .050 inch, no bottom chain; three year guarantee
Lighting	-/	24" x 48" fixture direct / indirect typ.; fixture to be accessible to change lamp





HALLWAY / CORRIDOR

Finishes	Manufacturer (or equal)	Description
Floor	Tandus C&A, Shaw, Patcraft	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Zolatone	Polomyx or Polomyx Airless decorative coating - polymyx modified acrylate copolyer ready-mixed multi-color coating
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

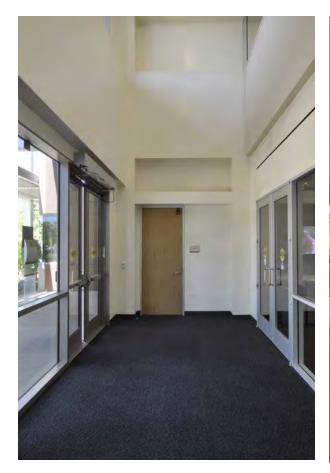
Components	Manufacturer (or equal)	Description
Corner Guards	Koroseal Corp., Koro Guard	Clear vinyl, 1-1/2" x 1-12" x 48" H.
Window Coverings	Hunter Douglas, Levelor	Mini Blinds: 1" painted metal mini-blinds, equivalent to Flexalum "Décor" or "Riviera, with narrow bottom rails, clear acrylic control wand, mounting hardware, pivot plate and hold down brackets (color to match blinds)
	Levelor, Louver Drape Zirlon, Gilmore Industries	Vertical Louvers: perforated, 100% extruded solid vinyl (or equal) 3.5" wide vertical louver with a valance mounted inside window mullion, beaded edge on each side of no less than .050 inch, no bottom chain; three year guarantee
Lighting	-	24" x 48" fixture direct / indirect typ., 24" x 24" and 12" x 48" as appropriate; fixture to be accessible to change lamp

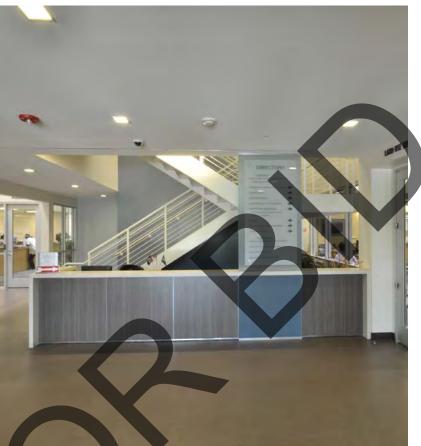


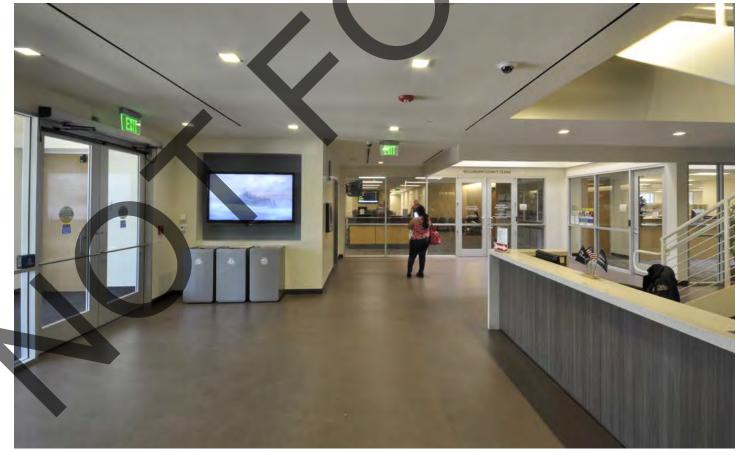
JANITOR ROOM

Finishes	Manufacturer (or equal)	Description
Floor	Forbo, Armstrong	Resilient flooring, 12" x 12" x minimum 1/8" thick VCT or resilient sheet linoleum (e.g. Marmoleum), homogenous polyvinyl chloride, 0.050" thick wear layer with approved extruded top trim and 3/8" radium plastic fillets with integral cove base or performed cove base sections.
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
	Marlite FRP	Fiber reinforced plastic at floor sink to 48" a.f.f.
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame
Door Hardware	Schlage	Cylinder with interchangeable core See Appendix A, HW Set: E16
Signage	APCO Graphics	Wall mounted aluminum sign w/ room #/room name/braille
Plumbing Fixtures	Zurn, Wade, Josam, Mifab	Floor Sink
Lighting	-	24" x 48" fixture direct / indirect typ.; fixture to be accessible to change lamp







MAIN BUILDING ENTRY / PUBLIC LOBBY

Finishes	Manufacturer (or equal)	Description
Floor	Forbo, Armstrong	Resilient sheet linoleum (e.g. Marmoleum), homogenous polyvinyl chloride, 0.050" thick wear layer with approved extruded top trim and 3/8" radium plastic fillets with integral cove base or performed cove base sections.
		Tile / paver
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Zolatone	Polomyx or Polomyx Airless decorative coating - polymyx modified acrylate copolyer ready-mixed multi-color coating
Ceiling	Olympia Second Look USG Grid	24" x 48" acoustical ceiling tile with grid suspension system
	-	Painted gypsum board

Components	Manufacturer (or equal)	Description
Door	Wilson Partitions, or match existing	Clear anodized aluminum door and frame, with glazing
Door Hardware	Schlage	Cylinder with interchangeable core, OHC, panic. See Appendix A, HW Set: E01-A, E02-A
Signage	APCO Graphics	Glass mounted aluminum sign w/ room #/room name/braille. Glass building directory
Corner Guards	Koroseal Corp., Koro Guard	Clear vinyl, 1-1/2" x 1-12" x 48" H.
Window Coverings	Hunter Douglas, Levelor or, Levelor, Louver Drape Zirlon	Equivalent to Flexalum "Décor" or "Riviera", 1" painted metal miniblind or, "Gilmore Industries" perforated, 100% solid vinyl 3.5" wide vertical louver with a valance mounted inside window mullion
Lighting	_	Recessed can lighting; fixture to be accessible to change lamp
Monitor	Sony, Panasonic	(1) 42" to 65" flat screen TV



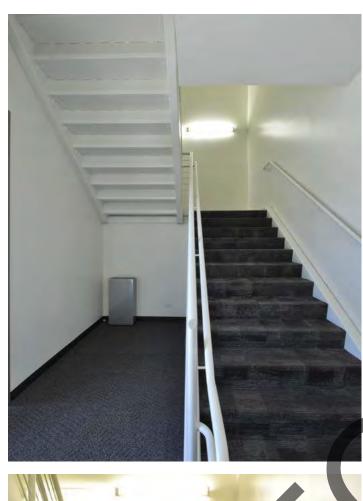


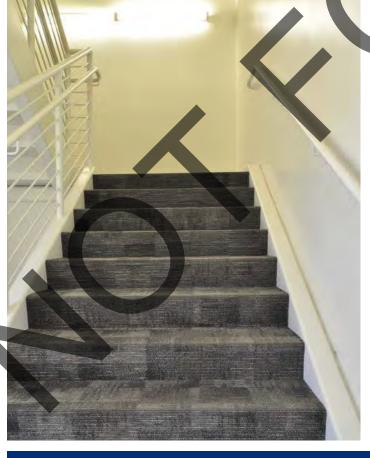


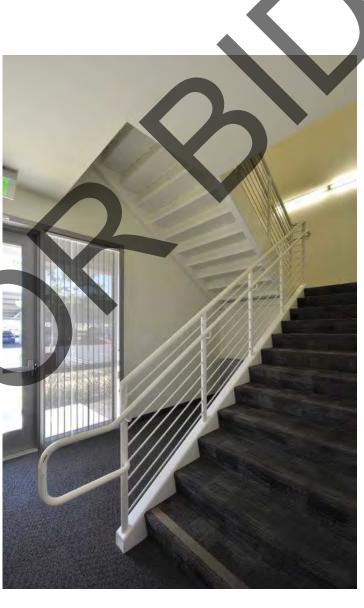
Finishes	Manufacturer (or equal)	Description
Floor	Daltile	Non-slip stone or porcelain tile, coefficient of friction at least 0.6, uniform 1/16" to max. 1/8" joint at drains
Base	Daltile	Match wall tile; integral cove base having spherical corner and angle units, integral bullnose for external angles and exposed edges, and integral cove for internal edges
Walls	Daltile	Tile with uniform 1/16" to max. 1/8" joints up to 4'-0" a.f.f.,dust pressed, white body, square edged with two spacing lugs on all edges, matte glazed with matching integral cove base
	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling	-	Painted gypsum board

RESTROOMS

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame
Door Hardware	Schlage	Cylinder with interchangeable core, OHC See Appendix A, HW Set: E15, E25
Signage	APCO Graphics	Wall mounted aluminum sign, displaying men / women symbol / braille; door mounted men / women pictogram
Millwork Counter	Corian, Avonite, Zodiac	Solid surface countertop with under-mounted integral sink(s)
	Simmons	Auto faucet
Plumbing	Delta	Regular faucet
Fixtures	Sloan	Flush valves
	American Standard	Toilet, urinal (non-waterless)
Toilet Partitions	Bobrick	Sierra Series 1090 SCRC floor mounted toilet partitions and wall mounted urinal screens
	Bobrick	Wall mounted towel dispenser with pull mechanism (confirm if provided by janitorial vendor)
	Bobrick	B-165 Mirror w/ stainless steel channel frame
	Bobrick	B-3500 25 recessed napkin/tampon dispenser
	Bobrick	B-68137 1 1/2" Dia. Stainless steel grab bar w/ snap flange
	Bobrick	B-6727 surface mounted double hook
	Bobrick	B-2890 single jumbo-roll surface mounted toilet tissue dispenser
	Bobrick	B-3013 recessed seat cover dispenser
	Bobrick	B-35303 recessed sanitary napkin disposal
	Bobrick	B-254 surface mounted sanitary napkin disposal
	Bobrick	KB-110-SSRE horizontal recessed stainless steel baby changing station
	Bobrick	B-3644 recessed waste receptacle
	Bobrick	B-165 full height mirror w/ stainless steel channel frame
	Bobrick	B-39003 recessed paper towel dispenser and waste receptacle
	Bobrick	B-3574 recessed seat cover dispenser sanitary napkin disposal and toilet tissue dispenser
Mirror	-	Mirror with 3" wood frame
Lighting	-	Recessed can lighting, vanity fixture; fixture to be accessible to change lamp







STAIR

Finishes	Manufacturer (or equal)	Description
Floor	Tandus C&A, Shaw, Patcraft	24" x 24" Carpet tile, 18 oz/yd., patterned loop, 90% solution dyed/10% yard dyed, vapor barrier
Base	BurkeMercer	Straight rubber base, coved top-set 4" high, non-shrinking, 1/8" thick, with matching molded inside an outside corners and end stops
Walls	Dunn Edwards, Sherwin Williams, Benjamin Moore	Paint, gloss of finish as scheduled by Architect
Ceiling		Painted gypsum board

Components	Manufacturer (or equal)	Description
Door	VT Industries	Solid core w/plastic laminate finish and clear anodized aluminum frame, 60 min. rating (interior)
Door Hardware	Schlage	Cylinder with interchangeable core, OHC, panic See Appendix A, HW Set: E17, E27
Door Security	Kantech	Card reader
Signage	APCO Graphics	Wall mounted aluminum sign displaying Stair # and Stair # / Exit Route
Railing	-	

APPENDIX A: DOOR HARDWARE SET DESCRIPTIONS

HW SE	T: E01-A			
2 EA	PIVOT SET	7212	626	IVE
4 EA	PIVOT	7215 INT	626	IVE
2 EA	PULL/PUSHBAR	9190-0-NO MOUNTING	630	IVE
2 EA	DOME STOP	FS436/FS438 AS REQ.	626	IVE
AUTO	OPERATOR BY OTHERS. D	OOR SEALS BY DOOR MFG.		
HW SE	T: E02-A			
2 EA	PIVOT SET	7212	626	IVE
4 EA	PIVOT	7215 INT	626	IVE
2 EA	PULL/PUSHBAR	9190-0-NO MOUNTING	630	IVE
2 EA	SURFACE CLOSER	4110	689	LCN
2 EA	BLADE STOP SPACER	4110-61	689	LCN
2 EA	DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR	SEALS BY DOOR MFG.			
HW SE	T: E03			
1 EA	PIVOT SET	7212	626	IVE
1 EA	PIVOT	7215 INT	626	IVE
1 EA	POWER TRANSF PIVOT	7215PT INT	626	IVE
1 EA	ELECT. PANIC	RX-EL98NL-OP X 1409 STRIKE	630	VON
1 EA	I.C. CORE	20-030	629	SCH
1 EA	I.C. RIM CYLINDER	20-079-1CX	626	SCH
1 EA	OFFSET DOOR PULL	8190-12 O MOUNTING	630	IVE
1 EA	SURFACE CLOSER	4110	689	LCN
1 EA	BLADE STOP SPACER	4110-61	689	LCN
1 EA	THRESHOLD	2727A X MS&A OR AS DETAILED	AL	PEM
1 EA	POWER SUPPLY	PS873 X 2 LOCATE PER ARCHITECT	GRY	VON
DOOR	SEALS BY FRAME MFG. CA	ARD READER BY OTHERS.		
HW SE	T: E09			
4 EA	HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA	PASSAGE LATCH	L9010 17 A	630	SCH
1 EA	DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR	SEALS BY FRAME MFG			
HW SE	T: E10			
4 EA	HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA	CLASSROOM LOCK	9070T 17A	630	SCH
1 EA	I.C. CORE	20-030	626	SCH
1 EA	DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR	SEALS BY FRAME MFG			

HW SET: E11			
3 EA HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA ELECT. HINGE	3CB1 4-1/2 X 4-1/2 TW-8	652	SCH
1 EA I.C. CORE	20-030	626	SCH
1 EA ELECTRIC LOCK	L9080PEU-RX- 17A	630	SCH
1 EA SURFACE CLOSER	4010	689	
1 EA DOME STOP	FS436/FS438 AS REQ.		IVE
DOOR SEALS BY FRAME MFG. C.			
	-		
HW SET: E14			
3 EA HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA ELECT. HINGE	3CB1 4-1/2 X 4-1/2 TW-8	652	SCH
1 EA I.C. CORE	20-030	626	SCH
1 EA ELECTRIC LOCK	L9080PEU-RX- 17A	630	SCH
1 EA SURFACE CLOSER	4110	689	LCN
1 EA DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR SEALS BY FRAME MFG. C.	ARD READER BY OTHERS.		
HW SET: E15)	
4 EA HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA PUSH PLATE	8200 8" X 16"	630	IVE
1 EA PULL PLATE	8302-6 4" X 16" WD - F MOUNTING	630	
1 EA SURFACE CLOSER	4010 DEL		LCN
1 EA KICK PLATE	8400 10" X 2" LDW	630	
1 EA MOP PLATE	8400 4" X 1" LDW	630	IVE
1 EA DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR SEALS BY FRAME MFG			
HW SET: E16	•		
4 EA HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA STORE ROOM LOCK	9080T 17A	630	
1 EA LC CORE	20-030	626	SCH
1 EA DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR SEALS BY FRAME MFG	1 3 100/1 3 103 / 10 1 12 4.	020	
HW SET: E17			
4 EA HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA PANIC HARDWARE	98L-F 996L X 17 X 1409 STRIKE	630	VON
1 EA I.C. CORE	20-030	626	SCH
1 EA I.C. RIM CYLINDER	20-079-1 CX	689	LCN
1 EA SURFACE CLOSER	4010	689	LCN
1 EA DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR SEALS BY FRAME MFG	·		

1 EA DOOR	HINGE PASSAGE LATCH DOME STOP SEALS BY FRAME MFG	3CB1 4-1/2 X 4-1/2 9070T 17A FS436/FS438 AS REQ.	630	IVE SCH IVE
	HINGE ELECT. HINGE I.C. CORE	3CB1 4-1/2 X 4-1/2 3CB1 4-1/2 X 4-1/2 TW-8 20-030	652 626	IVE SCH SCH
1 EA 1 EA 1 EA DOOR		L9080PEU-RX- 17A 4010 FS436/FS438 AS REQ.	689	LCN IVE
HW SE	T: E25			
4 EA	HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA	PRIVACY SET	L9010 17A	630	SCH
1 EA	SURFACE CLOSER	4010 DEL	689	LCN
1 EA	DOME STOP	FS436/FS438 AS REQ.	626	IVE
DOOR	SEALS BY FRAME MFG			
LIVV OF	T. F26			
HW SE	HINGE	3CB1 4-1/2 X 4-1/2	GEO	IVE
4 EA 1 EA		L9010 17A		SCH
	SURFACE CLOSER	4010		LCN
1 EA		FS436/FS438 AS REQ.		IVE
	SEALS BY FRAME MFG	1 3430/1 3430 A3 NEQ.	020	IVL
DOOK	SEALS DITIONIL INIT G			
HW SE	T: E27			
3 EA	HINGE	3CB1 4-1/2 X 4-1/2	652	IVE
1 EA	ELECT. HINGE	3CB1 4-1/2 X 4-1/2 TW-8	652	SCH
1 EA	PANIC HARDWARE	98L-F 996L X 17 X 1409 STRIKE	626	VON
1 EA	I.C. CORE	20-030	626	SCH
1 EA	I.C. RIM CYLINDER	20-079-1 CX	629	LCN
1 EA	SURFACE CLOSER	4010	689	LCN
1 EA	DOME STOP	FS436/FS438 AS REQ.	626	IVE
CARD	READER BY OTHERS. DOC	OR SEALS BY FRAME MFG.		

APPENDIX "E.0"

"Valley Corridor Specific Plan overview



1.2 Plan Summary

1.2.1 Background and Purpose

The County identified the Bloomington Community and the Valley Corridor in particular as an area for concentrated reinvestment. The County believes that focused public investment in this area can stimulate private investment and reinvigorate the community.

Bloomington prides itself on its history as a rural, agricultural community, and in some instances, the community has taken considerable measures to hold onto that identity. Today, however, Bloomington is experiencing urbanization brought on by the growing needs of the region. While the community will continue to preserve and protect its unique character, it must also attract development that can generate economic vitality. The recovering economy presents an opportunity to develop a long-term vision for the area along Valley Boulevard, Bloomington's primary commercial corridor.

Furthermore, recent County investments such as the Affordable Bloomington development (including the Bloomington Branch Library), the extension of sewer and water lines along Valley Boulevard, and roadway improvements along Valley Boulevard and Cedar Avenue serve as catalysts for additional investment.

To leverage these public investments and ensure that future private investment reflects the County's and community's goals, the County prepared a Specific Plan. A Specific Plan provides not only the general vision and broad policy framework to guide development, but also the regulatory mechanisms so that new projects reflect quality development and can be processed in a timely manner.

In an area where past development efforts have been frustrated by infrastructure issues, the Specific Plan also presents a comprehensive transportation, open space, and infrastructure program that outlines future system needs and identifies the resources necessary to finance and implement such improvements.

Finally, the Specific Plan is the result of three years of outreach with hundreds of residents, local business owners, community organizations, the development community, and service providers. The Specific Plan's Vision, principles, and development concepts reflect the needs and desires of those who live, serve, and invest in Bloomington.

1.2.2 Guiding Principles

The following principles accompany the Vision and guide the plans, standards, guidelines, and implementation in this Specific Plan, as well as future projects developed under the Specific Plan.

- 1. **Maintenance.** Pursue strategies that focus first and foremost on maintaining and improving existing private and community assets.
- 2. **Investments and partnerships.** Leverage recent county investments in infrastructure and community facilities to attract investment and stimulate new partnerships.
- 3. **Infrastructure.** Establish a comprehensive infrastructure program that outlines future system needs and identifies the resources necessary to finance and implement the program.
- 4. **Economic opportunity.** Generate new job opportunities for entrepreneurs and established businesses in a wide variety of industries.
- 5. **Activity centers.** Develop pedestrian-friendly activity centers that offer shared places for community members to socialize, support, and learn from one another.

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- 6. **Mobility.** Create safe spaces for pedestrians, cyclists, transit, and motor vehicles along Valley Boulevard and between surrounding neighborhoods while maintaining Valley Boulevard as a four-lane facility.
- 7. **Housing options.** Provide new opportunities and mix of housing types to meet various lifestyle choices and economic segments.
- 8. **Health and wellness.** Enhance the health and wellness of the community's minds, bodies, and economy through the creative design and regulation of public and private spaces.
- 9. **Open space.** Relocate Ayala Park to functionally complement the new community library, better serve existing and new neighborhoods, and provide increased opportunities for physical activity through interconnected open space and exercise nodes or paths.
- 10. **Historic heart of the community.** Encourage the revitalization of the core area encompassing the historic Bloomington town site.
- 11. **Aesthetics.** Improve the image, wayfinding, and sustainable design of Bloomington and the corridor along Valley Boulevard and Interstate 10.

1.2.3 Development Plan

The Specific Plan maintains and improves existing private and community assets with land use changes to support additional private and community assets. Land use changes under the Valley Corridor Specific Plan involves replacing current conventional zoning districts with six Specific Plan land use districts: Mixed Use, Bloomington Enterprise, Commercial, Low & Medium Residential, Medium & High Residential, and Open Space. A map of the overall land use plan is depicted in Figure 1-1, *Land Use Plan*.

The Specific Plan introduces land use changes to approximately 294 acres of parcelized land within the boundary and a little over 60 acres of ROW, as shown in Table 1-1, Potential Buildout for Valley Corridor (VC) Specific Plan. The proposed land use and development framework could ultimately support approximately 1,093 housing units in residential and mixed-use projects and up to 1.9 million square feet of nonresidential building square footage consisting of a variety of retail stores, restaurants, hotels, and business development/office space.

Table 1-1 Potential Buildout for Valley Corridor (VC) Specific Plan

		Residential		Nonresidential	
Land Use Districts	Acres	Units	Population	Sq. Ft.	Jobs
VC/Mixed Use	35.4	404	1,252	79,756	134
VC/Bloomington Enterprise	114.3	-	-	1,244,067	995
VC/Commercial	51.4	-	-	492,138	754
VC/Low & Medium Residential	80.1	435	1,931	66,466	7
VC/Medium & High Residential	13.0	254	889	-	-
VC/Open Space ¹	see note	-	-	-	-
Right-of-Way	60.4	-	-	-	-
TOTAL	355	1,093	4,073	1,882,428	1,890
Existing Land Uses	-	525	2,216	975,109	477
Potential Change	-	568	1,857	907,319	1,413

Note:

1. Valley Corridor Open Space (VC/OS) is a floating designation and will be applied to parcels as parkland and plaza space is built.

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CHAPTER 2. CONTEXT

2.1 Project Location and History

The Valley Corridor Specific Plan is in the unincorporated community of Bloomington in the San Bernardino Valley, surrounded by the cities of Rialto and Fontana in San Bernardino County, and Jurupa Valley in Riverside County (see Figure 2-1, *Project Location*). The project area consists of 355 acres oriented along a 1.25-mile corridor of Valley Boulevard between Bloomington's western boundary with Fontana (Alder Avenue) and eastern boundary with Rialto (Spruce Avenue). The project area extends north to Marygold Avenue and south to Interstate 10 (I-10).

2.1.1 Agricultural Roots

Like many places in Southern California, the central San Bernardino Valley has strong agricultural roots. The area was described as "The Home of the Orange, Lemon, and Raisin" by the Semi-Tropic Land and Water Company.

The town site for Bloomington was surveyed in the late 1880s and bounded on the north by Valley Boulevard (then Colton Avenue), on the south by Slover Avenue, on the east by Larch Avenue, and on the west by Linden Avenue (see Figures 2-2, *Original Surveyed Boundaries of Bloomington*, and 2-3, *Bloomington Historic Town Site*). In the 1930s, citrus, onion, and boysenberry fields and farm housing stretched from one end of Bloomington to the other, with small amounts of development around Bloomington and Cedar avenues.

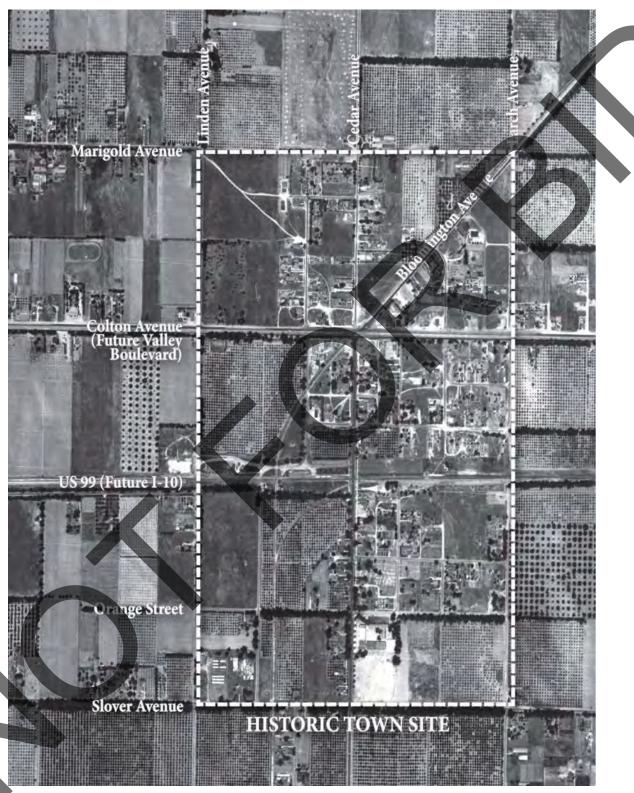
Unfortunately, the original layout for Bloomington has mostly given way to the freeway and the railroad, and most of the town area's original housing has been replaced by commercial and industrial businesses. The agriculture that defined the early years of Bloomington is mostly gone. However, Bloomington (particularly south of Interstate 10) remains a largely rural community, characterized by large lots, limited commercial development, and a limited amount of agricultural and animal-raising uses.

The close proximity to a major freeway and adjacent, more-urban cities make Bloomington attractive to commuters who desire to live in a more rural environment and to businesses that require freeway access. Recent industrial and traditional residential developments reflect the growth pressures currently facing the community.

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Figure 2-3 Bloomington Historic Town Site (1938)



Historic aerial of the Bloomington area circa 1938. (Environmental Data Resources, 2013.)



2.1.2 Historic Sites and Structures

The preservation of historic resources is important to residents and their desire to maintain the character of the Bloomington community. The Bloomington Garage and La Gue Family Home are the most notable historic buildings within the boundaries of the Valley Corridor Specific Plan (as well as the original town site). These buildings could function as community, workforce training, and general activity centers. They could also be repurposed as grassroots/community or professional commercial businesses.

Bloomington Garage and La Gue Family Home

The Bloomington Garage was built in 1912 by the La Gue Family and served as a landmark for people driving to Las Vegas or other eastern destinations. The Garage closed in 1968 and was slated for demolition in the 1990s until long-time resident Virginia Geil formed the Bloomington Preservation Foundation and raised \$40,000 to move the garage from its original location at the corner of Cedar Avenue and Valley Boulevard to Orchard and Commercial Street. The Garage now sits opposite the La Gue Home, which together are designated an Historical Point of Interest by the State of California.









Top Row: The Bloomington Garage was built over 100 years ago and functioned as a service garage, blacksmith shop, and gas station. Originally at the intersection of Cedar Avenue and Valley Boulevard (then Colton Avenue), the Garage was moved in the 1990s in an effort to preserve its historic value, which led to the creation of Bloomington Old Town Plaza.

Bottom Row: The Bloomington Garage was established by the La Gue family, whose home was also relocated next to the Garage and is considered a historic point of interest.







In February 2015, Supervisor Gonzales and the Bloomington community honored Virginia Geil (1923–2014) for her hard work and dedication to the area of Bloomington. **Left:** Virginia Geil Way sits between Valley Boulevard and Commercial Street. (Photograph by County of San Bernardino, 2015.) **Right:** Virginia Geil standing in front of the Garage in 2013. (Photograph by PlaceWorks, 2013.)

Spotlight: Virginia Geil

Virginia Geil came to Bloomington in 1960 and left a legacy of civic service and stewardship in the community. She founded the PTA at Gerald Smith Elementary; served on the Bloomington Municipal Advisory Committee for ten years; was President of the Bloomington High School Band Boosters, President of the Bloomington Women's Club, and President of the Bloomington Preservation Foundation; and founded the Bloomington Youth Accountability Board. She also served the San Bernardino County Sheriff's Department as a Bloomington Citizen Patrol.

Most notably, she spearheaded the effort that successfully moved the historic Bloomington Garage to its current location, thus avoiding its destruction and preserving its history, which led to it being recognized by the State of California as a Historical Point of Interest.

Geil envisioned the Bloomington Garage as a learning center for young men, primarily teenagers who will one day own a car. She wanted the Garage to serve as an active lab for learning how to fix cars and grooming novice mechanics.

2.2 Existing and Surrounding Land Uses

As previously stated, Bloomington prides itself on its history as a rural, agricultural community. Growth pressures in the surrounding area are creating market demand to transition large-lot residential to

traditional single-family residences in selected areas of the community, with some support for even more dense development along Valley Boulevard.

The Valley Corridor currently functions primarily as a commercial corridor and is characterized by highway commercial and industrial development, scattered single-family housing and mobile home parks, residential structures converted to commercial uses, several public uses, and vacant or underutilized parcels. Figure 2-4, *Existing Land Uses* illustrates the current land use patterns in the Specific Plan area.

2.2.1 Within the Specific Plan Area

Commercial and Industrial

A wide range of commercial uses are present, such as vehicle service and repair, massage therapy, fast food restaurants, and self-storage facilities. While some uses serve the community, many more appear to serve the regional trucking industry. However, there is a strong desire among residents for commercial centers that could serve people in the surrounding neighborhoods. Valley Boulevard is seen as a potential host for a center or centers for the community. Additionally, the community's image from the freeway is not positive—due in large part to the number of properties that suffer from a lack of maintenance and upkeep—and does not match the community's historic or desired level of quality.

Community and Institutional

Figure 2-5, *Social Fabric in Bloomington* provides a map of the schools, houses of worship, parks, and other community uses, organizations, and agencies that support the community's education, training, and health and well-being. Ayala Park presents real and perceived safety concerns and could benefit from being moved and/or redistributed as two or more parks in or near the corridor.

A small community monument at the southwest corner of Valley Boulevard and Cedar Avenue (identity/gateway), The Community Health Center (programmatic), and the park-and-ride facility (offsite parking along Commercial Street), are key public/quasi-public resources if a central place is to be established between Cedar and Linden Avenues.

Bloomington Fire Station #76 at the corner of Commercial Street and Magnolia Street across from the former park-and-ride lot. If the area around the fire station is planned for a central gathering spot, it could be beneficial to have emergency personnel in the immediate vicinity—both to respond to medical emergencies and discourage criminal activity that can arise in large group settings.

Residential

Housing is scattered throughout the corridor, both along Valley Boulevard and on parcels to the north and south of the main corridor. Housing types consist of single-family homes built largely before the 1950s, three mobile home parks, and one apartment complex.

Except for the newer homes behind Affordable Bloomington and the older homes south of Grove Place and west of Cedar Avenue, the single-family homes are generally on large, long, and narrow lots compared to the housing footprint. Many of the residential properties store a variety of raw materials, discarded parts, or truck parking—especially on lots near the freeway. Those homes on properties with General or Service Commercial zoning are nonconforming uses and are planned to transition to nonresidential uses consistent with the Specific Plan Land Use Plan.



Vacant and Underutilized Land

Within the corridor, there are over a dozen properties (9+ total acres) that are completely vacant. More than six vacant acres are concentrated along or within one parcel of Linden Avenue in or near the historic town site boundaries. The others are dispersed along the southern side of Valley Boulevard.

The abundance of vacant and underutilized land along the corridor offers the County and investors many opportunities to quickly bring in new improvements and development. The sites are scattered throughout the corridor, but some areas offer concentrations of small and large vacant or underutilized parcels that could be more easily acquired.

Parcel Size and Ownership Patterns

A substantial portion of the project area consists of sites that are larger than two acres (as individual parcels or as groups of parcels owned by an individual person or entity). A large number of these properties also enjoy direct frontage along Valley Boulevard or another major street for the full width of the parcel(s). These properties have the greatest potential for reuse and can support significant development projects on their own as well as when consolidated with surrounding parcels. With access to greater funds due to the large size and development potential of these parcels, consolidation efforts can also be easier.

Key areas of the corridor, however, suffer from fragmented ownership of parcels smaller than one acre. The portion west of Locust Avenue and south of Valley Boulevard is a mix of nonconforming residential homes, industrial, and commercial properties, but it contains a dozen or so parcels that are larger than an acre. Except for some large parcels, the area east of Cedar Avenue also suffers from numerous small parcels owned by a variety of individuals. The residential neighborhoods in this area are a mix of well- and poorly maintained homes generally built between 1900 and 1980. Consolidation efforts in either of these areas will be more challenging.

2.2.2 Surrounding Land Uses

Medical Facilities

Both Kaiser and Arrowhead Regional medical centers employ thousands of workers with pay rates that range from minimum wage to six figures. While there are still many housing opportunities nearby both medical centers, Bloomington may be an option for those who seek that small town, rural feel at a price that they can better afford. The properties along the northern side of Valley Corridor could accommodate a variety of housing types and price points.

Educational Facilities

The Colton Joint Unified School District provides public education for the residents of Bloomington from kindergarten through 12th grade. Bloomington residents also enjoy easy access to high quality community college and world-class universities. These facilities could also serve as partners and resources for job training and urban agriculture.

Fath-Based and Civic Institutions

The community's faith-based and civic institutions represent the primary central gathering places for the community. These institutions and their members are active in the community and should serve as a resource in supporting ideas for, activities in, and improvements to the corridor.

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"Valley Corridor Specific Plan" Development plan and standards



CHAPTER 3. DEVELOPMENT PLAN AND STANDARDS

This chapter includes the land use plan, permitted uses, and development standards that are intended to shape the physical form of the Valley Corridor Specific Plan. Additionally, this chapter includes the mobility plan, parks and open space plan, and infrastructure plans.

3.1 Land Use Plan

3.1.1 Development Statistics

The Specific Plan introduces land use changes to approximately 294 acres of parcelized land within the boundary and a little over 60 acres of ROW, as shown in Table 3-1. The proposed land use and development framework could ultimately support approximately 1,093 housing units in residential and mixed-use projects and up to 1.9 million square feet of nonresidential building with a variety of retail stores, restaurants, hotels, and business development/office space.

Table 3-1 Land Use Districts and Potential Buildout for Valley Corridor (VC) Specific Plan

		Resid	ential	Nonres	idential
Land Use Districts	Acres	Units	Population	Sq. Ft.	Jobs
VC/Mixed Use	35.4	404	1,252	79,756	134
VC/Bloomington Enterprise	114.3	-	-	1,244,067	995
VC/Commercial	51.4	-	-	492,138	754
VC/Low & Medium Residential	80.1	435	1,931	66,466	7
VC/Medium & High Residential	13.0	254	889	-	-
VC/Open Space ¹	see note	-	-	-	-
Right-of-Way	60.4	-	-	-	-
TOTAL	355	1,093	4,073	1,882,428	1,890
Existing Land Uses	-	525	2,216	975,109	477
Potential Change	-	568	1,857	907,319	1,413

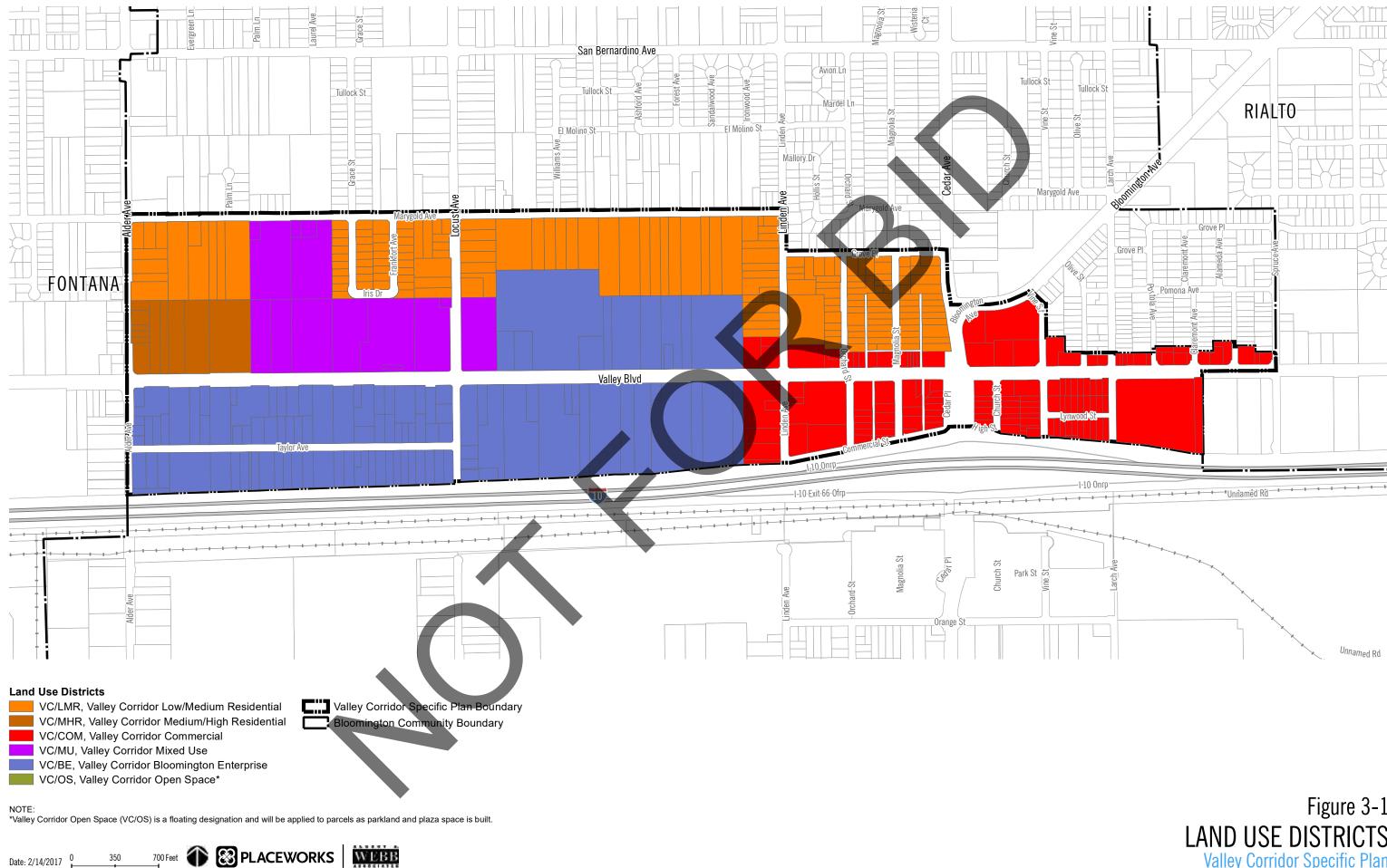
Note:

3.1.2 Land Use Districts

The Specific Plan is designed to maintain and improve existing private and community assets with land use changes to support additional private and community assets. Land use changes under the Valley Corridor Specific Plan are being adopted by ordinance and will therefore replace the current conventional zoning districts with six Specific Plan land use districts: Mixed Use, Bloomington Enterprise, Commercial, Low & Medium Residential, Medium & High Residential, and Open Space. These land use districts are described in further detail below and shown in Figure 3-1, *Land Use Plan*.

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^{1.} Valley Corridor Open Space (VC/OS) is a floating designation and will be applied to parcels as parkland and plaza space are built.



Date: 2/14/2017

Figure 3-1 LAND USE DISTRICTS
Valley Corridor Specific Plan



Valley Corridor/Mixed Use (VC/MU). The Mixed Use District provides a mix of commercial and residential uses to enable residents to live, play, work, and shop in a connected community. This district leverages new investment in the recently developed mixed-use housing community, the new library, and adjoining vacant parcels to provide a range of lifestyle and employment options. The Mixed Use District also encourages the creation of complementary recreation and community meeting space, including the potential introduction of community gardens and agriculture.

This district permits higher density detached and attached residential uses at densities between 10 and 40 units per acre, as well as commercial and office uses. Projects could consist entirely of residential or nonresidential development and could also be integrated into mixed-use buildings.

Valley Corridor/Bloomington Enterprise District (VC/BE). The Bloomington Enterprise District promotes a wide range of office and light industrial businesses with development standards that accommodate entrepreneurs and business startups as well as medium-scale and more established operations and business complexes. Staggered development-intensity standards encourage the assemblage of parcels up to five acres in size that may attract greater investment while ensuring that startup businesses remain feasible on smaller parcels.

This District also permits ancillary commercial uses such as retail, dining, and hotel businesses that may serve the business community and the surrounding neighborhoods. The district does not permit large warehousing, which will be considered inconsistent with surrounding neighborhoods and local goals for community development.

Valley Corridor/Commercial (VC/C). The Commercial District provides shopping and employment opportunities centered on the intersection of Valley Boulevard and Cedar Avenue. West of Cedar Avenue, the Commercial District envisions an interconnected sequence of plazas, paseos, walkable streets, and distinct building designs to create a pedestrian-friendly town center or mercado area that celebrates Bloomington's history while reinforcing a sense of community for today's residents and businesses.

The Commercial District allows for a wide range of retail uses, including restaurants, hotels, entertainment, general merchandise stores, personal service businesses, and professional and medical offices. The District also continues to allow for the auto-oriented commercial areas east of Cedar Avenue to capitalize on vehicular traffic along the major roadways and Interstate 10.

Valley Corridor/Low & Medium Residential (VC/LMR). The Low & Medium Density Residential District accommodates conventional single-family detached homes as well as other types of single-family detached and attached housing at densities up to 10 units per net acre.

Other types of single-family detached and attached homes can be configured in ways such as small-lot, 2 pack, zero-lot line, cottage, alley-loaded, gardencourt, and motorcourt designs. This district also serves as a transition between the wide range of uses and development intensities along Valley Boulevard and the surrounding neighborhoods to the north.

Valley Corridor/Medium & High Residential (VC/MHR). The Medium & High Density Residential District accommodates a wide variety of housing types, densities, and designs that provide living opportunities for a broad range of income levels and lifestyles. Potential housing types include those listed above as well as multifamily housing at densities between 10 and 24 units per net acre.

Valley Corridor/Open Space (VC/OS). The Open Space district identifies areas reserved for parks, plazas, and other open spaces. Allowable structures in this district are limited to those necessary to support the specific open space and recreation purposes, such as community garden structures, sport-court enclosures,



multipurpose buildings, and trails. Additional open space will be required as new development occurs and will be located within or close to the Specific Plan area. The Open Space designation is floating and will be applied to parcels as parkland and plaza space are built.

Residential Products

The Specific Plan permits a wide range of housing types to address a variety of lifestyle choices and economic segments, with housing built as individual projects or integrated in mixed-use buildings. The following provides additional descriptions on the type of residential products that could be built. This list is not intended to be exclusive or exhaustive, and new product types that comply with the vision, development standards, and design guidelines are encouraged.

Single Family Detached. Conventional single-family detached dwelling units are generally built at densities of 5 to 10 units per acre, at heights of one to three stories. They are designed with access to homes from the local street, with an emphasis on architectural orientation toward the street. Garage configurations could include shallow-recessed garages, mid- or deep-recessed garages, split garages, and tandem garages to highlight the home's architecture and create a more attractive streetscape.

Other types of single-family detached product designs can achieve densities up to 15 units per acre. One example is called a "2 pack." By configuring the units so that the garages of two adjoining units share a zero lot line (the structures are offset to preserve minimum building separation), a larger usable side yard area is provided for each unit, and garages can be either to the rear of the lot or set back from the front of the homes at a distance, which preserves the street scene for home frontage.

Additional examples of other types of single-family detached product include cottage units and courtyard units. Cottage units are a type of residential development that take access to the garages from alleys to more prominently orient the entrance of the house toward the street. This type of access is commonly referred to as "alley loaded" and contrasts with the more typical "front loaded" design, where access is provided through a driveway at the front of the house.

There are two types of courtyard housing products: motorcourts and gardencourts. A motorcourt is a module of housing generally composed of four to eight residential units surrounding a common motorcourt or driveway. Garages are accessed from the motorcourt, which allows the fronts of garages to be turned away from the street or set back far enough from the street that the residential architecture is the predominant streetscene feature. A gardencourt is a module of housing generally composed of four to eight residential units surrounding a common greenspace.

Single Family Attached. Single-family attached dwelling units are generally built at densities of 12 to 24 units per acre at heights of one to three stories. They are designed in a similar fashion as detached products, but with shared walls on one or both sides of each unit. Access to the homes is typically oriented toward the local street, with garage configurations that can be attached or detached.

When attached products are constructed as two-unit modules, they can be referred to as duplexes. When the module consists of three attached units, they can be called triplexes. If the third unit is placed over the garage area, the house is called a carriage unit. If the module of attached housing consists of a row of four or more attached units, they are known as row houses or row townhouses.

Multifamily. Multifamily housing offers housing units generally built at densities of 15 to 24 units per acre and can be attached both horizontally and vertically. A common example of a multifamily housing product is an apartment building. Access to the each unit is typically provided internally on each floor either



through an enclosed or exterior walkway. Vehicular access and parking configurations can be provided through external drive aisles and parking lots or through attached or detached parking structures.

Multifamily units can also be integrated into a mixed-use building, with direct access to the residential areas kept separate from access to the nonresidential areas. Multifamily housing that is restricted by age for residents older than 55 may be called senior housing.

3.2 Specific Plan Development Standards

The development standards translate the Specific Plan vision and principles into prescriptive evaluation standards and guidelines. The following standards maximize flexibility and development feasibility for public and private projects while requiring projects to activate the public realm, exhibit high standards of urban design and landscaping, and ensure compatibility with each other and surrounding neighborhoods. This section addresses general site and building standards, permitted land uses, and parking requirements.

3.2.1 Site and Building Standards

Table 3-2, *General Development Standards*, shall regulate the development of buildings and building sites in the Valley Corridor Specific Plan area. The standards address the intensity and height of development, landscaping, and the amount of building separation and setback. The building height and setback standards are illustrated at a conceptual level in Figure 3-2, *Building Height and Setback Standards*.

Table 3-2 General Development Standards

Standard	VC/MU	VC/BE	VC/C	VC/MHR	VC/LMR
Max Intensity 1,2					
Less than 1-acre project	0.50 FAR 15 du/ac	0.20 FAR	0.20 FAR	10 du/ac	6 du/ac
1- to 4.99-acre project	1.00 FAR 20 du/ac	0.35 FAR	0.50 FAR	15 du/ac	8 du/ac
5-acre or larger project	2.00 FAR 40 du/ac	0.80 FAR	1.00 FAR	24 du/ac	10 du/ac
Average for overall land use district ³	1.00 FAR 20 du/ac	0.75 FAR	0.50 FAR	20 du/ac	10 du/ac
Max Height/Stories ⁴					
Adjacent to a nonresidential or mixed-use parcel	60 ft/5 st	60 ft/5 st	60 ft/5 st	50 ft/4 st	35 ft/3 st
Adjacent to a residential parcel:					
Up to 2 stories	35 ft/3 st	25 ft/2 st	25 ft/2 st	40 ft/3 st	35 ft/3 st
3 stories or taller	60 ft/5 st	60 ft/5 st	60 ft/5 st	50 ft/4 st	35 ft/3 st
Site Specifications 5,6					
Min project site ²	½ acre	½ acre	½ acre	½ acre	½ acre
Min lot area ⁷	10,000 sq ft	10,000 sq ft	10,000 sq ft	2,500 sq ft	3,000 sq ft
Min lot width	60 ft	60 ft	60 ft	40 ft	40 ft
Min lot depth	150 ft	150 ft	150 ft	60 ft	70 ft
Max width to depth ratio	1:3	1:3	1:3	-	-
Min landscape coverage	10%	10%	10%	-	-
Max lot coverage 8	80%	80%	80%	60%	60%



Table 3-2 General Development Standards

Standard	VC/MU	VC/BE	VC/C	VC/MHR	VC/LMR
Min Building Setbacks, from a bui	ilding to a/an: 9				
Public street or ROW	15 ft	15 ft	15 ft	15 ft	15 ft
Alley, private road, or drive aisle	6 ft	10 ft	10 ft	10 ft	10 ft
Interstate 10 ROW/channel 10	-	20 ft	20 ft	-	
Nonresidential or mixed use	0/10 ft	0/10 ft	0/10 ft	0/15 ft	0/15 ft
parcel 11					
Residential parcel 11	0/15 ft	0/25 ft	0/15 ft	0/5 ft	0/5 ft
Building on the same parcel 11	0/6 ft	0/10 ft	0/10 ft	0/6 ft	0/6 ft

Abbreviations: Max = maximum; Min = minimum; FAR = floor area ratio; du/ac = dwelling units per acre; ft = feet; st = stories; sq ft = square feet; ROW = right-of-way.

Notes:

- 1. For mixed-use development, the FAR shall be calculated using all building square footage (residential and nonresidential), but shall exclude any space used for structured or subterranean parking. Density is expressed in net acres.
- 2. A project is defined as the total net acreage (excluding public ROW) of all parcels included in a single development application. This standard does not apply if ROW or other constraints prevent a project from achieving the minimum acreage. This standard does not apply to residential lots that have already been subdivided for residential development in conformance with the Specific Plan.
- 3. The total amount of development in a specific land use district shall not exceed the stated average FAR or residential density, as measured by the total square footage of building and/or residential units, divided by the net square footage or acreage for the overall land use district.
- 4. Maximum building height is defined as the height from finished grade to the top of the roof pitch or top of the parapet, whichever is greater. An architectural projection such as a chimney or nonhabitable tower may extend an additional 10 feet.
- 5. When the minimum lot width and depth are multiplied together, they do not match the minimum lot size. This was done on purpose to allow flexibility in lot configurations; however, lots must meet all of the site specification standards.
- 6. All setbacks shall be measured from the property/parcel line or ROW to the closest point of a structural wall unless otherwise noted.
- 7. Minimum lot sizes do not apply to developments that are subdivided by means of a condominium map.
- 8. Maximum lot coverage is defined as the maximum percentage of the total lot area that may be covered by structures and other impervious surfaces
- 9. At least one-third of the setback area adjacent to an abutting residential property line must be landscaped at the adjoining edge of the property line. A residential property line includes a mixed-use property that includes residential. If a business abuts a nonconforming residential property, the minimum building setback can be reduced to 10 feet. All setbacks must also comply with clear site triangles as defined in Chapter 83.02 of the County of San Bernardino Development Code, and as shown in Figure 4-1, Landscape Zones.
- 10. Properties must maintain a landscaping screen along the property line abutting the Interstate 10 ROW. This screen shall consisting of trees.
- 11. Residential, nonresidential, or mixed-use buildings can be constructed on the same or separate properties while being connected or attached (zero setback) to another building on the same or on an adjacent parcel. Setbacks from a building to a residential parcel shall only apply to conforming residential parcels. In cases where a building is proposed adjacent to a nonconforming residential parcel, the adjacent nonconforming residential parcel shall instead by defined by its Specific Plan Land Use District.

Nonconforming parcels. Any project that cannot meet the minimum project size requirement (e.g., due to public ROW or an inability to acquire or jointly develop with adjacent project), may still be developed provided the project conforms to all other development standards and provisions in this Specific Plan.

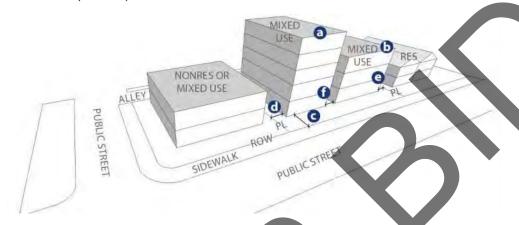
Nonconforming uses or structures. See County of San Bernardino Development Code, Chapter 84.17, Nonconforming Uses and Structures.



Figure 3-2 Building Height and Setback Standards

Valley Corridor Mixed Use District (VC/MU)

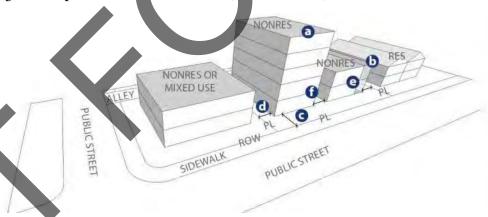
- a. Max height of 60 feet or 5 stories;
 architectural projections can extend an additional 10 feet
- b. Max height of 35 feet or 3 stories when adjacent to a residential parcel with a 1- or 2-story home



- c. Min setback of 15 feet from a public street/ROW; min setback reduced to 6 feet from an alley, private road, or drive aisle
- d. Min setback of 10 feet from a nonresidential or mixed use parcel; setback waived for attached buildings
- e. Min setback of 15 feet from a residential parcel; setback waived for attached buildings
- f. Min setback of 6 feet for buildings on the same parcel; setback waived for attached buildings

Valley Corridor Bloomington Enterprise or Commercial District (VC/BE or VC/C)

- a. Max height of 60 feet or 5 stories; architectural projections can extend an additional 10 feet
- b. Max height of 25 feet or 2 stories when adjacent to a residential parcel with a 1-or 2-story home



- c. Min setback of 15 feet from a public street/ROW; min setback reduced to 10 feet from an alley, private road, or drive aisle; min setback increased to 20 feet from the Interstate 10 ROW/channel
- d. Min setback of 10 feet from a nonresidential or mixed use parcel; setback waived for attached buildings
- e. Min setback from a residential parcel of 25 feet for buildings in the VC/BE District or 15 feet for buildings in the VC/C District; setback waived for attached buildings
- f. Min setback of 10 feet for buildings on the same parcel; setback waived for attached buildings



Figure 3-2 Building Height and Setback Standards (continued)

Valley Corridor Medium & High Residential or Low & Medium Residential District (VC/LMR or VC/HMR)

- Max height of 50 feet or 4 stories for buildings in the VC/MHR NONRES OR District or 35 feet MIXED USE or 3 stories for PUBLICSTREET buildings in the VC/LMR District: architectural projections can extend an additional 10 feet
- b. Max height when adjacent to a residential parcel with a 1- or 2-story home of 40 feet or 3 stories for buildings in the MHR District or 35 feet or 3 stories for buildings in the LMR District
- c. Min setback of 15 feet from a public street/ROW; min setback reduced to 10 feet from an alley, private road, or drive aisle
- d. Min setback of 15 feet from a nonresidential or mixed use parcel; setback waived for attached buildings
- e. Minimum setback of 5 feet from a residential parcel; setback waived for attached buildings
- f. Minimum setback of 6 feet for buildings on the same parcel; setback waived for attached buildings

3.2.2 Permitted Land Uses

Table 3-3, General Permitted Uses, shall regulate land uses in the Valley Corridor Specific Plan area. The table describes the use by abbreviation—permitted (P), not permitted (X), and permitted with either a Minor Use Permit (M) or Conditional Use Permit (C). Uses not specifically listed are subject to a determination by the Land Use Services Director consistent with the land use category of this Specific Plan. Decisions of the director are appealable to the Planning Commission.

Additional direction on home occupations, historical preservation, adaptive reuse, and sensitive land uses is provided following Table 3-3.

Table 3-3 General Permitted Uses

Typical Use Permitted (P), Minor Use Permit (M), Conditional Use Permit (C), Prohibited (X)	VC/LMR	VC/MHR	VC/MU	AC/C	VC/BE
Residential Uses					
Congregate care, nursing home, assisted living facility, and convalescent home	X	M	X	X	X
Multifamily dwelling	P	P	P	X	X
Single-family attached dwelling	P	P	P	X	X
Single-family detached dwelling	P	P	P	X	X

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Table 3-3 General Permitted Uses

Table 3-3 General refinition Uses					
Typical Use Permitted (P), Minor Use Permit (M), Conditional Use Permit (C), Prohibited (X)	VC/LMR	VC/MHR	VC/MU	VC/C	VC/BE
Commercial, Retail Uses					
Convenience store/market	X	X	M	M	X
Drug store (< 2,000 sq. ft. and no drive-through)	X	X	P	P	X
Drug store (> 2,000 sq. ft. and/or with drive-through)	X	X	M	P	X
Flower/gift shop	X	X	P	P	X
General merchandise (e.g., clothing, electronics, art, books, photography, discount stores)	X	X	M	P	X
Home improvements store	X	X	X	M	X
Liquor store	X	X	X	C	X
Nurseries/garden supplies	X	X	M	P	P
Office equipment/supplies	X	X	M	P	P
Secondhand store/thrift shop/pawn shop	X	X	X	С	X
Supermarket or other food store	X	X	М	M	X
Tailor/shoe repair	X	X	P	P	P
Commercial, Service Uses					
Barber/beauty/nail shops/day spa	X	X	P	P	P
Catering establishment	X	X	P	P	P
Certified shared commercial kitchen facility ²	X	X	P	P	P
Cleaning/janitorial	X	X	X	X	P
Copy center/postal service centers/blueprinting	X	X	P	P	P
Dance school/karate studio	X	X	P	P	P
Dry cleaner	X	X	P	P	P
Equipment rental/sales/service yard	X	X	X	X	С
Health/athletic club	X	X	С	M	M
Laboratory (e.g., film, medical, dental, R&D)	X	X	M	X	P
Laundromat (self-serve)	X	X	X	P	X
Lodging	X	X	X	M	X
Mini-storage	X	X	X	X	С
Misc. repairs/service, indoor only (clocks, jewelry, vacuums, electronic equipment)	X	X	X	X	P
Publishing/printing plant	X	X	X	X	P
Restaurant/cafe, donut shop, juice bar, bakery, coffee shop, (<12 fixed seats)	X	X	P	P	P
Restaurant, sit-down with no drive-through	X	X	P	P	M
Restaurant, with drive-through	X	X	С	M	M
Veterinary services/grooming (no boarding)	X	X	P	P	P
Commercial, Entertainment Uses					
Auditorium, convention hall, concert hall, movie/concert theater, performing arts venue	X	X	С	P	X
Bar/lounge	X	X	X	С	X
Banquet hall	X	X	X	С	X
Billiards/bowling	X	X	X	С	X
Commercial sports facility (e.g., batting cages and indoor golf)	X	X	С	X	M
Night club	X	X	X	С	X
Indoor recreation (e.g., paintball, laser-tag, slot-car racing, go-cart racing)	X	X	X	С	M
Video arcade	X	X	С	С	X



Table 3-3 General Permitted Uses

Table 5-5 General Permitted Oses					
Typical Use Permitted (P), Minor Use Permit (M), Conditional Use Permit (C), Prohibited (X)	VC/LMR	VC/MHR	VC/MU1	VC/C	VC/BE
Commercial, Vehicle Related Uses					
Auto/truck/boat parts sales (new and used)	X	X	X	C	X
Auto/truck/boat repair, major (e.g., bodywork, engine and drive train, painting)	X	X	X	X	C
Auto repair, minor (e.g., oil change, tire, tune-ups, brakes)	X	X	X	C	С
Car, RV, truck, boat sales (new and used)	X	X	X	C	C
Car wash	X	X	C	С	C
Service station	X	X	X	Ç	X
Vehicle/boat leasing/rental	X	X	X	Х	С
Stereo installation	X	X	X	С	P
Industrial Uses (see prohibited uses for size restrictions)					
Assembly	X	X	X	X	С
Bakery (industrial)	X	X	X	X	P
Light industrial	X	X	X	X	P
Light manufacturing	X	X	X	X	P
R&D facility	X	X	X	X	P
Transportation/distribution	X	X	X	X	С
Urban farming or community agriculture ²	X	X	X	С	С
Warehousing	X	X	X	X	С
Wholesale	X	X	X	X	С
Welding and related uses	X	X	X	X	С
Office/Medical/Professional					
Administrative/professional office or service	X	X	P	P	P
Bank, credit union	X	X	P	P	P
Finance-related office (financial planners/advisors, stock brokers, insurance, real estate)	X	X	P	P	P
Acupuncture/acupressure/massage	X	X	С	С	X
Blood bank	X	X	X	X	С
Health clinic (walk-in, urgent care, minute care)	X	X	С	С	С
Medical equipment and supplies	X	X	С	X	P
Medical office (doctors, dentists, chiropractic, physical therapy)	X	X	P	P	P
Public/Quasi-Public Uses					
Church	X	X	С	X	С
Clubhouse	P	P	P	X	X
Community garden or fruit park ²	P	P	P	P	P
Day care, 6 or fewer children (private outdoor play area required)	M	M	X	X	X
Day care, 7 to 12 children	С	С	X	X	X
Day care, commercial	X	X	С	С	M
Funeral parlor/mortuary	X	X	X	X	P
Government facility, social service use/center	X	X	P	P	P
Library	X	X	P	X	X
Lodge or meeting hall	X	X	С	X	C
Museum	X	X	С	X	X
Open space/plaza/park	P	P	P	P	P
School (public or private K–12)	P	P	X	X	X



Table 3-3 General Permitted Uses

Typical Use Permitted (P), Minor Use Permit (M), Conditional Use Permit (C), Prohibited (X)	VC/LMR	VC/MHR	VC/MU1	Z/Z/C	VC/BE
Other Uses					
Drainage/detention	P	P	P	P	P
Patio or gazebo (as accessory use)	P	P	P	P	P
Private/public utility facility	P	P	P	P	P
Radio/television broadcasting	X	X	X	X	C
Telecommunication/cable facility	X	Х	X	С	C
Telecommunication/cable facility (as accessory use)	P	P	P	P	P
Vocational/trade school or satellite campus	X	X	X	Х	P
Prohibited Uses					
Adult entertainment	X	X	X	X	X
Amusement park (e.g., water park, miniature golf)	X	X	X	X	X
Check-cashing, pay-day advance	X	X	X	X	X
Logistics or warehouse distribution facility greater than 50,000 square feet	X	X	X	X	X
Recycling facility	X	X	X	X	X
Swap meet	X	X	X	X	X
Tattoo parlor/ body-piercing studio	X	X	X	X	X
Vehicle storage (storage of nonpersonal vehicles, commercial trucks, or RVs; exceptions for temporary storage of vehicles being serviced by onsite business)	X	X	X	X	X

Notes:

- 1. Land designated as Valley Corridor/Mixed Use that is 600 feet north or farther from the Valley Boulevard right-of-way is restricted in the following manner, regardless of parcel or total project size:
 - a. Permitted residential uses are limited to a maximum density of 15 units per acre; and
 - Permitted non-residential uses are limited to: administrative/professional office or service, or any public/quasi-public uses, with a maximum FAR of 0.50.
- Food producing uses must follow the General Guidelines for Food Producers established by the County of San Bernardino Environmental Health Services Division. These guidelines also include best management practices described by the California Department of Food and Agriculture.

Home Occupations

Home occupations include vocations, such as a cottage food maker, lawyer, online-based business owner, tutor, and private lessons teacher that are carried on solely by the occupant of the residential premises. Such uses are permitted in conformance with Chapter 84.12, "Home Occupations," of the County of San Bernardino Development Code.

Historical Preservation and Adaptive Reuse

The preservation of historic resources is important to residents and their desire to maintain the character of the Bloomington community. In general, buildings approaching 50 years of age could be considered historical or cultural resources. Age by itself, however, is not sufficient for a building or site to be considered a historical or cultural resource. Other factors include, but are not limited to, association with significant events or people, being the oldest of its type, or being the best available example of its type.

A cultural resources study (2015) reported one historical resource within the Specific Plan: the Bloomington Garage and La Gue Family Home site (California Point of Historic Interest No. 755). Additional information on this and other potentially historic buildings/sites can be found in Chapter 2 of this Specific

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Plan and associated Environmental Impact Report (Section 5.4, Cultural Resources). If new development is proposed on a site with a structure that is 45 years or older (measured from the time of application), an applicant must include an intensive-level historical resources study by a qualified professional that determines the presence or absence of archaeological and/or historical resources on the project site.

Measures shall be incorporated to ensure that historical resources are not materially impaired and appropriate data recovery or protection measures for cultural resources are provided. Examples of measures can be found in Chapter 82.12, "Cultural Resources Preservation (CP) Overlay," of the County of San Bernardino Development Code.

If a structure is found to be historically significant, the County encourages the structure to be preserved or adaptively reused in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Adaptive reuse refers to a construction or remodeling project that reconfigures a site to accommodate a new use or purpose other than that for which it was originally designed. The County encourages adaptive reuse to allow for the conversion of existing structures into new land uses (consistent with this Specific Plan) that maintain or enhance the character of the community and further extend the life of a building or space. Examples include the conversion of an old residence into office space or of an old office building into a mixed-use retail and residential space.

Sensitive Land Uses

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. Residential areas are considered sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Other sensitive receptors include retirement facilities, hospitals, and schools.

The California Air Resources Board (CARB) developed and approved the *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) to address the siting of sensitive land uses in the vicinity of freeways, distribution centers, rail yards, refineries, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. This publication helps assess compatibility and associated health risks when placing sensitive receptors near existing pollution sources.

The CARB handbook includes a summary of distance recommendations based on data that show that localized air pollution exposures can be reduced by as much as 80 percent by following these minimum distance separations.

Development plans that include sensitive land uses shall follow the CARB siting guidelines in Table 1-1, Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities, (or equivalent) in the CARB handbook (2005 or future versions). Applicants of projects that include sensitive land uses are encouraged to conduct a health risk assessment. Refer also to Section 5.1.4 of this Specific Plan for studies required prior to project approval.

Ontario Airport Land Use Compatibility and Notification

The Specific Plan area is at the eastern edge of the Ontario Airport Influence Area—more specifically in the Real Estate Transaction Disclosure part of the Overflight Notification Zone. The development standards of the Specific Plan were developed to ensure consistency with the Ontario Airport Land Use



Compatibility Plan (ALUCP). All development must maintain consistency with the ALUCP and all real estate transactions must provide notifications and disclosures per Chapter 82.09, "Airport Safety (AR) Overlay," of the County of San Bernardino Development Code.

3.2.3 Parking Requirements

Adequate off-street parking is an important component of a successful project, corridor, or community. The goal is to provide sufficient parking so that residents, employees, and customers have safe and convenient parking and to avoid parking impacts on adjacent areas. The parking requirements cannot, however, be so high as to inhibit the development and success of residential projects, businesses, and community facilities.

Additionally, new projects must incorporate parking spaces for bicycles to encourage people to travel to the area by bike instead of driving. Bicycle parking may consist of several types of facilities, such as hitching posts/staple racks, "A" frames, stand-alone racks, or bicycle lockers. Bicycle parking facilities are encouraged to be used as functional public art and should be located in convenient, visible, and well-lit areas. Nonresidential-property and business owners are also encouraged to consolidate bicycle parking into clusters close to entryways and other key access points, but without obstructing pedestrian or vehicular movement.

Parking and loading requirements not contained in this section shall be subject to the County Development Code Parking and Loading regulations. The Director of Land Use Services may also approve up to a 10 percent reduction in parking requirements. In the calculation of parking requirements, fractional numbers of parking spaces shall be rounded to the nearest whole number $(0.01-0.49 \text{ round down}, \ge 0.50 \text{ round up})$.

Table 3-4, Vehicle and Bicycle Parking Standards, provides the residential and nonresidential parking requirements for development in the project area. If different land uses are part of the same project (e.g., mixed-use development combining residential and retail), the parking requirements for each use are applicable, but shared parking may be the most desirable option (additional information provided later in this section).

Table 3-4 Vehicle and Bicycle Parking Standards

Use	Standard
Mixed Use	
Any project with a mix of either: - Residential and nonresidential uses - Two or more nonresidential uses	See requirements for each use in this table or shared parking provisions
with distinct and differing parking usage periods Residential	
Single-family dwelling	2 spaces enclosed in a garage
	0.5 space per unit for guest parking
Multifamily dwelling	Studio: 1 space; 1-bedroom: 1.5 spaces; 2–3 bedrooms: 2 spaces; 0.25
	space for each bedroom above 3
	At least one space per unit must be covered or enclosed
	At least 0.25 space per unit for guest parking



Table 3-4 Vehicle and Bicycle Parking Standards

Use	Standard
Residential	
Affordable housing (not age-restricted)	Unless otherwise governed by state law:
or senior housing (affordable or	Studio/1-bedroom: 1 space; 2 or more bedrooms: 2 spaces
market rate)	At least one space per unit must be covered or enclosed
	At least 0.25 space per unit for guest parking
Second unit/caretaker/dependent	1 space per unit
housing	
Nonresidential	
Amusement/entertainment	1 space for each 4 persons of the facility's allowed maximum attendance
Health/fitness club	1 space per 200 sq ft
Hotel	1 space per room, plus 5 additional spaces (employee parking)
Light industrial/manufacturing	1 space per 750 sq ft for up to 40,000 sq ft, plus 1 space per 1,000 sq ft
	beyond 40,000 sq ft
Medical offices, clinics	1 space per 250 sq ft
Office and professional services	1 space per 250 sq ft
Nonresidential continued	
Public facility (library, museum)	5 spaces per 1,000 sq ft; minimum of 4 spaces per business
Public open space/park	15 spaces per acre for facilities with sports fields
	10 spaces per acre for facilities without sports fields
Retail or service (not in a shopping	1 space per 250 sq ft; minimum of 4 spaces per business
center)	
Restaurant (including fast-food drive-	1 space per 100 sq ft or 1 for each 3 fixed seats or 1 for every 50 sq ft of
through)	floor area where seats may be placed; minimum of 5 spaces per business
Shopping center	
Less than 1-acre project size	1 space per 200 sq ft on the ground floor plus one space per 300 sq ft on
	all floors above the ground floor
1- to 2-acre project size	I space per 250 sq ft on the ground floor, plus one space per 400 sq ft on
	all floors above the ground floor
More than 2-acre project size	1 space per 300 sq ft on the ground floor, plus one space per 400 sq ft on
Di I D II	all floors above the ground floor
Bicycle Parking	
Mixed-use project or commercial,	1 space for every 2,500 sq ft building area up to 10,000 sq ft; 1 space for
office, medical, or professional	each additional 5,000 sq ft
Multifamily dyvalling	1 space for every 5 multifamily units 1 space for every 5 multifamily units
Multifamily dwelling Industrial	1 space for every 5 multifamily units 1 space for every 5,000 square feet of building area
Public/quasi-public	8 spaces per location
r uone/quasi-puolie	o spaces per iocation

Abbreviation: sq ft = square feet.

Notes:

- 1. Unless noted, parking standards are based on gross floor area.
- 2. Where multiple tenants/uses occupy the same building, the parking shall be calculated based upon the floor area used by each tenant/use.
- 3. Residential parking standards shall apply for residential uses in a mixed-use project, except as adjusted by shared parking provisions.
- 4. All uses not listed or substantially equivalent to a listed use in this table are subject to the County of San Bernardino Development Code, Section 83.11, Parking and Loading Standards.



San Bernardino County Development Code for Animal Keeping

CHAPTER 84.04 ANIMAL KEEPING

Sections:

84.04.010	Purpose
84.04.020	Applicability
84.04.030	General Development Standards
84.04.040	Exotic Animals
84.04.050	Commercial Kennels and/or Catteries
84.04.060	Private Kennels and/or Catteries
84.04.070	Animal Keeping Allowed as Primary Use
84.04.080	Animal Keeping Allowed with Conditional Use Permit
84.04.090	Animal Keeping Allowed as Accessory Use

84.04.010 **Purpose**

The purpose of this Chapter is to ensure that the keeping, raising, and maintenance of animals do not create an adverse impact on adjacent properties by reason of bright lights, dust, fumes, insect infestations, noise, odor, or visual blight.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.04.020 Applicability

The regulations in this Chapter apply to all animal-keeping uses in the County, except as otherwise provided in Chapter 82.07 (Additional Agricultural Overlay).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.04.030 General Development Standards

- (a) Applicable local health and animal control regulations. The keeping of animals in all land use zoning districts shall be subject to the conditions of the County Public Health Department and the regulations of Title 3 (Health and Sanitation and Animal Regulations) of the County Code.
- **(b) Pre-existing uses.** A legally established nonconforming animal-keeping use shall be allowed to continue subject to Chapter 84.17 (Nonconforming Uses and Structures).
- (c) Allowed uses. Animal-keeping uses shall be allowed in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses) and shall comply with the permit requirements and standards in this Chapter and other requirements in this Development Code and the County Code.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.04.040 Exotic Animals

(a) Accessory residential use. The keeping of exotic animals shall be an accessory use to a single-family dwelling unit.

- (b) Special Use Permit requirements. The keeping of exotic animals shall require a Special Use Permit in compliance with Chapter 85.14 (Special Use Permits)
 - (1) Before giving notice to adjacent property owners, the review authority shall request that the County Veterinarian submit a statement regarding the particular animal's mature behavior and personality characteristics. Notice given to adjacent property owners shall include a description of the type of animal and its behavior characteristics.
 - (2) Approval of a Special Use Permit for an exotic animal shall not be effective until the Code Enforcement Division receives written evidence that the applicant has applied for and obtained the following:
 - (A) Permit from the County Public Health Department.
 - (B) Permit from the State Department of Fish and Game.
 - (3) Each Special Use Permit shall specify the periodic renewal period and inspection requirements in compliance with Chapter 85.14 (Special Use Permits).
- (c) Standards. In addition to conditions imposed by the review authority for the Special Use Permit, the keeping of exotic animals shall comply with the following standards:
 - (1) The keeping of an exotic animal shall comply with all County Code requirements, including setbacks from property lines and other dwellings as identified in 84.04.090 (b) (Setbacks).
 - (2) The keeping of an exotic animal shall comply with all applicable Federal and State requirements.
 - (3) No more than two exotic animals over the age of six months shall be kept as an accessory use to a single dwelling unit, unless a Conditional Use Permit for a menagerie or zoo has been approved in compliance with Chapter 85.06 (Conditional Use Permit/Minor Use Permit).
 - (4) Each exotic animal shall have sufficient area to be maintained and exercised in a normal healthy manner as determined by the County Veterinarian.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.04.050 Commercial Kennels and/or Catteries

Commercial kennels and/or catteries, where allowed in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses), shall be subject to the regulations in this Section.

(a) Compliance with health regulations. The commercial kennel shall comply with the provisions of Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code. The commercial cattery shall comply with the provisions of Chapter 12 (Catteries) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.

- (b) Permit requirements. A commercial kennel and/or a cattery shall require a Special Use Permit in compliance with Chapter 85.14 (Special Use Permits). If the establishment has both dogs and cats, only one Special Use Permit shall be required. A Special Use Permit shall not be effective until the Code Enforcement Division receives written evidence that the applicant has applied for and obtained required permits from the County Public Health Department.
- (c) Minimum parcel size. Table 84-2 indicates the minimum parcel sizes required for commercial kennels and/or catteries in the land use zoning districts indicated.

Table 84-2 Minimum Parcel Sizes for Commercial Kennels and/or Catteries					
Minimum Parcel Size	Parcel Size Land Use Zoning Districts or Overlay				
1 acre minimum	RS (Single Residential) in the AA (Additional Agriculture) Overlay Community Industrial (IC) in Phelan Community Planning Area (PH/IC)				
2.5 acre minimum	Resource Conservation (RC) Commercial Rural (CR) Rural Living (RL) Agriculture (AG) Service Commercial (CS) Community Industrial (IC)				

- (d) Standards and permit requirements for breeding operations within RC, AG or RL Land Use Zoning Districts. In addition to conditions imposed by the review authority for the Special Use Permit, commercial kennels and catteries for breeding operations located within a Resource Conservation, Agriculture or Rural Living Land Use Zoning Districts shall comply with the following standards and permit requirements:
 - (1) Accessory residential use. A commercial kennel and/or cattery that involves breeding shall be an accessory use to a single-family dwelling unit.
 - (2) Permit requirements. A commercial kennel and/or cattery for up to 15 animals shall require a Special Use Permit in compliance with Chapter 85.14 (Special Use Permits). If the establishment has both dogs and cats, only one Special Use Permit shall be required. A commercial kennel and/or cattery for more than 15 animals shall require a Special Use Permit in compliance with Chapter 85.14

- (Special Use Permits) and a Minor Use Permit in compliance with Chapter 85.06 (Conditional Use Permit/Minor Use Permit).
- (3) A Special Use Permit shall not be effective until the Code Enforcement Division receives written evidence that the applicant has applied for and obtained required permits from the County Public Health Department.
- (4) Compliance with health regulations. The commercial kennel shall comply with the provisions of Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code. The commercial cattery shall comply with the provisions of Chapter 12 (Catteries) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.
- (5) Compliance with land use zoning district development standards. The keeping of dogs and cats shall comply with all County Code requirements, including setbacks from property lines and other dwellings as specified in Division 2 (Land Use Zoning Districts and Allowed Land Uses). In the event there is a conflict between a provision in this Section and a provision in Chapter 3 (Commercial Kennels), in Division 2, Title 3, of the County Code, the stricter standard shall apply.
- (6) Minimum parcel size. A minimum parcel size of two and one half acres shall be required.
- (7) Density of animals and maximum number of animals. Animal densities shall be as follows:

Acreage	Number of Animals	Additional Animals
0 to less than 2.5 acres	As allowed by	
	Section 84.04.090	0
2.5 to less than 5 acres	15	0
5 acres	16 to 30	0
Each additional acre		6 per acre
above 5 acres		

A maximum of 50 dogs and/or cats shall be allowed regardless of the size of the parcel(s).

(8) Setbacks. Setbacks. All animals shall be maintained at least 70 feet, measured in a straight line, away from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.

(9) Housing. All dogs shall be housed in the indoor portion of the kennel from 9 p.m. to 7 a.m. The kennel shall be a solid, four-walled structure with a solid roof. Appropriate exercise areas shall be provided and shall be sheltered from the elements and be secure. Adequate heating, cooling, lighting, ventilation and bedding must be provided as required to the individual needs of the animals.

- (10) Inspections. Commercial kennels and/or catteries shall be inspected by the County Public Health Department annually. The County Public Health Department and the Code Enforcement Division shall conduct an inspection jointly when necessary.
- (11) Noise. Noise shall be attenuated to 55 dB(A) from the property line.
- (12) Light and glare. Direct and indirect glare from the source shall not cause glare upon adjacent property owners in compliance with Chapter 83.07 (Glare and Outdoor Lighting).
- (13) Fencing. Fencing shall comply with Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.
- (14) Screening. The Special Use Permit may require the use to be fully screened from adjacent properties.
- (15) Sign. One sign, not to exceed 12 square feet in area stating "Private Kennel" with a 24-hour emergency phone number, shall be posted at all entries to the parcel.
- (16) Compliance with State laws. The commercial kennel and/or cattery shall comply with the State laws regarding the Sale of Dogs by Breeders.
- (e) Standards and permit requirements for breeding operations within commercial or industrial districts. In addition to conditions imposed by the review authority for the Special Use Permit, commercial kennels and catteries for breeding operations located within commercial or industrial land use zoning districts shall comply with the following standards and permit requirements:
 - (1) Caretaker' residence. If a commercial kennel and/or cattery that involves breeding is located within a commercial or industrial land use zoning district, a caretaker's residence shall be located on-site or the use shall have employees on-site 24-hour per day.
 - (2) Permit requirements. A commercial kennel and/or cattery shall require a Special Use Permit in compliance with Chapter 85.14 (Special Use Permits) and a Minor Use Permit in compliance with Chapter 85.06 (Conditional Use Permit/Minor Use Permit).

(3) A Special Use Permit shall not be effective until the Code Enforcement Division receives written evidence that the applicant has applied for and obtained required permits from the County Public Health Department.

- (4) Compliance with health regulations. The commercial kennel shall comply with the provisions of Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code. The commercial cattery shall comply with the provisions of Chapter 12 (Catteries) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.
- (5) Compliance with land use zoning district development standards. The keeping of dogs and cats shall comply with all County Code requirements, including setbacks from property lines and other dwellings as specified in Division 2 (Land Use Zoning Districts and Allowed Land Uses). In the event there is a conflict between a provision in this Section and a provision in Chapter 3 (Commercial Kennels), in Division 2, Title 3, of the County Code, the stricter standard shall apply.
- (6) Minimum parcel size. A minimum parcel size of two and one half acres shall be required.
- (7) Density of animals and maximum number of animals. Animal densities shall be as follows:

Acreage	Number of Animals	Additional Animals
0 to less than 2.5 acres	As allowed by	
	Section 84.04.090	0
2.5 to less than 5 acres	15	0
5 acres	16 to 30	0
Each additional acre		6 per acre
above 5 acres		

A maximum of 200 dogs and/or cats shall be allowed regardless of the size of the parcel(s).

- (8) Setbacks. All animals shall be maintained at least 70 feet, measured in a straight line, away from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.
- (9) Housing. All dogs shall be housed in the indoor portion of the kennel from 9 p.m. to 7 a.m. The kennel shall be a solid, four-walled structure with a solid roof. Appropriate exercise areas shall be provided and shall be sheltered from the elements and be secure. Adequate heating, cooling, lighting, ventilation and bedding must be provided as required to the individual needs of the animals.

- (10) Inspections. Commercial kennels and/or catteries shall be inspected by the County Public Health Department annually. The County Public Health Department and the Code Enforcement Division shall conduct an inspection jointly when necessary.
- (11) Noise. Noise shall be attenuated to 55 dB(A) from the property line.
- (12) Light and glare. Direct and indirect glare from the source shall not cause glare upon adjacent property owners in compliance with Chapter 83.07 (Glare and Outdoor Lighting).
- (13) Fencing. Fencing shall comply with Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.
- (14) Screening. The Special Use Permit may require the use to be fully screened from adjacent properties.
- (15) Sign. One sign, not to exceed 12 square feet in area stating "Private Kennel" with a 24-hour emergency phone number, shall be posted at all entries to the parcel.
- (16) Compliance with State laws. The commercial kennel and/or cattery shall comply with the State laws regarding the Sale of Dogs by Breeders.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009)

84.04.060 Private Kennels and/or Catteries

Private kennels and/or catteries shall be subject to the regulations in this Section.

- (a) Accessory residential use. A private kennel and/or cattery shall be an accessory use to a single-family dwelling unit.
- (b) Permit requirements. A private kennel and/or cattery shall require a Special Use Permit in compliance with Chapter 85.14 (Special Use Permits). If the establishment has both dogs and cats, only one Special Use Permit shall be required. A Special Use Permit shall not be effective until the Code Enforcement Division receives written evidence that the applicant has applied for and obtained required permits from the County Public Health Department.
- (c) **Standards.** In addition to conditions imposed by the review authority for the Special Use Permit, private kennels and catteries shall comply with the following standards:
 - (1) Compliance with health regulations. The private kennel shall comply with the provisions of Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code. The commercial cattery shall comply with the provisions of Chapter 12 (Catteries) in

- Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.
- (2) Compliance with land use zoning district development standards. The keeping of dogs and cats shall only be allowed within a Resources Conservation (RC), Agriculture (AG) or Rural Living (RL) Land Use Zoning District and shall comply with all County Code requirements, including setbacks from property lines and other dwellings as specified in Division 2 (Land Use Zoning Districts and Allowed Land Uses). In the event there is a conflict between a provision in this Section and a provision in Chapter 3 (Commercial Kennels), or Chapter 12 (Catteries), in Division 2, Title 3, of the County Code, the stricter standard shall apply.
- (3) Minimum parcel size. A minimum parcel size of two and one half acres shall be required.
- (4) Setbacks. All animals shall be maintained at least 70 feet, measured in a straight line, away from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.
- (5) Maximum number of animals. A maximum of 15 dogs and/or cats per parcel shall be allowed.
- (6) Housing. Unless all dogs or cats are kept in the house or garage at night, all dogs or cats shall be housed in the indoor portion of the kennel from 9 p.m. to 7 a.m. The kennel shall be a solid, four-walled structure with a solid roof. Appropriate exercise areas shall be provided and shall be sheltered from the elements and be secure. Adequate heating, cooling, lighting, ventilation and bedding must be provided as required to the individual needs of the animals.
- (7) Inspections. Private kennels and/or catteries shall be inspected by the County Public Health Department annually. The County Public Health Department and the Code Enforcement Division shall conduct an inspection jointly when necessary.
- (8) Noise. Noise shall be attenuated to 55 dB(A) from the property line.
- (9) Light and glare. Direct and indirect glare from the source shall not cause glare upon adjacent property owners in compliance with Chapter 83.07 (Glare and Outdoor Lighting).
- (10) Fencing. Fencing shall comply with Chapter 3 (Commercial Kennels) in Division 2 (Animals), Title 3 (Health and Sanitation and Animal Regulations), of the County Code.
- (11) Screening. The Special Use Permit may require the use to be fully screened from adjacent properties.

(12) Sign. One sign, not to exceed 12 square feet in area stating "Private Kennel" with a 24-hour emergency phone number, shall be posted at all entries to the parcel.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009)

84.04.070 Animal Keeping Allowed as Primary Use

Animal keeping allowed as a primary use shall be subject to the regulations in this Section.

- (a) Compliance with land use zoning district development standards. The keeping of animals shall comply with all County Code requirements, including setbacks from property lines and other dwellings as specified in Division 2 (Land Use Zoning Districts and Allowed Land Uses).
- **(b) Minimum parcel size.** The following minimum parcel sizes shall be required for animal keeping as a primary use of the property.
 - (1) Two acres minimum shall be required in the Agricultural (AG), Special Development (SD), Resource Conservation (RC), and Rural Living (RL) Land Use Zoning Districts, unless otherwise noted in Table 84-3 (Animal Keeping Allowed as Primary Use).
 - (2) One-half acre minimum shall be required in the Floodway (FW) Land Use Zoning District.
- (c) Parcel area for qualifying number or density of animal type. Parcel area used to qualify one animal type shall not be reused to qualify another animal type.
- (d) Manure management. Proper manure management shall be carried out in compliance with Title 3 (Health and Sanitation and Animal Regulations) of the County Code.
- (e) Standards. The standards in Table 84-3 (Animal Keeping Allowed as Primary Use) shall apply to all animal keeping allowed as a primary use. Densities shall be based upon the total area of the subject property regardless of structures on-site or setback requirements.
- (f) Conditional Use Permit requirement for different densities and animal types. Primary animal keeping of densities greater than, or of animal types different from, those listed in Table 84-3 (Animal Keeping Allowed as Primary Use) shall be subject to a Conditional Use Permit.

Table 84-3 Animal Keeping Allowed as Primary Use

	Animal Density Per Square Foot				
Animal Type	Land Use Zoning Districts and Overlay				
Ammai Type	RC FW		AG		
	RL	SD			
Animal keeping as accessory use	See Tab		See Table 84-5		
Aviary, apiary, or similar small	1 acre minir		½ acre		
animal farms	½ acre minimum	·	minimum		
Cattle or buffalo	1/10,0		1/6,000		
77.1		1 pond/acre			
Fish raising	-	nd size = $\frac{1}{2}$ surface acr			
II.		num 4 ponds per parce			
Horses	1/10,		1/6,000		
Hogs (9 maximum)	1/20,	000	1/12,000		
Sheep, female goats, and similar	1/4,0	00	1/3,000		
livestock	1/4,0		173,000		
Male adult goats (4 maximum)			1		
Parcel less than 10 acres	1/5 ac	eres	1/5 acres		
10 acres and above	170 %		1/6 0/0100		
Rabbits and chinchillas					
(200 maximum)		50/10.000			
(Minimum parcel = ½ acre)		50/10,000			
Poultry (Minimum parcel = ½ acre)					
(William parcel – 72 acre)					
Female	Less than 1 acre	25	If parcel less		
Temale	1 to less than 10 acres	99	than 5 acres,		
	10 acres and above	99/10 acres	then 99. If 5		
	10 deles dila de e ve)), 10 dele s	acres and above,		
			then 99/5 acres		
Male (9 maximum)					
(Roosters, drakes,	Less than 10 acres	2/genus/parcel	2/genus/parcel		
ganders, etc.)	10 acres and above	2/genus/5 acres	2/genus/5 acres		
Ostriches and emus	1/4,000		1/4,000		
Alpacas and llamas	1/4,000		1/4,000		

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2007); Amended Ordinance 4067 (2009)

84.04.080 Animal Keeping Allowed with Conditional Use Permit

Animal keeping allowed with a Conditional Use Permit shall be subject to the regulations in this Section and conditions imposed by the review authority in compliance with Chapter 85.06 (Conditional Use Permit/Minor Conditional Use Permit).

Table 84-4 Animal Keeping Allowed with Conditional Use Permit				
Animal Type	Minimum Parcel Size	Land Use Zoning Districts and Overlay		
Commercial poultry ranches	10 acres	RC RL FW SD		
Cow and goat dairies	10 acres	AG FW		
Calf-growing ranches Hog ranches	5 acres	AG FW		

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.04.090 Animal Keeping Allowed as Accessory Use

Animal keeping allowed as an accessory use to primary residential uses shall be subject to the regulations in this Section.

(a) Structures for animal maintenance and care. Each animal keeping land use shall include all structures necessary to maintain and care for the animals (e.g., barn, coops, corral, pens, stables, etc.). The structures shall comply with the development standards identified in Division 2 (Land Use Zoning Districts and Allowed Land Uses) and in this Section.

(b) Setbacks.

- (1) Distance from structures for human habitation or assembly. All animals, other than cats, dogs, canaries or birds of the *psitacinae* family, shall be maintained at least 70 feet, measured in a straight line, away from any structure or area used for human habitation or public assembly (e.g. parks, churches, etc.) on adjoining property. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage buildings.
- (2) **Distance from property lines and rights-of-way.** Animals shall be maintained at least five feet away from interior side and rear property lines, and 15 feet away from side street rights-of-way, excepting an alley or bridle path, unless they comply with the Subsection (3) (Enclosure), below.
- (3) Enclosure. Animals may be maintained by a fence at least five feet high and made of either chain link, wood with horizontal members no less than 6 inches apart, solid masonry or other appropriate solid screening and confining materials.

- (4) **Distance from water well.** Animals shall be kept at least 100 feet away from any domestic water well.
- (c) Newborn animal exception. Offspring of animals maintained on the same property in compliance with applicable laws and regulations that are less than four months old or that have not been weaned, whichever is longer, shall not be subject to the maximum density or number limitations established by this Chapter.
- (d) Parcel area for qualifying number or density of animal type. Parcel area used to qualify one animal type shall not be reused to qualify another animal type.
- (e) Manure management. Proper manure management shall be carried out in compliance with Title 3 (Health and Sanitation and Animal Regulations) of the County Code.
- (f) Compliance with health regulations. Animal keeping land uses shall comply with public health laws regarding proper care and maximum number of animals.
- (g) Conditional Use Permit requirement for different densities and animal types. Accessory animal keeping of densities greater than, or of animal types different from, those listed in Table 84-5 (Animal Keeping Allowed as Accessory Use) shall be subject to a Conditional Use Permit (e.g., educational animal projects, temporary grazing operations, etc.).
- (h) Standards. The standards in Table 84-5 (Animal Keeping Allowed as Accessory Use) shall apply to all animal keeping allowed as an accessory use. Densities shall be based upon the total area of the subject property regardless of structures on-site or setback requirements.
- (i) Additional standards for animal keeping as accessory use to primary singlefamily dwelling unit. In addition to the requirements in this Section, the following provisions shall apply for animal keeping as an accessory use to a primary singlefamily dwelling unit only:
 - (1) Combinations of animal types. Combinations of the animal types shall be allowed, provided:
 - (A) The total number of animals in each category is not exceeded.
 - (B) Where a density ratio of animals per parcel area is specified, the parcel area is allocated only once, to either a primary or accessory animal keeping use. Parcel area used to qualify one animal type shall not be reused to allow another animal type.
 - (C) Animal types that are limited only by a maximum number per parcel are allowed in addition to any other accessory or primary animal keeping use.

- (D) Parcels with multi-family residential structures shall be limited to the following animals for lots less than 7,200 square feet in size:
 - (1) Any combination of two dogs, cats, and/or pot-bellied pigs (under 50 pounds) shall be allowed per unit.
 - (ll) Any combination of two chickens (or similar fowl—hens only) or rabbits or other similar small animals.

(2) Confined animals.

- (A) Animals that are normally maintained in aquariums, terrariums, vivariums, birdcages, or similar devices shall be allowed as an accessory animal keeping use, provided that the structure or device in which animals are kept shall be:
 - (1) A maximum of 50 cubic feet; and
 - (ll) Maintained within an enclosed building.
- (B) The maximum number or density limitations for these confined animal types shall comply with public health regulations.
- (j) Additional Agriculture (AA) Overlay. See Chapter 82.07 Additional Agriculture (AA) Overlay for additional animal keeping regulations.

Table 84-5 Animal Keeping Allowed as Accessory Use

Animal True	All single-family dwelling units			
Animal Type	Minimum Parcel Area (Sq. Ft.)	Maximum Density or Number		
A combination of dogs and/or cats	Less than 7,200 7,200 9,999 10,000 19,999 20,000 or more	2/parcel or unit 3/parcel 4/parcel 5/parcel (1)		
Potbellied pigs (under 200 lbs.)	Less than 7,200 7,200 9,999 10,000 19,999 20,000 or more	2/parcel 3/parcel 4/parcel 5/parcel (1)		
Aviary, apiary, or similar small animal farms	20,000 or more	Not allowed		
Fish raising	20,000 or more	Not allowed		
Poultry Female	Less than 7,200 7,200 9,999 10,000 19,999 20,000 or more	2/parcel 3/parcel 4/parcel 1/2,000 sq. ft. Maximum 9 of each genus/parcel		
Poultry Male	1 acre	Maximum 9 per parcel but no more than 2 of any genus		
Rabbits and chinchillas	Less than 7,200 7,200 9,999 10,000 19,999 20,000 or more	2/parcel or unit 3/parcel 4/parcel 1/2,000 sq. ft. Maximum 9 of each genus/parcel		
Sheep, female goats, and other similar small livestock	Less than 7,200 7,200 19,999 20,000 or more	Not allowed 1/5,000 sq. ft. 1/5,000 sq. ft. Cumulative total of sheep and goats = 9 per parcel		

Table 84-5 Animal Keeping Allowed as Accessory Use

Animal Type	All single-family dwelling units			
Animal Type	Minimum Parcel Area (Sq. Ft.)	Maximum Density or Number		
Male adult goats	20,000 or more	1 parcel		
Cattle, buffalo, or similar large domesticated animals	20,000 sq. ft. with 60 foot minimum frontage	1/10,000 sq. ft. Cumulative total of all large domesticated animals = 9 per parcel		
Horses	20,000 sq. ft. with 60 foot minimum frontage	1/10,000 sq. ft. Cumulative total of all large domesticated animals = 9 per parcel		
Hogs	Not allowed	Not allowed		
Emus Ostriches	Lacre	1/10,000 sq. ft. Maximum of 9 animals		
Alpacas Llamas	Less than 7,200 7,200 19,999 20,000 or more	Not allowed 1/5,000 sq. ft. 1/5,000 sq. ft. Cumulative total of alpacas and llamas = 9 per parcel		

Notes:

- (1) Five or more dogs and/or cats constitute a private kennel or cattery, which is subject to regulations in Section 84.04.060 (Private Kennels and/or Catteries).
- (2) Lot area used to qualify one animal type shall not be reused to allow another animal type.
- (3) Animal types that are limited only by a maximum number per lot are allowed in addition to any other accessory or primary animal keeping use.
- (4) For the purposes of this section, lots with attached multiple residential structures shall be limited to a combination of dogs and/or cats, potbellied pigs, poultry, rabbits and chinchillas.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4341 (2018)

APPENDIX "G.1"

San Bernardino County Dog Kennels, Health and Sanitation and Animal Regulation



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San Bernardino County

- . Code of Ordinances
 - Title 3. Health And Sanitation And Animal Regulations
 - Division 2. Animals
 - Chapter 3. Dog Kennels

§ 32.0303. Regulation.

Latest version.

- (a) No kennel shall be allowed to exist/operate unless proper land use regulations are met through the Office of Planning and/or Environmental Health Services prior to applying for a kennel permit from the Department of Public Health.
- (b) Any building or structure used in the housing or maintaining of said animals shall be approved by the County Building and Safety Department.
- (c) All dogs owned by, under the control of or in the possession of a kennel operator shall be subject to provisions of this Chapter upon attaining the age of four months. The County Health Officer shall have the power, upon the giving of ten days notice by United States Postal Service to any permittee under this Chapter and an opportunity to be heard, to revoke any permit granted to a kennel operator for violation of this Chapter. Orders of the County Health Officer revoking a permit issued under this Chapter shall be appealable to the County Board of Supervisors who may appoint a hearing officer to conduct a hearing on their behalf pursuant to County Code §§ 12.2700et seq. Permittee shall request an appeal hearing within 30 days from the mailing of notice of revocation to the permittee. The decision of the Board of Supervisors on such revocation appeal shall be final.
- (d) All dogs being kept or boarded in kennels shall be vaccinated pursuant to § 32.0305 of this Chapter and licensed in the name of their owner. Failure to comply with this requirement shall be considered a violation of this Chapter by the permittee.

(Ord. 1093, passed - -1963; Am. Ord. 1455, passed - -1968; Am. Ord. 3908, passed - -2004)



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San Bernardino County

- . Code of Ordinances
 - Title 3. Health And Sanitation And Animal Regulations
 - Division 2. Animals
 - Chapter 3. Dog Kennels

§ 32.0306. Kennel Operations.

Latest version.

- (a) Boarding kennels and boarding and breeding kennels shall maintain records of all animals being boarded which shall be available to the Health Officer or his or her deputy as necessary. With respect to each boarded animal, such records shall include, but not necessarily be limited to, the following information:
- (1) A physical description of the animal;
- (2) Documentary proof of current vaccinations as required under § 32.0305 of this Chapter;
- (3) Name and address of the animal's owner,
- (4) Date and time of the animal's arrival at the kennel with the name and address of the person leaving the animal, if other than the animal's owner; and
- (5) Date and time of the animal's departure from the kennel, and the name and address of the person picking up the animal, if other than the animal's owner.
- (b) Dogs owned by kennel operators which are allowed outside the confines of the kennel shall be vaccinated as required under § 32.0305 of this Chapter, individually licensed, and shall have current license tag attached to the collar.
- (c) All kennels, runs, buildings and other equipment and facilities used for the care of dogs shall be cleaned daily and shall be disinfected as necessary to prevent the spread of disease. Boarding kennels and boarding and breeding kennels shall disinfect all facilities used in the care of the dogs between each separate usage.
- (d) All droppings shall be removed from the kennel daily. Soiled papers and bedding material shall be removed from the kennel as frequently as necessary to maintain the kennel in a clean, sanitary manner. All such waste material shall be disposed of in a manner satisfactory to the Health Officer.
- (e) Provisions shall be made for convenient access to clean food and water. Food and water containers shall be kept clean and sanitary. Animal feed shall be properly stored and protected from contamination and vermin infestation.

- (f) The operator of every dog kennel shall be responsible to take appropriate preventive measures to preclude outbreaks of infectious and contagious diseases, and external parasites.
- (g) It shall be a violation of this Chapter to sell, give away, release, or otherwise dispose of an animal except for euthanasia, which has or is suspected of having or has been exposed to any contagious or infectious disease transmissible to other animals or to man, including but not limited to those diseases specified in § 32.0305 of this Chapter and such other diseases as the Public Health Officer may from time to time designate. All such disease shall be reported to the County Health Officer or Public Health Veterinarian.
- (h) Adequate provisions shall be made for the disposal of dead animals which shall be satisfactory to the Health Officer.
- (i) All dogs upon reaching the age of four months shall be vaccinated against rabies as provided herein, and when sold, the purchaser shall be provided with a copy of the "Certificate of Vaccination" issued by the veterinarian and shall be advised to secure a dog license tag within 30 days from the date of purchase.
- (j) The requirements of this Section shall also apply to humane societies and pet shops.

(Ord. 1093, passed - -1963; Am. Ord. 3399, passed - -1999)

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 - Chapter 3. Dog Kennels

§ 32.0304. Construction.

Latest version.

- (a) Adequate housing shall be provided for the protection of dogs from the elements.
- (b) Kennel runs shall be effectively enclosed by suitable fencing such as chain link, smooth concrete block, or other suitable fencing material. The exterior area of the premises shall be completely fenced or otherwise enclosed.
- (c) Outside runs or properly constructed indoor runs shall be provided in all kennels.
- (1) Boarding kennel runs shall be constructed of concrete or other suitable type nonporous material. The floor shall slope one-fourth inch per foot to a drain or to a drainway. All drains shall be properly plumbed, trapped, and vented and shall be connected to an approved underground disposal system which shall consist of a septic tank or seepage pit or leaching line as required by the Health Officer. Adequate ventilation must be provided for kennels with indoor runs. Each run shall be separated by a solid partition.
- (2) Breeding kennel outdoor runs may be constructed of four inch minimum thickness of pea gravel or other suitable aggregate. Indoor runs must be constructed as provided in Subdivision (c)(1) above.
- (d) Kennels shall not be constructed closer than 100 feet from any structure on adjacent property used for human habitation nor closer than 40 feet to any dwelling on the premises, except that of the owner/operator's home.
- (e) Provisions shall be made in boarding and breeding kennels for the separation of kennel-owned dogs from those owned by other persons.
- (f) Kennel operators shall take such measures as may be necessary to mitigate the occurrence of excessive barking or any noise that constitutes a public nuisance.

(Ord. 1093, passed - -1963; Am. Ord. 1455, passed - -1968; Am. Ord. 3399, passed - -1990)

APPENDIX "H.0"
"Valley Corridor Specific Plan"_ Service, Trash, and Utility Areas



4.1.4 Service, Trash, and Utility Areas





Left: Trash receptacles are screened from view by a gated enclosure with an arbor as an architectural element and an adjacent landscaped area as a buffer to adjacent parking. **Right:** Utility and trash area is accessible yet separated from parking in a well landscaped and architecturally compatible structure.

- 1. **Loading, garage, and storage areas.** Commercial loading docks, garages, and storage areas should be either behind or to the side of the building served. Unless infeasible, primary vehicular access to these areas should not be directly from Valley Boulevard and should not interact with pedestrian areas. Such areas should be buffered from adjacent residential or mixed-use residential buildings.
- 2. Accessory, service, and utility areas. Accessory, service, and utility structures and areas should be incorporated within the building envelope whenever feasible. Facilities, such as sewer, gas, water, electric, telephone, and communications equipment, should be installed underground where feasible. If this is not possible, these areas shall be oriented away from public view and provide ornamental screening. Roof-mounted mechanical equipment is highly recommended.
- 3. **Trash and recycling areas.** Trash and recycling enclosures should be contained within the building envelope. If this is infeasible, they should be in discreet places and architecturally integrated with the overall design theme of the building. Trash and recycling enclosures are accessory structures and should be constructed with finishes of similar materials as the primary building.
- 4. **Separated from parking.** Trash and recycling enclosures and loading areas must be separated from adjacent parking stalls by minimum four-foot-wide planters, which shall contain groundcover plant material.
- 5. **Roof access.** Exterior roof-access ladders should be avoided; instead, access should be from within buildings.

4.2 Building Design

Building design guidelines ensure that buildings are aesthetically pleasing and functional without imposing unnecessary cost burdens. The Valley Corridor Specific Plan does not recommend a particular architectural style, but recommends consistency and authenticity in styles. The following guidelines direct the building form, architectural style, design details, and materials.

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4.2.1 Massing, Scale, and Forms





Left: The building facade reflects a human scale and provides variation in elements such as window placement, articulation, offsets, and overhangs. **Right:** An outdoor gathering space is incorporated into the building through the use of an arcade-like projection, which also helps to visually break a long building frontage.



Above: A corner retail store has a well screened parking garage and features that exemplify acceptable building modulation, which include varying heights, change in color, building material, and the use of projections to provide visual interest.





Above: The front elevations of residential housing should focus on the home rather than the garage or parking area. As appropriate, the front elevations should also provide direct pedestrian access from the street.





Left: Parking structures should be integrated with the building and easily identified by signage. **Right:** Ground-floor commercial spaces can front or wrap a parking structure, creating a more comfortable pedestrian environment and activating the street.

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- 1. **Human-scale facades.** The ground-floor facades should be articulated to reflect the human scale through features such as inset windows, highlighted entryways, and building projections. Public plazas, outdoor dining, and other pedestrian-oriented activities are encouraged to divide ground-level building facades.
- 2. Large or multibuilding projects. Large projects should be designed as a cohesive collection of buildings with complementary scales instead of at one mass. Multibuilding complexes should be visually linked by complementary and unifying architectural elements.
- 3. **Adjacent to single family.** When adjacent to single-family detached homes, buildings over 30 feet high should be made less imposing by stepping back on elevations above the second floor.
- 4. **Building modulation.** Along streets or walkways, buildings should be articulated to create a visual interest.
 - a. This can be accomplished through the application of windows, arcades, trellises, awnings, and other architectural features as well as color blocking, the appropriate application of detail elements, and breaking up the massing of the building.
 - b. Depth and shadow interest should be incorporated through the addition of offsets, pop-outs, and overhangs.
 - c. Building modulation is not required on the side of a development viewed from the freeway, though it is still encouraged for additional architectural interest.
- 5. **Long walls or facades.** A project should allow for visual relief to break up long, blank, unarticulated building walls or facades.
 - a. For nonresidential buildings, there shall be no long, flat expanses of walls that exceed 50 feet without at least two of the following: color change, material change, texture change, plane projections or recesses, trellises or vines, balconies, or windows.
 - b. For buildings that include residential uses, there shall be no long, flat expanses of walls that exceed 30 feet without at least two of the following: offsets; stoops/porches/balconies; columns; window and door reveals; and changes in height, materials and colors, and landscaping.
- 6. Entryways. Building entryways should be clearly marked and emphasized to invite passing pedestrians and break up building massing. Projecting or recessing building entrances is encouraged. Recessed entries allow the pedestrian space to transition from the sidewalk to the interior of the building. Long external corridors (more than 20 linear feet) that provide access to residential units are not permitted.
- 7. **Interior areas.** Courtyards, plazas, atriums, and other common open spaces should be used to bring light and air into interior areas.
- 8. **Single-family garages.** For single-family homes with attached or detached garages, garage wall planes on front elevations should be recessed a minimum of eight feet from the front-facing facade of the house. The front elevation should focus on the home, not the garage. The front elevation is defined as the portion of the structure fronting the public street that is not an alley.



- 9. **Parking structures.** Parking structures should be designed as an integral part of the architecture of the development. They should have the same materials, color, and detail as the principal buildings of the development. When fronting Valley Boulevard, shops, offices, or other commercial spaces should be incorporated on the ground level of the parking structure to maintain a pleasant pedestrian experience.
- 10. **Freeway frontages.** The design of structures along Interstate 10 should take into account the speed and distance at which they will be viewed. This means that on most of the buildings viewed from the freeway, small-scale articulation and texture will be lost. Developments along the freeway should rely on bold changes in massing and color to establish identity. Small-scale articulation of these buildings and textures will still be appropriate at locations where pedestrians will experience them.

4.2.2 Architectural Style and Design Features





Left: The architectural features of this retail building are good examples of a rooftop treatment, cornice along the roof line, arbor, and appropriate use of materials and color. **Right:** The corner treatment of this building provides a simple variation in the roof line while creating a focal point for the entryway.





Left: An apartment community uses vertical features and balconies to create interest along all sides of the building. Visually appealing and regionally appropriate landscaping enhances a community courtyard. **Right:** A variety of windows and window treatments, such as shutters and decorative molding, create visual interest on the front of this single-family home.

Authenticity. Architectural styles and details should be authentic. Visible components of the building (e.g., materials, finish, texture, and color) should be treated and finished in a manner consistent with the overall architectural expression. The mixing of architectural styles is encouraged where details are complementary; however, architectural style should be consistent throughout an entire vertically mixed-use project.

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- 2. **Vertical features at key locations.** Towers and other vertical/prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas, or courtyards.
- 3. **Building entries.** Entries should be visually appealing and identifiable to users. Elements such as architectural projections and porticos can help identify the main entry to a building.
 - a. Each building shall provide a well-articulated, identifiable path of entry for pedestrian and vehicular users.
 - b. Single-family (attached or detached) units should incorporate features such as stoops, terraces, courtyards, and porches to add to the character of a neighborhood.
- 4. **Roof treatments.** A variety of compatible roof planes and ridge heights may be used; however, the style and materials of the roof should be consistent with the overall building design. Projects are encouraged to use articulating elements such as roof overhangs, canopies, and parapets to establish hierarchy and add interest to building silhouettes. Rooftop building mechanical equipment shall be screened with vertical elements or a penthouse structure that is designed to be consistent with the building's architectural style.
- 5. **Building corners.** Buildings on public streets should encourage unique architectural elements at corners (without compromising line of sight or safety) or in the center of grouped buildings, such as:
 - » Diagonal walls at corner
 - » Public art
 - » Shade structure
 - » Significant setbacks on upper floors
 - » Vertical focal elements
- 6. **Design details.** Design details should be included for each building frontage, such as:
 - » Light fixtures
 - » Decorative bulkheads
 - » Shutters
 - » Awnings for windows or balconies
 - » Decorative cornices
 - » Balconies on the second and/or higher floors
 - » Pedestrian arcades



4.2.3 Materials and Colors





Left: Awnings can be used to provide shade for pedestrians as well as design details to a building's façade. **Right:** The color scheme used for this grouping of buildings creates a unifying theme while differentiating individual businesses.

- 1. **Quality.** Buildings shall use durable, high-quality materials that can be well maintained over a long period of time, with the appropriate use of colors and textures.
- 2. Materials. Only materials that perform well in an arid environment are permitted.
 - a. Preferred exterior finish materials include: natural stone; concrete with textured, sandblasted, or painted finishes; and factory-finished metal panels (heavy gauge only, in corrugated or flat sections).
 - b. Acceptable exterior finish materials include: precast concrete, stucco, or masonry with textured or sandblasted finishes. When stucco is used it should be applied with a smooth finish, which does not capture/retain dust and is easier to clean and maintain.
 - c. Prohibited exterior finish materials include: plywood, sheet pressboard, and vinyl siding. Facade elements constructed of foam or foam molding are prohibited on the first eight feet of the ground floor of buildings. The use of highly reflective materials is discouraged.
 - d. Glass, glazing systems, glass block, ceramic or natural stone tile, and metal panel systems are appropriate when used as accents.
 - e. Windows and glass curtain-wall systems should be transparent. High-quality glass storefront-wall systems should be used in commercial or mixed use with commercial uses. Highly reflective or very dark glass is not allowed in commercial or mixed-use commercial buildings. They may be acceptable for some industrial uses.
- 3. Color schemes. To avoid monotony, a variety of color schemes is encouraged; however, building color and materials should be complementary throughout the project. Colors should include a base color and accent colors. Color schemes should be selected with a harmonious range of accent materials and roof profile colors.
- 4. **Building treatment.** Base materials have the illusion of "grounding" the building and setting one space apart from another, particularly as they face a street or walkway. The cornice of a building "caps" a building and terminates the top of a facade. Between the base and cornice is the body of the

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building, which should represent the majority of the building facade. In general, heavier materials should be used at the base and lighter materials should be used on the body and cornice areas of a building. Examples of materials suitable for each part of a building are listed below (not an exclusive or exhaustive list).

- a. Base: plaster, ceramic tile, granite, stone, and split-face concrete block
- b. Cornice: shaped, foam-based, plaster-covered cornice; roof overhangs with brackets; stepped parapets; and textured materials
- c. Body: all preferred and acceptable materials listed under #2 of this section.

APPENDIX "I.0"
"Valley Corridor Specific Plan" Landscaping



4.3 Landscaping

Landscaping guidelines apply to areas within the public street right-of-way and a limited area of private property at key intersections and on properties adjacent to the storm drainage channel/freeway. The intent of these guidelines is to improve the project area's appearance, enhance walkability, and stimulate private investment.

This Specific Plan recognizes that different land uses are compatible with different types of landscaping. For example, commercial businesses prefer short landscaping and trees with tall canopies to maximize storefront exposure. Residential uses prefer broad-canopied trees that provide shade and enhance curb appeal. Office and industrial uses can be compatible with either.

Because this Specific Plan permits a variety of uses in a variety of locations throughout the project area, the landscape design guidelines focus on creating a consistent streetscape and attractive public edges. The design guidelines are arranged through four landscaping zones: Nodal, Valley Boulevard, Freeway Screening, and Residential. See Figure 4-1, *Landscape Zones*, for a map of the zone boundaries. Below is a description of these four zones followed by suggested landscape options. Note that the Director of Land Use Services shall approve the landscaping for any public street (existing, newly constructed, or portions thereof) that is not shown or marked on Figure 4-1.



4.3.1 Nodal Zones

Nodal zones are at key intersections of Valley Boulevard and Alder, Locust, Linden, Cedar, and Spruce Avenues. The zone's boundaries are on Figure 4-1, *Landscape Zones*). These intersections should serve as landmarks and gateways for the Specific Plan and Bloomington. Accordingly, landscaping should be designed as formal plantings of tall trees paired with smaller ornamental trees and drought-tolerant shrubs and groundcover. Tree grates and other hardscaping elements are also encouraged.

4.3.2 Valley Boulevard Zone

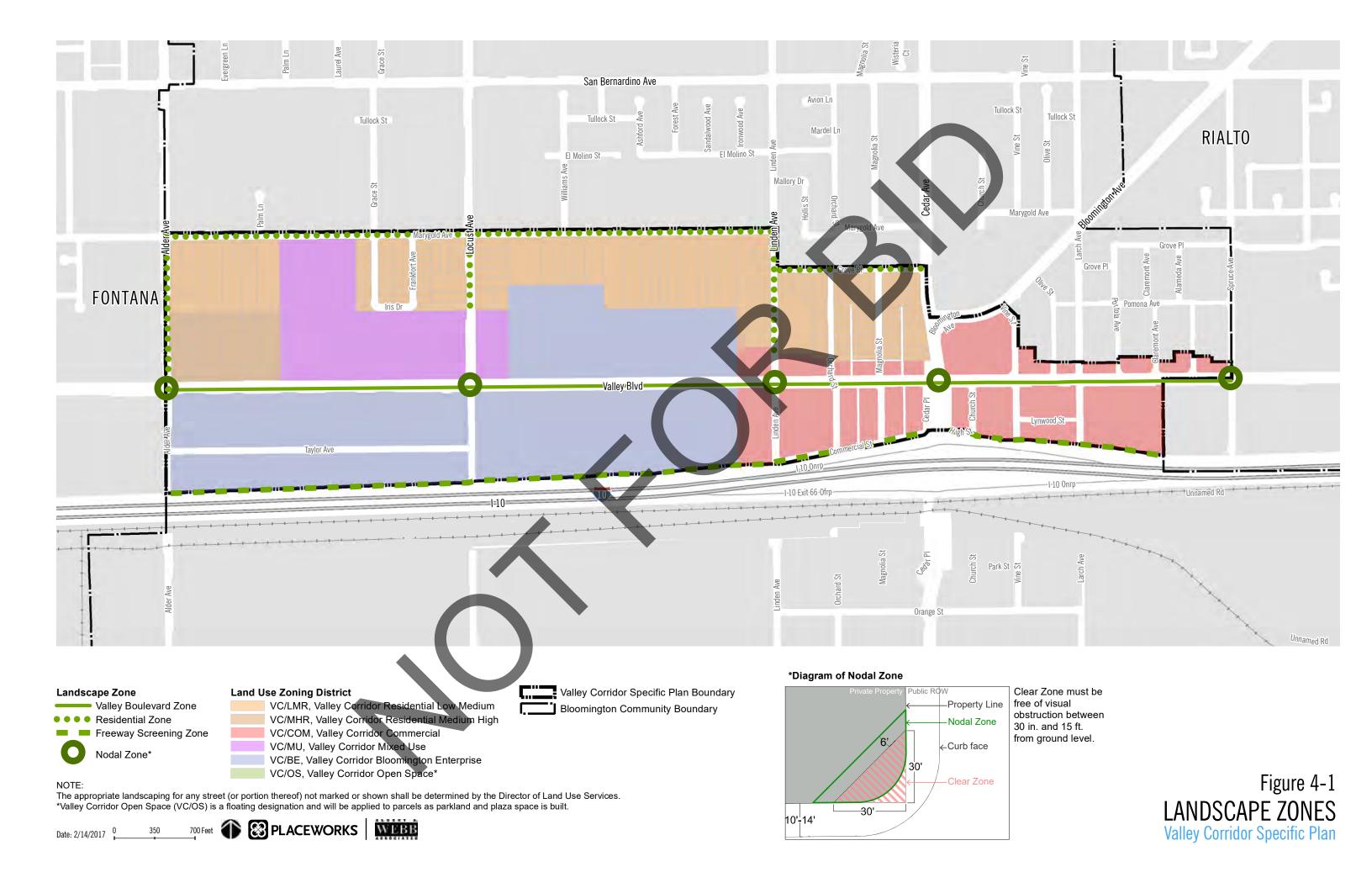
The Valley Boulevard Zone encompasses the right-of-way along properties fronting the primary roadway in this Specific Plan (except at nodes listed above). The purpose of this landscaping zone is to provide a consistent pattern of attractive and low-maintenance street trees that will provide shade without blocking exposure for commercial businesses. The street trees should be planted at intervals (consistent with the Affordable Bloomington development) and can be paired with tree grates, hardscape elements, drought-tolerant shrubs, or groundcover.

4.3.3 Residential Zones

The Residential Zone encompasses the right-of-way along streets north of Valley Boulevard. The majority of planned uses along these streets are residential or mixed use. The purpose of this landscaping zone is to create attractive streetscapes and home fronts while providing seasonal shade. The street trees should be planted at consistent intervals that maintain appropriate distance from driveways, curbs, and utility poles and structures. The street trees can be paired with drought-tolerant shrubs or groundcover.

4.3.4 Freeway Screening Zope

The Freeway Screening Zone encompasses the area set back 20 feet from property lines along the storm drainage channel and Interstate 10. The purpose of this landscaping zone is to improve the appearance of Bloomington through a mix of broad-canopied trees and drought-tolerant shrubs that can help filter the air and dust emissions from the adjacent freeway.





4.3.5 Landscape Palette

Tables 4-1 to 4-4 provide lists of acceptable plant species (trees, shrubs, groundcover, and vines) that can be used in each landscaping zone. The tables identify water demand for trees as well as typical height at maturity and deciduous characteristic. They also describe which shrubs, groundcover, and vines are California native species and their typical water demand.

All plantings in the four landscaping zones in this Specific Plan must be approved by the Land Use Services Department. Landscaping should favor native species that are drought tolerant and have low water demand. Species that are invasive or have high water demands are prohibited. If plant species are selected that are not listed in the following tables, including edible plants, the following resources should be referenced:

- Guidelines in Landscape Plants for Western Regions by Bob Perry (1992)
- California Invasive Plan Council's invasive plant inventory list (www.cal-ipc.org/ip/inventory)
- Water Use Classification of Landscape Species list (WUCOLS IV) for species information regarding water usage to evaluate irrigation needs (http://ucanr.edu/sites/WUCOLS/)
- Local organizations such as the Incredible Edible Community Garden

Table 4-1 Acceptable Plant Species in the Nodal Landscape Zone

TREES					
Common Name	Botanical Name	Height (feet)	Water Demand	Deciduous	
African Sumac	Rhus lancea	20-30	Low	No	
Australian Willow	Geijera parviflora	30-35	Moderate	No	
Brisbane Box	Lopostemon confertus	35–45	Moderate	No	
Bronze Loquat	Eriobotrya deflexa	15–30	Moderate	No	
California Sycamore	Platanus racemosa	30-90	Moderate	Yes	
Camphor Tree	Cinnamomum camphora	35-40	Moderate	No	
Canary Date Palm	Phoenix canariensis	30-50	Low	No	
Chinese Evergreen Elm	Ulmus parvifolia	40-60	Low	Semi	
Crape Myrtle	Lagerstroemia indica	25	Moderate	Yes	
Date Palm	Phoenix dactylifera	30-50	Low	No	
Desert Museum Palo Verde	Çercidium 'Desert Museum'	20	Low	No	
Flaxleaf Paperbark	Melaleuca linariifolia	20-30	Low	No	
Honey Locust	Gleditsia triacanthos	35-60	Low	Yes	
Jacaranda	Jacaranda mimosifolia	25-40	Moderate	Yes	
Japanese Blueberry Tree	Elaeocarpus dicipiens	20-30	Moderate	No	
London Plane	Platanus acerifolia	40-80	Moderate	Yes	
Marina Strawberry Tree	Arbutus 'Marina'	20-35	Moderate	No	
Olive	Olea europaea	20-30	Low	No	
Parkbark Tree	Melaleuca quinquinerva	20-40	Moderate	No	
Southern Magnolia	Magnolia grandiflora	80	Moderate	No	
Sweet Bay	Laurus nobilis 'Saratoga'	15-30	Low	No	
Tipu Tree	Tipuana tipu	25-40	Moderate	Semi	
Western Redbud	Cercis occidentalis	10-20	Low	Yes	
Yew Pine	Podocarpus macrophyllus	15-50	Moderate	No	



Table 4-1 Acceptable Plant Species in the Nodal Landscape Zone

SHRUBS				
Common Name	Botanical Name		Water Demand	CA Native
Blue Glow Agave	Agave 'Blue Glow'		Very Low	No
Brittlebush	Encelia farinose			Yes
California Coffeeberry	Rhamnus californica		Low	Yes
California Sagebrush	Artemesia californica		Low	Yes
Califronia Buckwheat	Eriogonum fasciculatum		Very Low	Yes
Cleveland Sage	Salvia clevelandii / cvs.		Low	Yes
Coast Rosemary	Westringia fruticosa		Low	No
Concah Ceanothus	Ceanothus 'Concha'		Low	Yes
Coral Aloe	Aloe striata		Low	No
Dark Star Ceanothus	Ceanothus 'Dark Star'		Low	Yes
Foxtail Agave	Agave attenuate		Very Low	No
Germander	Teucrium x lucidrys		Moderate	No
Indian Hawthorn	Rhaphiolepis indica / cvs.		Moderate	No
Japanese Boxwood	Buxus microphylla japonica		Low	No
Jerusalem Sage	Phlomis fruticosa		Low	No
Kangaroo Paw	Anigozanthos flavidus		Low	No
Lavender	Lavandula spp. / cvs.			No
Lion's Tail	Leonotis leonuris			No
Mediterranean Spurge	Euphorbia characias wulfenii			No
Mexican Bush Sage	Salvia leucantha / cvs.			No
New Zealand Flax	Phormium tenax / cvs.			No
Penstemon (SW natives)	Penstemon SW native spp. / cvs.		Moderate Low	Yes
Pride of Madeira	Echium candicans (fastuosum)			No
Ray Hartman Ceanothus	Ceanothus 'Ray Hartman'		Low	Yes
Rose	Rosa spp. / cvs.		Moderate	No
Rosemary	Rosmarinus officinalis / cvs.		Low	No
Saint Catherine's Lace	Eriogonum giganteum			Yes
Scarlet Sprite Grevillea	Grevillea 'Scarlet Sprite'		Very Low Low	No
Tree Aloe	Aloe arborescens			No
GROUNDCOVERS (GC) A			Low	
Common Name	Botanical Name	GC/Vine	Water Demand	CA Native
Blood-Red Trumpet Vine	Distictis buccinatoria	Vine	Moderate	No
Bouteloua Blonde	Bouteloua gracilis 'Blonde	Groundcover	Low	No
Ambition	Ambition'			
California Fuchsia	Zauschneria californica	Groundcover	Low	Yes
California Gray Rush	Juncus patens / cvs.	Groundcover	Low	Yes
California Meadow Sedge	Carex pansa	Groundcover	Moderate	Yes
Califronia Field Sedge	Carex praegracilis	Groundcover	Moderate	Yes
Carmel Creeper	Ceanothus griseus horizontalis	Groundcover	Moderate	M
Cat's Claw	Macfadyena unguis-cati	Vine	Low	No
Chinese Fountain Grass	Pennisetum orientale	Groundcover	Low	No
Coyote Brush	Baccharis pilularis 'Pigeon Point'	Groundcover	Low	Yes
Creeping Wild Rye	Eleymus triticoides	Groundcover	Low	Yes
orosping manye	Muhlenbergia rigens	Groundcover	Moderate	Yes



Table 4-1 Acceptable Plant Species in the Nodal Landscape Zone

GROUNDCOVERS (GC) AND VINES continued				
Common Name	Botanical Name	GC/Vine	Water Demand	CA Native
Dusty Miller	Senecio cineraria	Groundcover	Low	No
Foothill Sedge	Carex tumulicola	Groundcover	Low	Yes
Fornight Lily	Dietes grandiflora	Groundcover	Moderate	No
Giant Wild Rye	Eleymus condensatus	Groundcover	Low	Yes
Lantana	Lantana cvs.	Groundcover	Low	No
Pink Hair Grass	Muhlenbergia capillaris	Groundcover	Low	No
Pitcher Sage	Salvia spathacea / cvs.	Groundcover	Moderate	Yes
Poet's Jasmine	Jasminum officinale	Vine	Moderate	No
Prostrate Chamise	Adenostoma fasciculatum	Groundcover	Very Low	Yes
	'Nicolas'			
Rock Purslane	Cistanthe grandiflora	Groundcover	Low	Yes
Royal Trumpet Vine	Distictis 'Rivers'	Vine	Moderate	No
Sageleaf Rockrose	Cistus spp. / cvs.	Groundcover	Low	No
Santa Barbara Daisy	Erigeron karvinskianus	Groundcover	Moderate	No
Slender Veldt Grass	Pennisetum spathiolatum	Groundcover	Low	No
Trailing Lantana	Lantana montevidensis	Groundcover	Low	No
Yarrow	Achillea millefolium / cvs.	Groundcover	Low	No

Table 4-2 Acceptable Plant Species in the Valley Boulevard Landscape Zone

TREES				
Common Name	Botanical Name	Height (feet)	Water Demand	Deciduous
Australian Willow	Geijera parviflora	30-35	Moderate	No
Brisbane Box	Lopostemon confertus	35-45	Moderate	No
Bronze Loquat	Eriobotrya deflexa	15-30	Moderate	No
California Sycamore	Platanus racemosa	30-90	Moderate	Yes
Canary Date Palm	Phoenix canariensis	30-50	Low	No
Chinese Evergreen Elm	Ulmus parvifolia	40-60	Low	Semi
Cork Oak	Quercus suber	30-60	Low	No
Date Palm	Phoenix dactylifera	30-50	Low	No
Fern Pine	Podocarpus gracilior	20-60	Moderate	No
Holly Oak	Quercus ilex	60-80	Low	No
Honey Locust	Gleditsia triacanthos	35-60	Low	Yes
London Plane	Platanus acerifolia	40-80	Moderate	Yes
Mexican Palo Verde	Parkinsonia aculeata	20-30	Low	No
Olive	Olea europaea	20-30	Low	No
Parkbark Tree	Melaleuca quinquinerva	20-40	Moderate	No
Southern Magnolia	Magnolia grandiflora	80	Moderate	No
Tipu Tree	Tipuana tipu	25-40	Moderate	Semi
Yew Pine	Podocarpus macrophyllus	15-50	Moderate	No



Table 4-2 Acceptable Plant Species in the Valley Boulevard Landscape Zone

Common Name	Botanical Name		Water Demand	CA Native
Brittlebush			Very Low	Yes
Cleveland Sage	Salvia clevelandii / cvs.	Encelia farinosa		Yes
Coast Rosemary	· ·	·		No
Coral Aloe	Westringia fruticosa Aloe striata		Low	No
Foxtail Agave	Agave attenuate		Very Low	No
Germander			Moderate	No
Indian Hawthorn	Teucrium x lucidrys		Moderate	No
	Rhaphiolepis indica / cvs.			
Japanese Boxwood	Buxus microphylla japonica		Low	No No
Jerusalem Sage	Phlomis fruticosa		Low	No
Kangaroo Paw	Anigozanthos flavidus		Low	
Lavender	Lavandula spp. / cvs.		Low	No
Mediterranean Spurge	Euphorbia characias wulfenii		Low	No
Mexican Bush Sage	Salvia leucantha / cvs.		Low	No
Myrtle	Myrtus communis		Moderate	No
New Zealand Flax	Phormium tenax / cvs.		Moderate	No
Penstemon (SW natives)	Penstemon SW native spp. / cvs.		Low	Yes
Pride of Madeira	Echium candicans (fastuosum)		Low	No
Rose	Rosa spp. / cvs.		Moderate	No
Rosemary	Rosmarinus officinalis / cvs.		Low	No
Saint Catherine's Lace	Eriogonum giganteum		Very Low	Yes
Scarlet Sprite Grevillea	Grevillea 'Scarlet Sprite'		Low	No
Tree Aloe	Aloe arborescens		Low	No
GROUNDCOVERS (GC) A				l .
Common Name	Botanical Name	GC/Vine	Water Demand	CA Native
Alum Root	Heuchera micrantha / cvs.	Vine	Moderate	Yes
Bouteloua Blonde	Bouteloua gracilis 'Blonde	Groundcover	Low	No
Ambition	Ambition'			
California Fuchsia	Zauschneria californica	Groundcover	Low	Yes
California Meadow Sedge	Carex pansa	Groundcover	Moderate	Yes
Califronia Field Sedge	Carex praegracilis	Groundcover	Moderate	Yes
Carmel Creeper	Ceanothus griseus horizontalis	Groundcover	Moderate	M
Carpet Geranium	Geranium incanum	Groundcover	Moderate	No
Cat's Claw	Macfadyena unguis-cati	Vine	Low	No
Chinese Fountain Grass	Pennisetum orientale	Groundcover	Low	No
Coyote Brush	Baccharis pilularis 'Pigeon Point'	Groundcover	Low	Yes
Creeping Wild Rye	Eleymus triticoides	Groundcover	Low	Yes
Dusty Miller	Senecio cineraria	Groundcover	Low	No
Foothill Sedge	Carex tumulicola	Groundcover	Low	Yes
Fornight Lily	Dietes grandiflora	Groundcover	Moderate	No
Lantana	Lantana cvs.	Groundcover	Low	No
Pink Hair Grass	Muhlenbergia capillaris	Groundcover	Low	No
Rock Purslane	Cistanthe grandiflora	Groundcover	Low	Yes
	Erigeron karvinskianus	Groundcover	Moderate	No



Table 4-2 Acceptable Plant Species in the Valley Boulevard Landscape Zone

GROUNDCOVERS (GC) AND VINES continued				
Common Name	Botanical Name	GC/Vine	Water Demand	CA Native
Stonecrop	Sedum spp. / cvs.	Groundcover	Low	No
Trailing Lantana	Lantana montevidensis	Groundcover	Low	No
Yarrow	Achillea millefolium / cvs.	Groundcover	Low	No

Table 4-3 Acceptable Plant Species in the Residential Landscape Zone

TREES				
Common Name	Botanical Name	Height (feet)	Water Demand	Deciduous
African Sumac	Rhus lancea	20-30	Low	No
Australian Willow	Geijera parviflora	30-35	Moderate	No
Bronze Loquat	Eriobotrya deflexa	15-30	Moderate	No
California Sycamore	Platanus racemosa	30-90	Moderate	Yes
Chine Flame Tree	Koelreuteria bipinnata	20-40	Moderate	Yes
Chinese Evergreen Elm	Ulmus parvifolia	40-60	Low	Semi
Coast Live Oak	Quercus agrifolia	40-60	Low	No
Cork Oak	Quercus suber	30-60	Low	No
Crape Myrtle	Lagerstroemia indica	25	Moderate	Yes
Flaxleaf Paperbark	Melaleuca linariifolia	20-30	Low	No
Goldenrain Tree	Koelreuteria paniculata	25-35	Moderate	Yes
Holly Oak	Quercus ilex	60-80	Low	No
Honey Locust	Gleditsia triacanthos	35-60	Low	Yes
Jacaranda	Jacaranda mimosifolia	25-40	Moderate	Yes
London Plane	Platanus acerifolia	40-80	Moderate	Yes
Olive	Olea europaea	20-30	Low	No
Parkbark Tree	Melaleuca quinquinerva	20-40	Moderate	No
Sweet Bay	Laurus nobilis 'Saratoga'	15-30	Low	No
Sweet Gum	Liquidambar styraciflua	60	Moderate	Yes
Yew Pine	Podocarpus macrophyllus	15-50	Moderate	No
SHRUBS				
Common Name	Botanical Name		Water Demand	CA Native
Brittlebush	Encelia farinosa		Very Low	Yes
Cleveland Sage	Salvia clevelandii / cvs.		Low	Yes
Coast Rosemary	Westringia fruticosa		Low	No
Coral Aloe	Aloe striata		Low	No
Foxtail Agave	Agave attenuate	Agave attenuate		No
Germander		Teucrium x lucidrys		No
Indian Hawthorn	Rhaphiolepis indica / cvs.	1 1		No
Japanese Boxwood		Buxus microphylla japonica		No
Jerusalem Sage	Phlomis fruticosa	1 2		No
Kangaroo Paw	Anigozanthos flavidus		Low	No
Lavender	Lavandula spp. / cvs.		Low	No No
Mediterranean Spurge	Euphorbia characias wulfenii	Euphorbia characias wulfenii		



Table 4-3 Acceptable Plant Species in the Residential Landscape Zone

SHRUBS continued	nt Species in the Residential Lands			
Common Name	Botanical Name	Water Demand	CA Native	
Mexican Bush Sage	Salvia leucantha / cvs.		Low	No
Myrtle	Myrtus communis		Moderate	No
New Zealand Flax	Phormium tenax / cvs.		Moderate	No
Penstemon (SW natives)	Penstemon SW native spp. / cvs.		Low	Yes
Pride of Madeira	Echium candicans (fastuosum)		Low	No
Rose	Rosa spp. / cvs.		Moderate	No
Rosemary	Rosmarinus officinalis / cvs.		Low	No
Saint Catherine's Lace	Eriogonum giganteum		Very Low	Yes
Scarlet Sprite Grevillea	Grevillea 'Scarlet Sprite'		Low	No
Tree Aloe	Aloe arborescens		Low	No
GROUNDCOVERS (GC) A	ND VINES			
Common Name	Botanical Name	GC/Vine	Water Demand	CA Native
Alum Root	Heuchera micrantha / cvs.	Vine	Moderate	Yes
Bouteloua Blonde	Bouteloua gracilis 'Blonde	Groundcover	Low	No
Ambition	Ambition'			
California fuchsia	Zauschneria californica	Groundcover	Low	Yes
California Meadow Sedge	Carex pansa	Groundcover	Moderate	Yes
Califronia Field Sedge	Carex praegracilis	Groundcover	Moderate	Yes
Carmel Creeper	Ceanothus griseus horizontalis	Groundcover	Moderate	M
Carpet Geranium	Geranium incanum	Groundcover	Moderate	No
Cat's Claw	Macfadyena unguis-cati	Vine	Low	No
Chinese Fountain Grass	Pennisetum orientale	Groundcover	Low	No
Coyote Brush	Baccharis pilularis 'Pigeon Point'	Groundcover	Low	Yes
Creeping Wild Rye	Eleymus triticoides	Groundcover	Low	Yes
Dusty Miller	Senecio cineraria	Groundcover	Low	No
Foothill Sedge	Carex tumulicola	Groundcover	Low	Yes
Fornight Lily	Dietes grandiflora	Groundcover	Moderate	No
Lantana	Lantana cvs.	Groundcover	Low	No
Pink Hair Grass	Muhlenbergia capillaris	Groundcover	Low	No
Rock Purslane	Cistanthe grandiflora	Groundcover	Low	Yes
Santa Barbara Daisy	Erigeron karvinskianus	Groundcover	Moderate	No
Stonecrop	Sedum spp. / cvs.	Groundcover	Low	No
Trailing Lantana	Lantana montevidensis	Groundcover	Low	No
Yarrow	Achillea millefolium / cvs.	Groundcover	Low	No



Table 4-4 Acceptable Plant Species in the Freeway Screening Landscape Zone

TREES					
Common Name	Botanical Name	Height (feet)	Water Demand	Deciduous	
Afghan Pine	Pinus eldarica	Pinus eldarica 30–80			
African Sumac	Rhus lancea	20-30	Low	No	
Brisbane Box	Lopostemon confertus	35-45	Moderate	No	
Bronze Loquat	Eriobotrya deflexa	15-30	Moderate	No	
Canary Island Pine	Pinus canariensis	50-80	Moderate	No	
Chinese Evergreen Elm	Ulmus parvifolia	40-60	Low	Semi	
Coast Live Oak	Quercus agrifolia	40-60	Low	No	
Cork Oak	Quercus suber	30-60	Low	No	
Fern Pine	Podocarpus gracilior	20-60	Moderate	No	
Flaxleaf Paperbark	Melaleuca linariifolia	20-30	Low	No	
Holly Oak	Quercus ilex	60-80	Low	No	
Mexican Palo Verde	Parkinsonia aculeata	20-30	Low	No	
Olive	Olea europaea	20-30	Low	No	
Parkbark Tree	Melaleuca quinquinerva	20-40	Moderate	No	
Red Iron Bark	Eucalyptus sideroxylon	50-60	Low	No	
Sawleaf Zelkova	Zelkova serrata	40-60	Moderate	Yes	
Southern Magnolia	Magnolia grandiflora			No	
Tipu Tree	Tipuana tipu	25-40	Moderate	Semi	
Yew Pine	Podocarpus macrophyllus 15–50		Moderate	No	
SHRUBS					
Common Name	Botanical Name		Water Demand	CA Native	
California Coffeeberry	Rhamnus californica		Low	Yes	
California Sagebrush	Artemesia californica		Low	Yes	
Califronia Buckwheat	Eriogonum fasciculatum		Very Low	Yes	
Century Plant	Agave americana		Very Low	No	
Cleveland Sage	Salvia clevelandii / cvs.		Low	Yes	
Concah Ceanothus	Ceanothus 'Concha'		Low	Yes	
Dark Star Ceanothus	Ceanothus 'Dark Star'		Low	Yes	
Hollyleaf Cherry	Prunus ilicifolia		Very Low	Yes	
Hop Bush	Dodonaea viscosa / cvs.		Moderate Very Low	No	
Jojoba		Simmondsia chinensis		Yes	
Lion's Tail		Leonotis leonuris		No	
	Arctostaphylos densiflora				
McMinn Manzanita	'Howard McMinn'		Low	Yes	
New Zealand Flax	Phormium tenax / cvs.		Moderate	No	
Photinia	Photinia x fraseri		Moderate	No	
Ray Hartman Ceanothus	Ceanothus 'Ray Hartman'		Low	Yes	
Tree Aloe	Aloe arborescens		Low	No	



 Table 4-4
 Acceptable Plant Species in the Freeway Screening Landscape Zone

GROUNDCOVERS (GC) AND VINES				
Common Name	Botanical Name	GC/Vine	Water Demand	CA Native
Blood-Red Trumpet Vine	Distictis buccinatoria	Vine	Moderate	No
California Gray Rush	Juncus patens / cvs.	Groundcover	Low	Yes
Cat's Claw	Macfadyena unguis-cati	Vine	Low	No
Chinese Fountain Grass	Pennisetum orientale	Groundcover	Low	No
Coyote Brush	Baccharis pilularis 'Pigeon Point'	Groundcover	Low	Yes
Deer Grass	Muhlenbergia rigens	Groundcover	Moderate	Yes
Giant Wild Rye	Eleymus condensatus	Groundcover	Low	Yes
Lantana	Lantana cvs.	Groundcover	Low	No
Royal Trumpet Vine	Distictis 'Rivers'	Vine	Moderate	No
Sageleaf Rockrose	Cistus spp. / cvs.	Groundcover	Low	No
Slender Veldt Grass	Pennisetum spathiolatum	Groundcover	Low	No
Trailing Lantana	Lantana montevidensis	Groundcover	Low	No

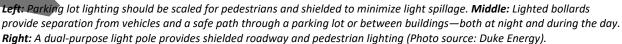
APPENDIX "J.0"
"Valley Corridor Specific Plan"_ Lighting



4.4 Lighting

Lighting design throughout the Valley Corridor Specific Plan can help enhance pedestrian and vehicular safety while highlighting design and landscaping features. This program addresses lighting for roadways, parking areas, and pedestrian areas, as well as architectural and landscape lighting.











Left: Lighting should be consistent with the building architecture and provided at various scales for pedestrians and automobiles, depending on location. **Right:** Parking lot lighting should be scaled for pedestrians and integrated with landscaping.

4.4.1 General

- 1. Overspill. Exterior lighting elements shall be shielded or downward facing to minimize glare, spillover, and light pollution. Lighting elements shall be designed and located to provide sufficient illumination for access and security purposes, but shall not adversely impact the onsite or surrounding residential uses or project offsite onto other adjacent uses. Lighting elements shall also meeting the standards set forth in Chapter 83.07, "Glare and Outdoor Lighting," of the County of San Bernardino Development Code.
- 2. **Color and type.** White lighting is preferred. Colored lights are not encouraged unless they contribute to the theming of commercial areas or establishments. Blinking, flashing, and oscillating lights are prohibited.
- 3. **Materials.** Light fixtures shall be made of durable materials that are able to withstand constant use and exposure and are resistant to vandalism.

4.4.2 Building and Area Lighting

- 4. **Building entryways.** Adequate lighting shall be provided at all building access points, garages, and along pathways that lead to parking areas. This may include: freestanding lighting and lighting affixed to structures, walls, or trees.
- 5. **Architectural lighting.** Architectural lighting should be included in the design features of the building or concealed and flush with building walls to accent spaces, entries, and decorative architectural features. Lighting should be used to subtly highlight architectural features, but should not be used simply to advertise the building to passing vehicles.
- 6. **Roadway lighting.** Lighting poles along public or private roadways should include overhead lights (at least 20 feet above the sidewalk) that illuminate the road, and pedestrian-scale lights (generally between 10 and 16 feet above the sidewalk) that illuminate the pedestrian area. Lighting should also be positioned to enhance safety at key points along the roadway, including intersections and crosswalks.



- 7. **Pedestrian lighting.** Pedestrian-scale lighting shall be provided at building entryways, along pathways, and in other open areas to protect public safety.
 - a. Pedestrian lighting shall be placed at consistent heights (generally between 8 and 12 feet above the sidewalk) and intervals for effective illumination.
 - b. Low-wattage, full-cutoff luminaires should be employed for pedestrian lighting fixtures.
 - c. Full-cutoff luminaires are lighting fixtures that emit no uplight (no light above 90-degree horizontal plane), and a maximum of 10 percent of the total lumens between 80 and 90 degrees, resulting in minimal glare.
- 8. **Parking area lighting.** Parking area lighting shall provide sufficient illumination and coverage for the safety of all parking spaces. For parking lots open to the sky, lighting should be designed using many small-scaled, full-cutoff luminaires—rather than fewer excessively tall lights—that are up to 18 feet in height or up to 25 feet in height with the approval of the Land Use Services Director.
- 9. **Shared parking and common open space.** Lighting of shared residential parking areas and common open space areas should be aimed downward and/or shielded to minimize glare and light spillage.
- 10. **Pocket lighting.** Where appropriate, pocket lighting may be incorporated in walls, stairs, or bollards. Low-wattage and full-cutoff luminaires should be used for pocket lighting.
- 11. **Landscape lighting.** Landscape lighting should be used to highlight important landscape features. Landscape lighting fixtures are encouraged to be concealed, flush with grade, or attached to trees. String lights—nonblinking with white bulbs—may be used to accent trees or trellises within public spaces to create a festive atmosphere at night.
- 12. **Obstruction.** Freestanding light fixtures like light poles shall be placed so that pedestrians, disabled people, and bicyclists have at least four feet of unobstructed passage. Pocket lighting shall provide at least three feet of unobstructed passage.

APPENDIX "K.0"

"Valley Corridor Specific Plan"_ Sustainability and Health



4.5 Sustainability and Health

The environmental setting of Bloomington requires that certain measures be taken to protect the long-term social and economic investments that will be made through this Specific Plan. In particular, the hot, dry climate calls for drought-tolerant landscaping and increased energy requirements to cool buildings. Additionally, the design of buildings and development sites can influence people's health and well-being. The following standards and guidelines reinforce development that promotes physical activity and is attractive, efficient, and environmentally sustainable.



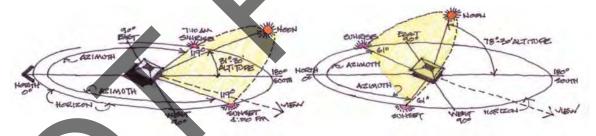
4.5.1 Site Design and Infrastructure





Left: A covered sidewalk provides shade, which encourages walking, whether for shopping or enjoyment. **Right:** Landscaped areas can also be used for stormwater management.

- 1. **Shading techniques.** Shading devices and techniques, such as roof overhangs, arcades, and trees, shall be incorporated into buildings and outdoor spaces to minimize unnecessary solar heat gain.
- 2. **Solar orientation.** Whenever appropriate, orient buildings so that the long axis is oriented east—west to maximize north- and south-facing windows, which receive indirect, diffused light with low heat gain for the building, reducing cooling costs during summer months. Outdoor spaces such as plazas should be similarly oriented. South- and west-facing windows should be shaded with an overhang, deciduous trees, or awnings to reduce summer exposure.



Above: A generalized winter solar angle is illustrated on the left. A generalized summer solar angle is illustrated on the right.

3. **Stormwater runoff.** The use of grass swales, particularly with native or drought-tolerant grasses, is encouraged to collect and filter water runoff. Developments should optimize stormwater retention in surface or subsurface storage areas for nonpotable uses such as irrigation and sewage conveyance.

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4.5.2 Building Design and Materials





Above: Solar panels should be incorporated onto a home or nonresidential building in an effective location (with performance considerations given precedence over aesthetics).

- 1. **Solar power.** Buildings should be designed to facilitate and accommodate photovoltaic cells for solar power. Solar-heated water is one efficient way to reduce energy needed for household activities.
- 2. **Natural light.** Architectural features that increase daylighting, such as light shelves that bounce light further into interior spaces, should be installed to reduce the need for additional electrical light.
- 3. **Low emission materials.** Builders are encouraged to use flooring and insulation products that are low emitting in terms of volatile organic compounds (VOCs) and formaldehyde. Low- and zero-VOC paints, finishes, adhesives, caulks, and other substances are also recommended to improve indoor air quality and reduce the harmful health effects of off-gassing.
- 4. **Recycled aggregate.** The use of recycled-content aggregate (reused and crushed concrete and asphalt) is highly encouraged in areas such as, but not limited to, drainage backfill and under driveways, sidewalks, and building slabs.
- 5. **Roofing materials.** The use of light-colored roofing materials to reflect heat and reduce cooling requirements of buildings, particularly Energy Star-labeled roofing materials, is encouraged.
- 6. **Appliances.** Energy Star–labeled appliances (e.g., water heaters, particularly tankless) should be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-nitrogen-oxide (as defined by the air quality management district) gas-fired water heaters are strongly encouraged.
- 7. **Green roofs.** A green roof is a roof of a building that is partially or completely covered with vegetation and soil, planted over a waterproofing membrane. Buildings are strongly encouraged to incorporate green roofs as a method of providing open space, thermal insulation/heat shields, and stormwater retention; reducing the building's energy use; and offering a visual benefit for people at the street level, on top of the building itself, and on top of adjacent buildings.



4.5.3 Landscaping







Left: Visable open space provides a place for active and passive use and should be planted with drought-tolerant material; lawn/turf should be limited to areas that serve a functional purpose. **Middle:** Drought-tolerant landscaping can be beautiful, adding color and reducing water demands throughout a project. **Right:** Green screen elements such as this wall-mounted trellis can act as heat shields and enhance the facade of a building.

- 1. **Native, drought tolerant.** Landscaping should consist primarily of plant materials and species that are native to the western United States, drought tolerant, and have low water demand. Plants with similar water requirements should be grouped together, a technique known as hydrozoning.
- 2. **Lawn or turf areas.** Drought-tolerant grasses and ground covers should be used in place of conventional lawns or turf where appropriate; lawn/turf shall be limited to areas that serve a functional purpose such as active play.
- 3. **Irrigation systems.** Automated, high-efficiency irrigation systems (such as bubbler irrigation and low-angle, low-flow sprayheads) shall be installed to reduce water demand and use. Moisture sensors and other similar irrigation technology should be utilized to ensure that landscaping is watered only as needed.
- 4. **Shade trees.** Drought-tolerant or native canopy or deciduous tree species should be located around and near buildings, walls, windows, and paved areas to reduce solar heat absorbed by buildings and paved areas. Formal and informal groupings of canopy trees can also create visual interest, attract pedestrian activity, and create gathering spaces.
- 5. **Covered pedestrian areas.** Pedestrian areas, including pathways and plazas, should be covered by trees, arcades, trellises, or awnings to provide protection from the sun and other elements.
- 6 Green walls. Buildings are strongly encouraged to incorporate green screen elements along otherwise blank walls and similar locations. These include: 1) wall-mounted trellis panels; 2) freestanding trellis fences; 3) column trellis elements; 4) aboveground planters; and 5) horizontal shade structures. In addition to aesthetic and environmental control values, these elements are also useful for security and graffiti control.



4.5.4 Healthy Design







Left: Healthy design features can be used to encourage people to take the stairs. **Middle:** Transit stops should offer amenities to transit riders/pedestrians and bicyclists. **Right:** Designated bicycle parking areas should be visible from and located near a building entrance.

- 1. **Open space and recreation.** Recreational amenities should provide activity options for various age groups. Projects should provide lighted sidewalks and active play/recreation areas to extend opportunities for physical activity into the evening.
- 2. **Visibility and access to active spaces.** Physical activity spaces should be in centrally visible locations to increase awareness and use by residents. Projects should provide visibility and access to outdoor spaces from lobby areas to increase use. Windows and balconies should overlook active spaces to increase awareness of the building's active features.
- 3. **Stairs.** Stairs should be visible and near the building's entrance; integrating stairs with the principal areas of travel in the building will increase their usage.
- 4. **Pathways.** Pedestrian pathways should connect less-active outdoor spaces with more-active uses. Patterned pathways can promote movement toward active features like the stairs and courtyard.
- 5. **Bicycle facilities.** Parking areas should incorporate bicycle parking as close to building entrances as possible.
- 6. **Greenhouse Gas (GHG) Reduction Performance Standards.** Development shall adhere to the County's GHG reducing performance standards to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts. Table 4-5 provides a comprehensive list of the performance standards that shall apply (as appropriate).
- 7. **Indoor air quality.** Due to the proximity of the freeway and railroad, the heating, ventilation, and air conditioning (HVAC) systems in newly constructed buildings shall be designed to accommodate air filters with a minimum efficiency reporting value (MERV) of 11 or higher. This requirement shall also apply to substantial improvements of buildings (any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement).

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Table 4-5 GHG Reduction Plan Performance Standards

Standard Standard	GHG Reduction Plan Requirements
Operational Standards	The developer shall implement the following as GHG mitigation during the operation of the approved project:
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.
Vehicle Trip Reduction	The "developer" shall provide to all tenants and homeowners 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, and/or providing a web site or message board for coordinating rides.
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. Non-Residential: The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.
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.
GHG – Design Standards	The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are intended to reduce potential project GHGs emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
	The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project: Incorporate dual paned or other energy efficient windows, Incorporate energy efficient space heating and cooling equipment,
Title 24 Energy Efficiency	Incorporate energy efficient light fixtures, photocells, and motion detectors, Incorporate energy efficient appliances, Incorporate energy efficient domestic hot water systems,
	Incorporate solar panels into the electrical system, Incorporate cool roofs/light colored roofing, Incorporate other measures that will increase energy efficiency. Increase insulation to reduce heat transfer and thermal bridging.
	Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.



Table 4-5 GHG Reduction Plan Performance Standards

Standard	GHG Reduction Plan Requirements
	All plumbing shall incorporate the following:
	All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
Plumbing Water Efficiency	Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
	All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
	Residential: If possible, utilize grey water systems and dual plumbing for recycled water
	Lighting design for building interiors shall support the use of:
	Compact fluorescent light bulbs or equivalently efficient lighting.
	Natural day lighting through site orientation and the use of reflected light.
	Skylight/roof window systems.
Lighting Design	Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
	A multi-zone programmable dimming system shall be used to control lighting to
	maximize the energy efficiency of lighting requirements at various times of the day.
	Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar
	panels.
	Building design and construction shall incorporate the following elements: Orient building locations to best utilize natural cooling/heating with respect to the sun
	and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
	Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
Building Design	Roofing materials shall have a solar reflectance index of 78 or greater.
	All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used
	for at least 75 percent of the supply duct work, excluding risers.
	Energy Star or equivalent appliances shall be installed.
	A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
	The developer shall submit for review and obtain approval from County Planning of
	landscape and irrigation plans that are designed to include drought tolerant and smog
Landscaping	tolerant trees, shrubs, and groundcover to ensure the long-term viability and to
	conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
	The developer shall submit irrigation plans that are designed, so that all common area
Irrigation Water Efficiency	irrigation areas shall be capable of being operated by a computerized irrigation system,
	which includes either an on-site weather station, ET gauge or ET-based controller
	capable of reading current weather data and making automatic adjustments to
	independent run times for each irrigation valve based on changes in temperature, solar
	radiation, relative humidity, rain and wind. In addition, the computerized irrigation
	system shall be equipped with flow sensing capabilities, thus automatically shutting
	down the irrigation system in the event of a mainline break or broken head. These
	features will assist in conserving water, eliminating the potential of slope failure due to



Table 4-5 GHG Reduction Plan Performance Standards

Standard	GHG Reduction Plan Requirements
	mainline breaks and eliminating over-watering and flooding due to pipe and/or head
	breaks.
	Exterior storage areas for recyclables and green waste shall be provided. Where
Recycling	recycling pickup is available, adequate recycling containers shall be located in public
	areas. Construction and operation waste shall be collected for reuse and recycling.
	The project shall include adequate bicycle parking near building entrances to promote
	cyclist safety, security, and convenience.
	Residential: If available, mass transit facilities shall be provided (e.g. bus stop
	bench/shelter). The developer shall publish ride-sharing information for ride-sharing
	vehicles and provide a website or message board for coordinating rides. The Program
	shall ensure that appropriate bus route information is available to tenants and
Transportation	homeowners
Demand Management	Non-Residential: Preferred carpool/vanpool spaces shall be provided and, if available,
(TDM) Program	mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall
	demonstrate that the TDM program has been instituted for the project or that the
	buildings will join an existing program located within a quarter mile radius from the
	project site that provides a cumulative 20% reduction in unmitigated employee
	commute trips. The TDM Program shall publish ride-sharing information for ride-
	sharing vehicles and provide a website or message board for coordinating rides. The
	Program shall ensure that appropriate bus route information is placed in each building.
	The developer shall submit for review and obtain approval from County Planning of
GHG Installation/	evidence that all applicable GHG performance standards have been installed,
Implementation	implemented properly and that specified performance objectives are being met to
•	the satisfaction of County Planning and County Building and Safety. These
	installations/ procedures include the following:
Exceeding Title 24	Design features and/or equipment that cumulatively increases the overall compliance of
En anno Efficience	the project to exceed Title 24 minimum standards by five percent.
Energy-Efficiency	Interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
Lighting Installation of Design	Installation of the identified mandatory and optional design features or equipment that
Features	have been constructed and incorporated into the facility/structure.
Teatures	Installation of the identified mandatory and optional design features or equipment that
Verification	have been constructed and incorporated into the facility/structure.
	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
Construction	contracts/subcontracts requirements to reduce GHG emissions and submitting
Requirements	documentation of compliance. The developer/construction contractors shall do the
	following:
Painting	Implement the approved Coating Restriction Plans.
	Select construction equipment based on low GHG emissions factors and high-energy
Equipment	efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where
Equipment	efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or compressed natural gas (CNG) equipment.
Equipment	
Contractor	possible, with equivalent electric or compressed natural gas (CNG) equipment.
Equipment Contractor Requirements	possible, with equivalent electric or compressed natural gas (CNG) equipment. Non-Residential: Grading contractor shall provide the implement the following when



Table 4-5 GHG Reduction Plan Performance Standards

Standard	GHG Reduction Plan Requirements
	Identifying the proper size equipment for a task can also provide fuel savings and
	associated reductions in GHG emissions.
	Replacing older, less fuel-efficient equipment with newer models.
	Use GPS for grading to maximize efficiency.
	Grading plans shall include the following statements:
	"All construction equipment engines shall be properly tuned and maintained in
Grading Plans	accordance with the manufacturers specifications prior to arriving on site and
Grading Flans	throughout construction duration."
	"All construction equipment (including electric generators) shall be shut off by work
	crews when not in use and shall not idle for more than 5 minutes."
	Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and
Construction Traffic	to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly
Construction Traine	discouraged and not scheduled. A flag person shall be retained to maintain efficient
	traffic flow and safety adjacent to existing roadways.
Construction &	Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete,
Demolition Debris	lumber, metal, and cardboard) per County Solid Waste procedures.
Educational	The construction contractor shall support and encourage ridesharing and transit
	incentives for the construction crew and educate all construction workers about the
Materials/Incentive	required waste reduction and the availability of recycling services.

Source: County of San Bernardino Greenhouse Gas Reduction Plan, 2011.

APPENDIX "L.0"
"Valley Corridor Specific Plan" Infrastructure Plan



3.5 Infrastructure Plan

This section details the plans for water, drainage, and sewer systems necessary to accommodate the buildout of the Valley Corridor Specific Plan. These plans are conceptual in nature and will be refined during the permitting process as new projects are proposed.

3.5.1 Water Plan

The Specific Plan area is served by three water agencies. The area west of Linden Avenue is served by both the Marygold Mutual Water Company (MMWC) and Fontana Water Company (FWC). The area east of Linden Avenue is served by the West Valley Water District (WVWD). All three agencies project sufficient water supply to serve the Specific Plan area.

Figure 3-8, *Existing and Proposed Water System*, shows existing water lines and service boundaries as well as proposed water lines by their responsible agencies. Table 3-7 lists the water pipeline improvements that are necessary to adequately serve the Specific Plan. These improvements will likely be required for any new development that needs to connect to these facilities.

Infrastructure may be relocated and realigned to follow the final roadway system, plotting, and design of individual project designs. Final design and locations of proposed lines will be determined through the building permitting process.

Table 3-7 Specific Plan Water Improvements

Water Agency	Location	E xisting Facility	Future Improvement
MMWC	Alder Avenue	6- to 10-inch line	12- to 18-inch line
MMWC	Marygold Avenue	6-inch line	12-inch line
FWC	Tayler, Alder, Locust Avenues	6-inch line	12-inch line

Source: Webb Engineering, 2016.

Abbreviations: MMWC = Marygold Mutual Water Company; FWC = Fontana Water Company

Increased fire flow requirements would need to be addressed on a case-by-case basis. The fire flow requirements depend on the particular project, building, and use proposed at the time of construction. Figure 3-8 identifies the area in the Specific Plan that may require site specific improvements for adequate fire protection service. The 2-inch to 8-inch pipelines in the smaller local streets east of Linden Avenue may need to be replaced with larger (8- to 12-inch) pipelines to provide proper fire flows of 2,500 gallons per minute.



Figure 3-8
EXISTING AND PROPOSED WATER SYSTEM
Valley Corridor Specific Plan

Bloomington Community Boundary



3.5.2 Drainage Plan

The Specific Plan area is predominantly flat, with slopes that run north to south at a grade of 1 to 2 percent and slopes slightly to the east at a grade of less than 0.5 percent along Valley Boulevard.

The Specific Plan area is in Zone 2 of San Bernardino County Flood Control District (SBCFCD), in the Fontana-Rialto Drainage Area. The SBCFCD's primary functions are to construct and maintain an extensive network of storm drain, water conservation, and flood protection facilities of regional significance. These major facilities are often considered the regional backbone to which local drainage infrastructure facilities can connect. The SBCFCD maintains the Rialto Channel, which discharges stormwater runoff from the Specific Plan area to the Santa Ana River.

The City of Rialto is responsible for local flood control facilities and includes Bloomington in its master drainage plan (Rialto MDP). There are no existing City of Rialto maintained storm drainage facilities in the Specific Plan area. However, the Rialto MDP recommends a network of underground storm drains from 36 inches to 78 inches throughout the Specific Plan area, with the capacity ranging between a 25-year storm event and 100-year storm event.

A Caltrans concrete channel and culvert run parallel to Interstate 10 along the entire southern boundary of the Specific Plan. Stormwater runoff from the entire Specific Plan area drains into the Caltrans Channel which discharges to the Santa Ana River via the Rialto Channel.

Figure 3-9, *Existing and Proposed Storm Drain System*, shows improvements planned and proposed for the Specific Plan area. The majority of improvements are created by upstream flows that are independent of the Specific Plan and were already proposed in the Rialto MDP. Table 3-8 lists the drainage improvements that are directly needed by buildout of the Specific Plan.

Table 3-8 Specific Plan Drainage Improvements

Facility	Location	Facility Size	Length (LF)	Q100 Capacity (CFS)
	Valley Boulevard, west of Locust Avenue	48-inch	660	71
Line A	Valley Boulevard, west of Locust Avenue	54-inch	1,000	120
Watershed	Valley Boulevard, east of Locust Avenue	36-inch	360	34
	Locust Avenue, south of Valley Boulevard 1	78-inch	860	455
	Valley Boulevard, west of Linden Avenue	36-inch	820	47
Line B	Valley Boulevard, west of Linden Avenue	48-inch	340	107
Watershed	Valley Boulevard, east of Linden Avenue	24-inch	240	20
	Linden Avenue, south of Valley Boulevard ²	60-inch	740	255
	Commercial Street, east of Linden Avenue	30-inch	240	36

Source: Webb Engineering, 2016.

Abbreviations: LF = linear feet; Q100 = predicted peak runoff from a 100-year flood event; CFS = cubic feet per second Notes:

^{1.} The Rialto MDP ultimately requires a 78-inch facility to facilitate projected future runoff. Buildout of the Specific Plan would only require a 60-inch facility (243 CFS).

^{2.} The Rialto MDP ultimately requires a 60-inch facility to facilitate projected future runoff. Buildout of the Specific Plan would only require a 48-inch facility (150 CFS).



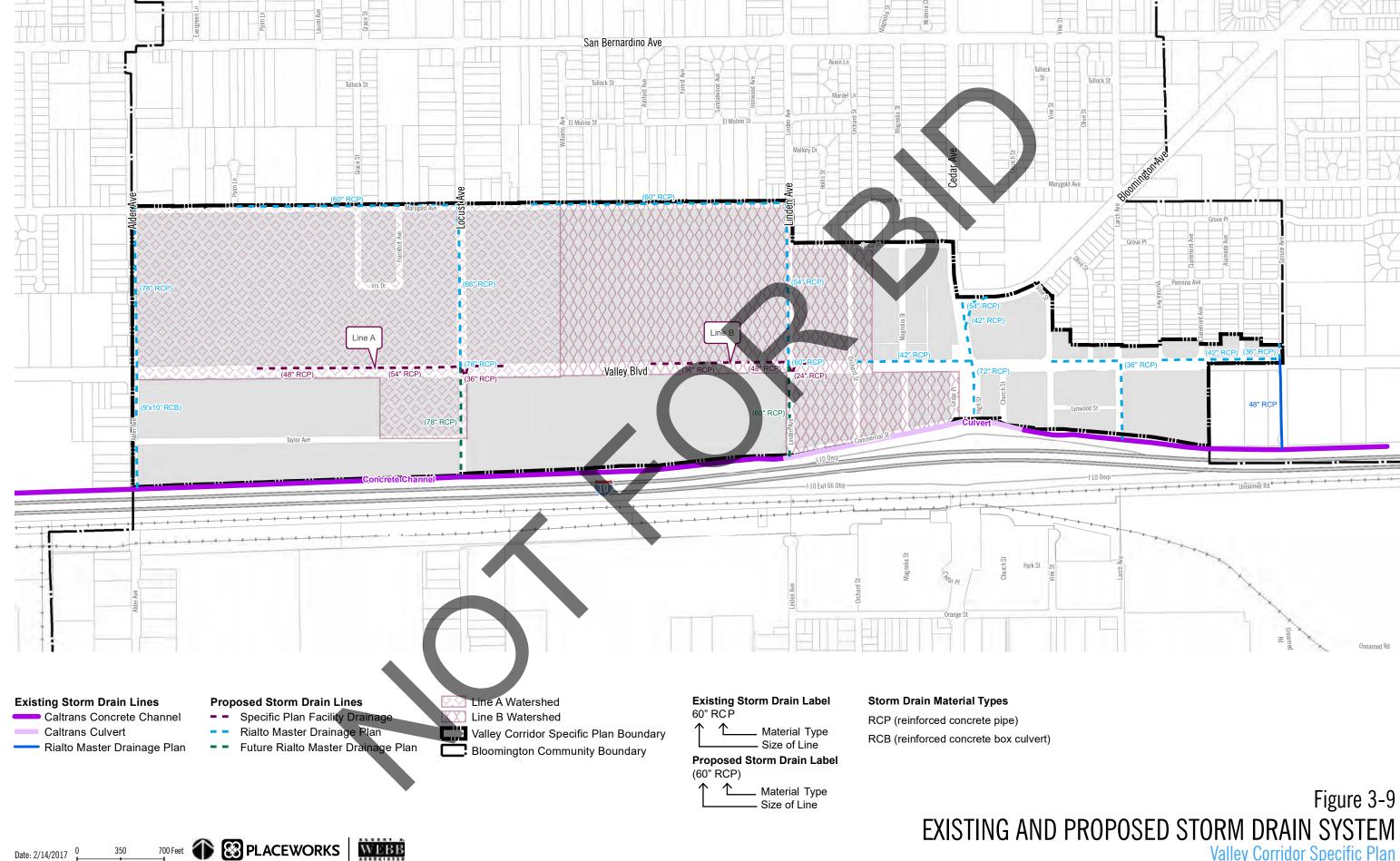
Additionally, to facilitate future connections based on the Rialto MDP, two segments of the storm drain may need to be further upsized. Storm Drain Line A on Locust Avenue between Valley Boulevard and Caltrans Channel should be increased from 60 to 78 inches. Storm Drain Line B on Linden Avenue between Valley Boulevard and Caltrans Channel should be increased from 48 to 60 inches. The future need of such upsizing will be evaluated on an ongoing basis through the Rialto MDP. The Specific Plan would be responsible for the costs of the facilities shown in Table 3-8 while the City of Rialto would be responsible for the incremental upsizing. However, it should be noted that the proposed Specific Plan does not need to connect to Rialto's upstream facilities in order to convey stormwater flows from the project area.

The timing and size of the improvements will ultimately depend on the location of new development (Line A or Line B watershed) and the amount of water that can be retained on site for the interim conditions. If necessary storm drain upgrades cannot be implemented prior to issuance of occupancy permits for new development, an applicant shall provide onsite detention facilities, or other methods to ensure that post-construction runoff does not exceed pre-development quantities.

Additional Requirements

Future development applications will require supplemental analysis to ensure that project sites and drainage designs do not result in an adverse impact to the Caltrans Channel. The current capacity of the Caltrans Channel is unavailable. Future development applications will also need to comply with MS4 permit requirements. Future analysis shall include the following:

- The existing Caltrans Channel capacity must be verified when storm drain connections are proposed.
- The existing capacity of state drainage systems cannot be exceeded. Onsite mitigation measures, including retention basins, shall be used to offset any drainage impacts to state facilities.
- Caltrans review of project drainage design will include an evaluation of runoff impacts to adjacent state right-of-way.
- Compliance with National Pollutant Discharge Elimination System and water quality standards will be required.



EXISTING AND PROPOSED STORM DRAIN SYSTEM Valley Corridor Specific Plan



3.5.3 Sewer Plan

According to the 2013 Rialto Sewer Master Plan, the current Rialto wastewater service area includes the entirety of Bloomington between Santa Ana and Slover Avenues, and the part of Bloomington east of Maple Avenue north of Slover Avenue (see Figure 3-10, *Existing and Proposed Sewer System*). West of Ayala Park (which generally aligns with Maple Avenue to the south and north), the Specific Plan is outside of the Rialto wastewater service area.

With the exception of the Affordable Bloomington development, wastewater treatment for developed properties throughout the entire Specific Plan area is currently provided by onsite septic systems. Much of the Specific Plan area is included as a subset of the larger County Service Area (CSA) 70. Parcels outside of CSA 70 Bloomington (CSA 70 BL)—generally those east of Cedar Avenue—are not connected to a sewer system, but are within the current Rialto sewer service area. The boundaries of CSA 70 BL are shown on Figure 3-10. CSA 70 BL was established in 2013 by the County Special Districts Department to provide sewer service to the Affordable Bloomington development and included a 5,120-foot, 18-inch sewer line extension from Cedar Avenue along Valley Boulevard.

Special Districts also entered into an extraterritorial agreement with the City of Rialto to allow CSA 70 BL to connect to the Rialto wastewater system, with flows ultimately terminating in the Rialto Wastewater Treatment Plant in Rialto, approximately 1.8 miles southeast of the Specific Plan. The agreement addresses the operation and maintenance responsibilities of each party, fees and charges, monitoring of flow sent to Rialto, and other terms and conditions.

The agreement allows connection of up to 419 equivalent dwelling units (EDUs). An EDU is a common unit used to measure sewage flow generated by all types of development (and therefore capacity needed). Affordable Bloomington (all three phases) will require approximately 280 EDUs, which will leave approximately 139 EDUs of sewer capacity (roughly equivalent to 139 to 174 housing units, 28 acres of nonresidential development, or some combination thereof).

The Specific Plan proposes up to 1,093 total residential dwelling units and 168.5 acres of commercial and industrial development, which equals approximately 1,663 EDUs at buildout. The EDUs are split between the area in CSA 70 BL (1,474 EDUs) west of Cedar Avenue and the area outside of the CSA 70 BL (189 EDUs) east of Cedar Avenue.

Implementation of this Specific Plan will require numerous additional connections to the 18-inch line along Valley Boulevard, an extension of the new 18-inch line to Alder Avenue, and new 8-inch and 12-inch lines to extend service to the north and south (see Table 3-9, *Specific Plan Sewer Improvements*). The existing conditions and conceptual sewer plan are shown on Figure 3-10. The proposed sewer facilities have been sized to convey sewage from the Specific Plan to the existing Rialto trunk sewer at Valley Boulevard and Cedar Avenue. Additional extensions would be required to provide sewer service in CSA 70 BL north of the Specific Plan. The exact size and location of future sewer lines will depend on the density, intensity, and type of future development proposals.

As stated above, wastewater flows from the Specific Plan area discharge to the Rialto Wastewater Treatment Plant. Four out of the five plants at this treatment facility are currently operational. The four operational plants (Plants 2, 3, 4, and 5) have a design capacity of 11.1 million gallons per day (mgd) and a permitted capacity of 11.7 mgd. According to the 2013 Rialto Sewer Master Plan, average flows into the Rialto treatment facility are approximately 7 mgd. Therefore, there is approximately 4.1 mgd of available capacity dedicated to the projected buildout of the City of Rialto.



Table 3-9 Specific Plan Sewer Improvements

Tubic 3 7	opecnic i un ocwer improvements		
Size	Direction	Location	
18-inch east-west	aget viveet	Valley Boulevard, between Alder Avenue and current termination at Affordable	
	east-west	Bloomington	
12-inch	north-south	Locust Avenue, between Marygold Avenue and Taylor Avenue	
12-111CII	norm-soun	Linden Avenue, between Marygold Avenue and Valley Boulevard	
8-inch	east-west	Taylor Avenue, west from Locust Avenue	
		Linden Avenue, between Valley Boulevard and Commercial Street	
	north-south	Alder Avenue, between Marygold Avenue and Taylor Avenue	
8-inch		Grace Street and Frankfort Avenue	
8-111011		Orchard Street, between Commercial Street and (near) Grove Place	
		Magnolia Street, between Commercial Street and Grove Place	
		Cedar Avenue, between Bloomington Avenue and Grove Place	
		Marygold Avenue, between Linden Avenue Street and (near) Alder Avenue	
8-inch	east-west	Taylor Avenue, east from Alder Avenue and west from 12-inch line near Locust Avenue	
		Grove Place, between Cedar Avenue and (near) Linden Avenue	
27-inch	east-west	Santa Ana Avenue approximately 1,600 feet east of Riverside Avenue 1	
27 in ch	southeast-	Cente And Avenue connecting to the Dielte Westergeter Treatment Plant 1	
27-inch	northwest	Santa Ana Avenue connecting to the Rialto Wastewater Treatment Plant ¹	
0 747.11	F : 2016		

Source: Webb Engineering, 2016.

Note:

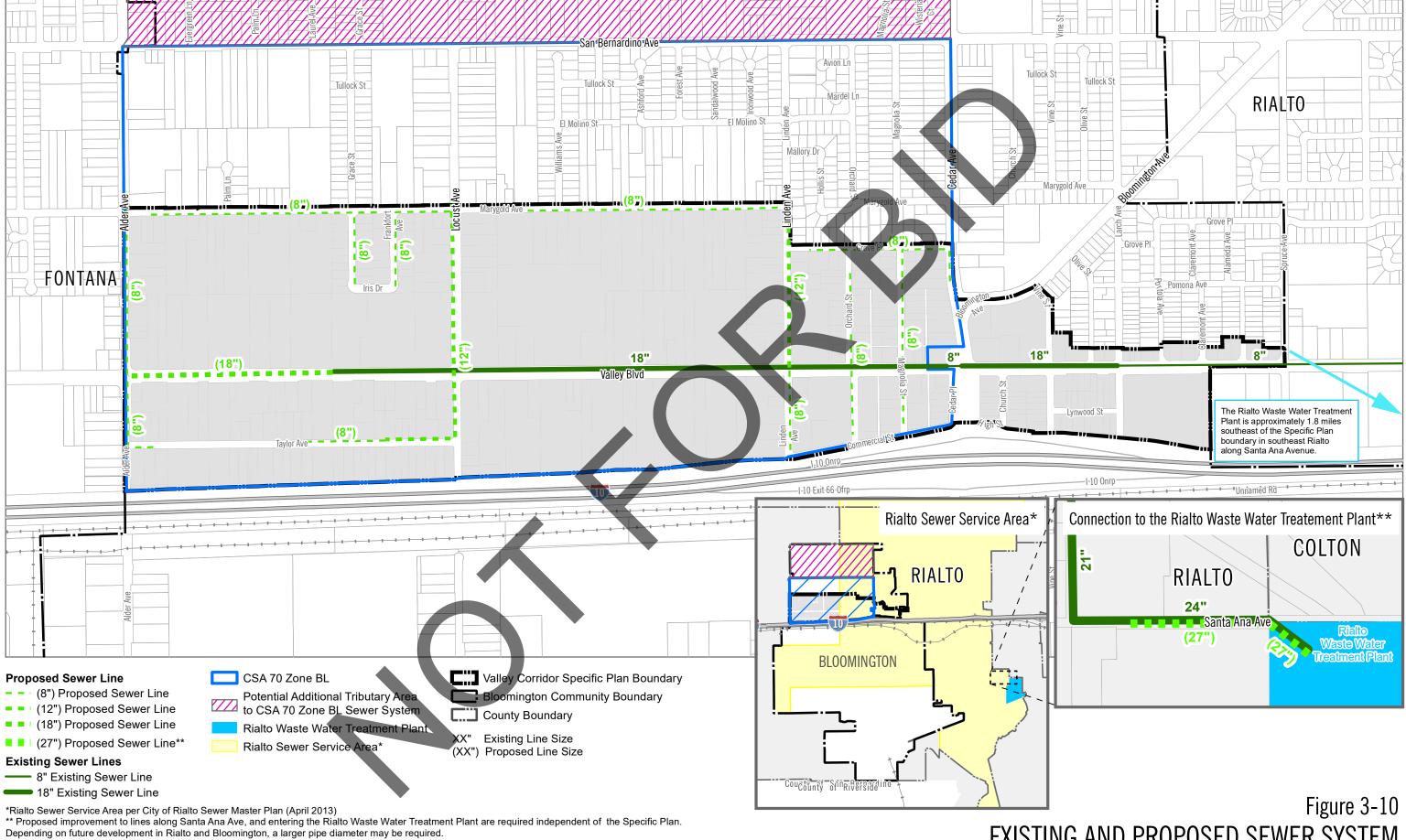
The City of Rialto is currently in the process of modernizing its treatment plant. Although the plant modernization is not intended to increase capacity it will enhance efficiency, and the City of Rialto Public Works Department has indicated that an alternative design to Plant 5 could consider plant expansion to provide future additional capacity. Selection of a design build alternative is anticipated in 2016/2017. Additionally, Plant 1, when operational could offer additional wastewater treatment capacity of 1.6 mgd.

Therefore, although Rialto can accommodate project sewer flows under current conditions, an agreement and funding mechanism for increased capacity will be required in order to expand sewer treatment capacity and provide long-term sewer treatment at the Rialto wastewater treatment plant. According to the City, Rialto's wastewater treatment plant could be upgraded at its current location without expanding the development footprint to meet the demands of Specific Plan buildout.

The Rialto wastewater treatment plant is operated in compliance with the waste discharge requirements set forth by the RWQCB for that treatment facility. To provide sewer conveyance and treatment services to the project area beyond 419 EDUs and for areas outside of the sewer service area, an Extraterritorial Sewer Service Agreement between San Bernardino County and the City of Rialto would be required. The agreement would set forth an allowable daily maximum flow to the treatment facility.

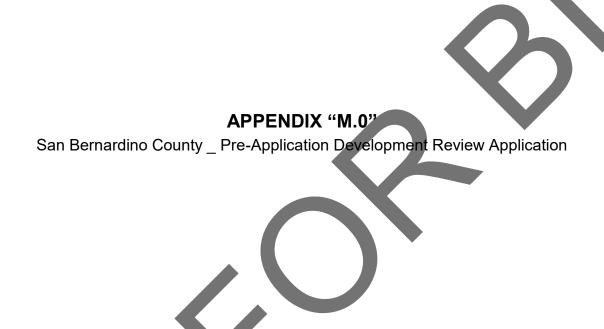
As identified in the Implementation Chapter of this Specific Plan (Section 5.2.2, Implementation Tasks, Task 3), the County will augment its existing extraterritorial agreement to expand sewer service and capacity in coordination with the City of Rialto. Additionally, in Task 5 of the same section, the County will establish a development impact fee and/or improvement zone to fund the Specific Plan sewer infrastructure improvements.

^{1.} The 2013 Rialto Sewer Master Plan identifies a future need to upsize the facility to 27 inches—independent of the Specific Plan. It is estimated that such improvements, absent other development in Rialto, could be triggered when development in the Specific Plan area reaches a demand of approximately 900 EDU.



EXISTING AND PROPOSED SEWER SYSTEM

Valley Corridor Specific Plan





LAND USE SERVICES DEPARTMENT

Planning Division

San Bernardino Office 385 N. Arrowhead Ave., First Floor

35 N. Arrowhead Ave., First Floo San Bernardino, CA 92415

> Phone: (909) 387-8311 Fax: (909) 387-3223

Hesperia Office 15900 Smoke Tree St. Hesperia, CA 92345

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www.sbcounty.gov/uploads/LUS/Planning/Applications/PreApplicationDevelopmentReview.pdf

PRE-APPLICATION DEVELOPMENT REVIEW INFORMATION SHEET AND APPLICATION

Prior to the formal submission of an application and prior to the applicant spending time and resources preparing detailed plans and technical studies, the applicant can use the Pre-Application Development Review process to have County staff answer specific questions or to provide general input and observations regarding the project. This is a process that is optional on behalf of the applicant.

This process will not result in approval of a project nor will it generate "conditions of approval". Along with a completed Land Use Case Application, the applicant will submit a letter specifically indicating what input the applicant wants from County staff. Depending on the information and review requested, County staff will involve the appropriate County Departments and Agencies.

Section A - County Documents 1. _____ One (1) copy of a completed Land Use Application Questionnaire. For this process only, complete the materials necessary for staff to address the questions you are asking. Section B - Other Documents 2. _____ One (1) copy of a letter describing your proposed project and specifically describing what you want County staff to address, review, or provide input on. 3. _____ One (1) copy of a preliminary site plan, subdivision map or any plans or reports that will be helpful in addressing your questions. 4. _____ One (1) copy of a reduced (11"x17") site plan or subdivision map.

LAND USE APPLICATION QUESTIONNAIRE

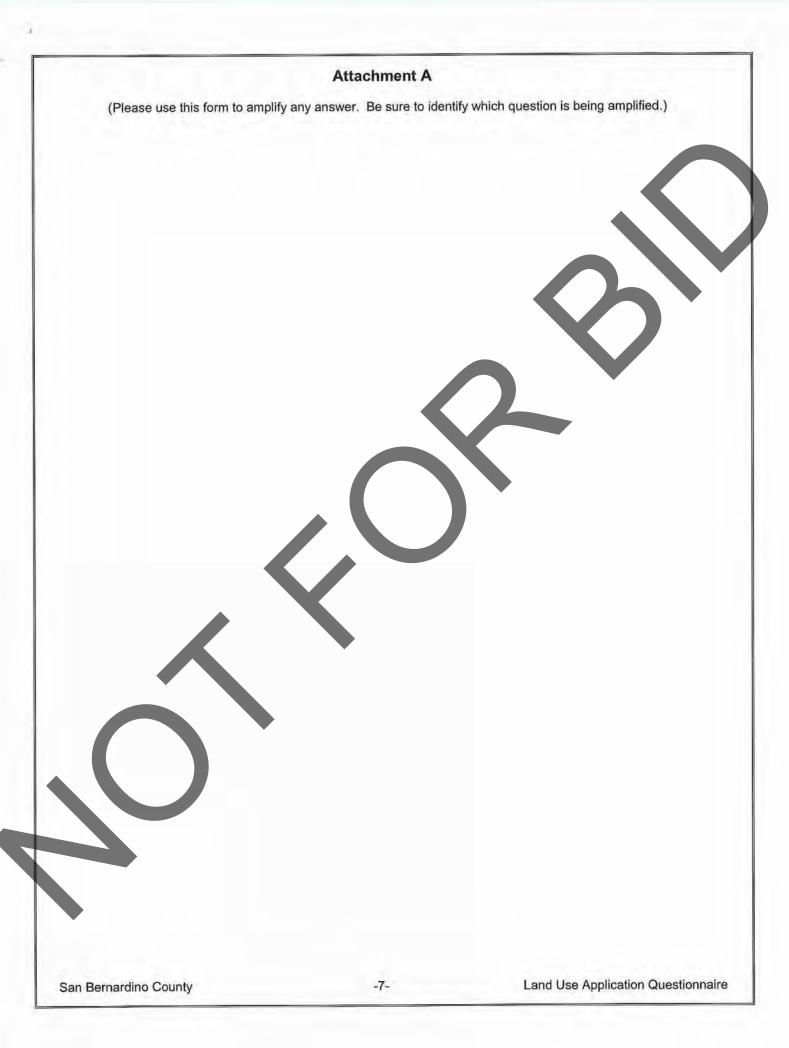
Complete all sections of this application. Please refer to the checklist contained in the information packet for complete information on submittal requirements. The information furnished in this application will be used in evaluating your project pursuant to the California Environmental Quality Act (CEQA). If you believe an item does not apply to your project, mark it "N/A". Do not leave any blank spaces. If you have any questions about items requested on this form, please call the Customer Service Unit at (909) 387-8311. Please use no more than four lines to answer any question. If more space is needed, use Attachment A on page 5 of this application questionnaire.

APPLICATION TYPE:		I	T.P.M.#:	
[Take "type" from the top of the the map number)]	cover sheet, i.e. "Cond	itional Use Permit," "Tentative Tr	act," etc. (if a tentative ma	ap is involved include
All Assessor's Parcel Num	ibers (APNs):			
Section 1 - Applicant Dat separate representative has	a (This is the person been hired.)	on who the County will con	tact regarding this ap	plication unless a
Applicant Name:				
City:	FAX No.:	E-Mail:		
Section 2 – Property Owne	er Data (If same as a	above check [])		
Property owner(s) of record:				
Firm Name:				
Address:				
City:			Zip:	
Phone:	FAX No.:	E-Mail:		
Representative's Name:				
Firm Name:				
Address:				
City:			Zip:	
Phone:	FAX No.:	E-Mail:		
Section 4 - Architecture/E	ngineering Repres	entative Data (If same as ab	ove check ()	
Representative's Name:				
Firm Name:				
Address:				
City:			Zip:	
Phone:	FAX No.:	E-Mail:		
P. L. Company	es Elling Date:	Project No.:	ICS Drainat N	0.:
To be completed by County Sta	n. rining Date;		- 100	
San Bernardino County		-3-	Land Use Applic	ation Questionnaire

Section 5 – Project Descript Briefly describe the project and		jai bata	
Land Use District:			
Overlay Districts:			
Legal Description: Township:		Range:	Section:
USGS Quad Name:			
Location: Community:			treet:
Street name:		Side of street:	
Site Size (Gross acres or squa	are footage):		Number of lots:
Site Address:			
Proposed Development Area:			
Size of Proposed Buildings:			
Previously approved land use	applications for this si	te:	
Are you filing other land use a			No
If yes, please list other applica			
ii yes, piedse iist other applice	mon types		
UTILITIES:			
Water:		(Name of Provider)	
	Y-Z Y-Z	(Name of Provider)	
Is the site presently served?	Yes No No		
If an extension is necessary, h	now long will it be?		
Are any existing or proposed	wells within 200 feet fr	om any existing or propose	ed liquid waste disposal system?
	Yes No No	If yes, attach an expla	anation
If this is a Tentative Map appropriate map app	lication, how many se	ervice connections have all	ready been made to the existing wate
Sewage Disposal: Septic?	Yes No 🗆		
2000		(Name of Provider)	
is the site presently served?	Yes 🗌 No 🗌		
	and the second of the second		
If an extension is necessary, h	low long will it be?		

		(Name of Provider)
s the	e site presently served? Yes No	
an	extension is necessary, how long will it be?	
lec	etricity:	(Name of President)
		(Name of Provider)
the	e site presently served? Yes \(\bigcap \) No \(\Bigcap \)	
an	extension is necessary, how long will it be?	
ho	ne:	
		(Name of Provider)
s th	e site presently served? Yes \(\Bar{\cup} \) No \(\Bar{\cup} \)	
an	extension is necessary, how long will it be?	
Cab	le TV:	(Name of Provider)
. 41-	e site presently served? Yes No	
s in	e site presently served? Yes \(\scale \) No \(\scale \)	
	extension is necessary, how long will it be?	
f an	extension is necessary, how long will it be?	
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f an Sect	tion 6 - Environmental Setting	nation is necessary to evaluate the project under the California ovide additional information for any answers marked "yes" o
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		YES	NO	UNCERTAIN
	Will the project change scenic views or vistas from existing residential areas, public lands or roads?			
3.	Will there be a change in dust, ash, smoke, fumes or odors in the vicinity of the project?			
).	Has the site been surveyed for historical, paleontological or archaeological resources?			
0.	Is the site on filled land or on slope of 10 percent or more?			0
1.	Will there be the use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?			
2.	Will there be a change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns?		D	
3.	Will there be any substantial change in existing noise or vibration levels in the vicinity?			
4.	Will there be a substantial change in demand for public services (police, fire, water, sewage, etc.)?			
5.	Has a traffic study been prepared for this site or has the site been included in another traffic study?			
6.	Will the project generate significant amounts of solid waste or liter?			
7.	Will the project change any existing features of hills or make substantial alteration of ground contours?			
8.	Will there be a substantially increase in fossil fuel consumption (electricity, oil, natural gas, etc.)?			
9.	Is there a relationship to a larger project or series of projects?			
20.	List any previous environmental documents or technical studies prep	ared for this	s site:	
21.	Describe the project site, as it exists before project implementation, stability, plants and animals, and any cultural, historical, or scenic existing structures on the site, and the use of the structures.	including in aspects. O	nformat n an at	ion on topography, so tachment describe an
22.	On an attachment, describe the surrounding properties, including in cultural, historical, or scenic aspects. Indicate the type of land use (land use (single family dwelling(s), apartment houses, shops, development (height, frontage, set-back, rear yard, etc.). Attach photo-	residential, departmen	comme t stores	rcials, etc.), intensity o s, etc.), and scale o



APPLICATION CERTIFICATE

	y:	
List Assessor's Parcel Number(s) of all property conti- controlled by the individual(s) signing this Certificate:	guous to the project property, whi	ich is owned or beneficially
The undersigned owner(s) or officer(s) in the organizate that he/she or the organization is aware that the applic Division, and certifies under penalty of perjury that the information contained in this application is <u>true</u> and <u>contained</u> in the Planning Division once the initiated.	cation is being filed with the San E County applications forms have no correct. I (We) acknowledge that a	Bernardino County Planning of been altered and that the additional materials may be
I (We) further agree that if any information contained in San Bernardino and any special purpose or taxing of liability incurred if a certificate of compliance is or has under such circumstances any such certificate shall cancellation.	district affected thereby are and so s been issued on basis of this app	shall be released from any olication. I understand that
If this is an actual cost application, the applicant agree of application, the applicant also agrees to defend, ind employees from any claim, action or proceeding attack part of the matters applied for, or any other claim, act This requirement includes the obligation to reimburse costs or attorney fees which the County, its agents, offi such claim, action or proceeding. The County agrees promptly after the County becomes aware of it. The applicant. The County may, at its own expense, part such participation will not relieve the applicant of applicant	emnify and hold harmless the Cou- ing or seeking to set aside, void or tion or proceeding relating to or a the County, its agents, officers an cers or employees are required by to notify the applicant of any such County agrees to cooperate in the icipate in the defense of the claim	inty, its agents, officers and annul the approval of all or rising out of such approval, and employees for any court a court to pay as a result of claim, action or proceeding the defense provided by the action or proceeding, but
Any persons signing with Power of Attorney for other		
block and attach a notarized copy of the Power of attor		individuals in the signature
		individuals in the signature Date
block and attach a notarized copy of the Power of attorion (Print) (APPLICANT OR LEGAL AGENT) REGISTRATION NO.	ney.	

*If property is owned by corporation, partnership or other group, signee should indicate corporate position or title and submit substantiating documentation (e.g. incorporation certificate).

-8-

Signature

San Bernardino County

(Print)

(OWNER(S) OF RECORD)*

Land Use Application Questionnaire

Date

APPENDIX "M.1"

City of Fontana _ Development-Brochure

City Entitlement Process and Time Line

Application Review Process (New Construction)

Preliminary Project Review

(3 to 4 weeks)

STEP 1

PRE-APPLICATION MEETING (PAM)

- Proposed project submitted to the Planning Division
- Assigned to planner for processing
- Project reviewed by the Development Advisory Board (DAB) comprised of representatives from different departments
- Comments provided to applicant
- PAM required prior to formal application submittal
- 3 to 4 weeks for DAB meeting to occur

On average, the following time lines apply

3 to 4 weeks

Project Review & Environmental

(6 to 12 months)

STEP 2

FORMAL APPLICATION SUBMITTAL INTAKE

- Proposed project (Design Reviews, Administrative Site Plans, Conditional Use Permits, Tentative Tract Maps, etc.) submitted to the Planning Division for review
- Assigned to planner for processing
- DAB scheduled within 30 days of submittal for department review
- Environmental considered
- Applicant provided with correction letter
- 6 to 12 months from submittal of application to approval
- Environmental Impact Reports (EIRs)

Approval Bodies Review

STEP 3

RESPONSIBLE REVIEW BODY

- Project scheduled for Planning Commission approval and/or City Council/Director Approval
- Proposed project (Design Reviews, Conditional Use Permits, Tentative Tract Maps, etc.) noticed for public hearing
- Noticing due 30 days prior to hearing
- Staff completes the Staff Report
- Project heard by required review body
- 15 Day appeal period by applicant or resident

Plan Check and Construction

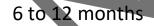
Time frame varies

STEP 4

PLAN CHECK (CONSTRUCTION DOCUMENTS) SUBMITTAL

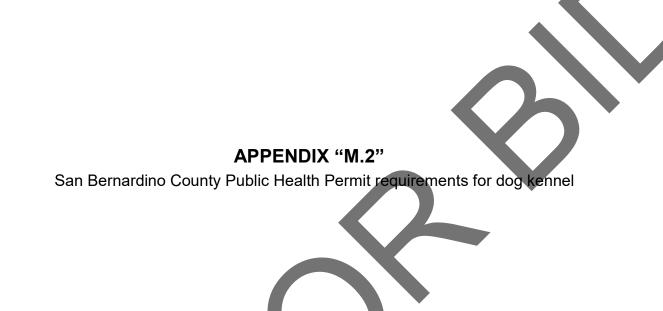
- Construction Documents (detailed construction plans) submitted to Building & Safety for review by applicable departments
- Within 4 to 6 weeks first corrections provided to applicant
- Plans resubmitted and redistributed to departments.
- Resubmittal time frame is 2 weeks
- Plan check approval and applicable fees paid
- City field inspections scheduled





12 to 18 months







Sign In Sign Up

San Bernardino County

- . Code of Ordinances
 - Title 3. Health And Sanitation And Animal Regulations
 - Division 2. Animals
 - . Chapter 3. Dog Kennels

§ 32.0302. Requirement of a Permit.

Latest version.

Every person, firm or corporation engaged in operating, control, or management of a kennel as herein defined shall obtain a permit from the County Health Officer and shall pay an annual permit fee as specified in the County Fee Schedule.

(Ord. 1093, passed - -1963; Am. Ord. 1455, passed - -1968; Am. Ord. 3908, passed - -2004)

APPENDIX "N.0"
"Valley Corridor Specific Plan"_ Safety Plan



Table 7: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Valley	Central	Bloomington,	Medic Engine	1 Captain	2 EMT's, 1	Ambulance	Arrowhea
Division	Valley	Crestmore,	76 OES-310	24/7, 1	Paramedic	Service	d County
Station	Fire	and the City		Engineer		(AMR)	Hospital
76	Protectio	of Fontana		24/7, 1			
	n			Firefighter			
	District,			24/7			
	SBCFD						
Valley	Central	South	Medic Truck	1 Captain	3 EMT's, 1	Ambulance	Kaiser
Division	Valley	Fontana area	77 Water	24/7, 1	Paramedic	Service	Hospital,
Station	Fire	including	Tender 77	Engineer		(AMR)	Fontana
77	Protectio	Kaiser		24/7, 1			
	n	Hospital,		Firefighter			
	District,	Interstate 10		24/7			
	SBCFD	and numerous					
		commercial			•		
		shopping					
		centers					

B. Evacuation Routes

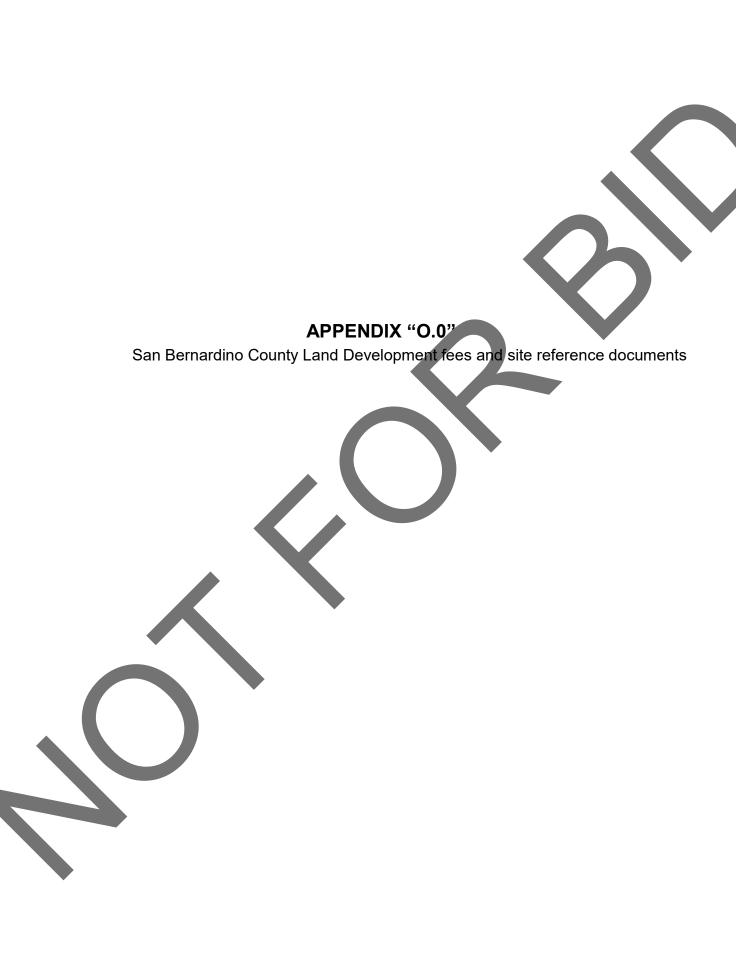
Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. Within the plan area, the following roadways have been designated as potential evacuation routes: Valley Boulevard, Slover Avenue and the San Bernardino Freeway (I-10). This does not mean that other roadways within the community cannot be used as evacuation routes. Specific evacuation routes will be designated by evacuation authorities during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster. This will be communicated to residents at the time of the emergency and will be handled in accordance with the evacuation procedures contained within the County Emergency Management Plan.

C. Public Safety

Residents of the Bloomington area expressed concerns regarding the lack of adequate law and code enforcement within their community. The nearest police substation is the Fontana Station, located north of the Bloomington plan area.

To combat the concerns, the residents believe that law and code enforcement services within the area should be increased. They believe that the lack of police presence within the area contributes to problems they are experiencing with crime. Residents expressed a desire for an additional police station within the south Bloomington area and would like to see increased code enforcement within the area.

April 12, 2007 61



LAND DEVELOPMENT FEES

(Effective July 1, 2018)

1.	Improvement Plan Review A. Single Family B. Others	Initial Deposit Per Sheet (Actual Cost) Initial Deposit Per Sheet (Actual Cost)	\$1,500.00 \$2,650.00
2.	Single Family Review - Drainage Requi	irements (Flat Fee)	\$178.00
3.	Single Family Review - Road Requirem	nents (Flat Fee)	\$178.00
4.	Drainage Study 7	Initial Deposit (Actual Cost)	\$550.00
5.	Water Quality Management Plan Review	Initial Deposit (Actual Cost)	\$2,650.00
6.	Post Construction Measures Plan	Initial Deposit (Actual Cost)	\$1,300.00
7.	Request for Waiver or Modification of St	treet Dedication (Flat Fee)	\$1,051.00
8.	Appeals for request for Waiver or Modifi Street Dedication or Street Improvemen		\$1,416.00
9.	Security Management Program A. New Securities (per project)	nitial Deposit (Actual Cost)	\$7,260.00
	B. Modification to Subdivision Securiti (Including but not limited to time expartial releases, security reductions releases)	ttensions,	\$3,131.00
	C. Foreclosure costs		Varies
	D. Delayed improvement security man Improvement Deferral Security Man		\$1,260.00

REGIONAL TRANSPORTATION DEVELOPMENT MITIGATION PLAN AREA and FEE SCHEDULE

Effective Date September 20,2014

PLAN SUBAREA	Fee for Single Family Dwelling Unit	Fee for Multi Family Dwelling Unit	Fee for Hotel/Motel per room	Fee for Commercial per square foot	Fee for Office per square foot	Fee for Industrial per square foot	Fee for High Cube per square foot	Fee for Institutional High per square foot
Adelanto	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apple Valley	\$2,770	\$1,925	\$1,528	\$5.97	\$3.82	\$2.11	\$0.64	\$2.59
Chino	\$7,022	\$4,880	\$3,873	\$15.14	\$9.69	\$5.35	\$1.62	\$6.56
Colton	\$4,409	\$3,064	\$2,432	\$9.51	\$6.08	\$3.36	\$1.01	\$4.12
Devore/Glen Helen	\$6,413	\$4,456	\$3,537	\$13.83	\$8.85	\$4.88	\$1.48	\$5.99
Fontana	\$6,723	\$4,671	\$3,708	\$14,49	\$9.28	\$5.12	\$1.55	\$6.28
Hesperia	\$10,060	\$6,991	\$5,549	\$21.69	\$13.88	\$7.66	\$2.32	\$9.40
Loma Linda	\$4,617	\$3,208	\$2,546	\$9.95	\$6.37	\$3.51	\$1.06	\$4.31
Montclair	\$3,668	\$2,549	\$2,023	\$7.91	\$5.06	\$2.79	\$0.84	\$3.43
Redlands	\$7,063	\$4,908	\$3,896	\$15.23	\$9.75	\$5.38	\$1.63	\$6.60
Redlands Donut Hole	\$3,163	\$2,198	\$1,745	\$6.82	\$4.36	\$2.41	\$0.73	\$2.95
Rialto \	\$7,895	\$5,486	\$4,355	(¥)\$17.02	_\$10.90	\$6.01	\$1.82	≯ \$7.37
San Bernardino	\$2,489	\$1,729	\$1,373	\$5.37	\$3.43	\$1.89	\$0.57	\$2.32
Upland	\$1,155	\$802	\$637	\$2.49	\$1.59	\$0.88	\$0.27	\$1.08
Victorville	\$4,554	\$3,164	\$2,512	\$9.82	\$6.28	\$3.47	\$1.05	\$4.25
Yucaipa	\$2,284	\$1,587	\$1,260	\$4.92	\$3.15	\$1.74	\$0.53	\$2.13

0252-161-09





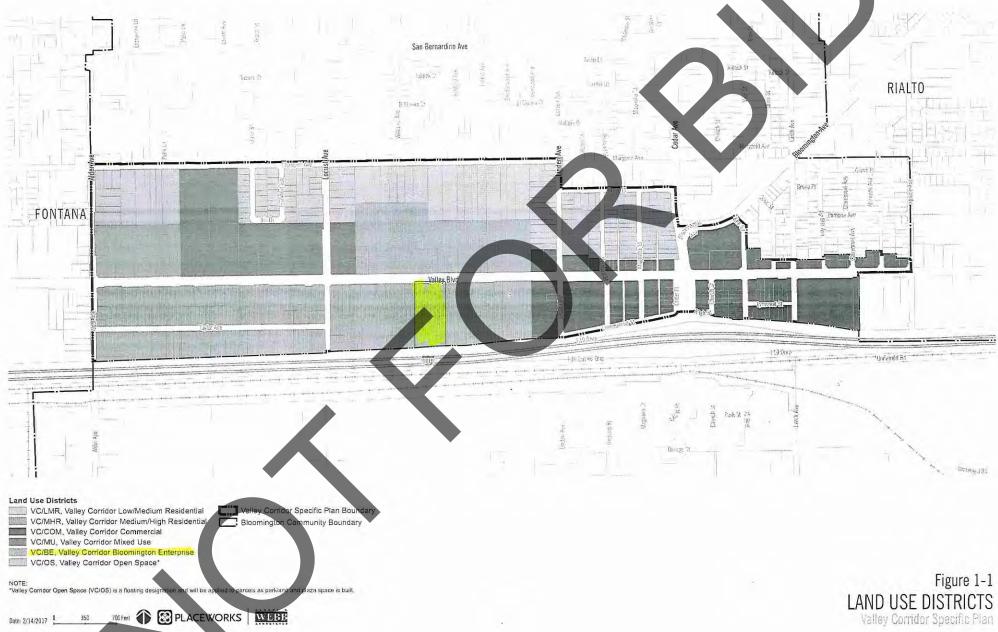
Marygold Acres M.B. 19/15 Colton Joint Unified 0252-16 Tax Rate Area 64029,64034,64062

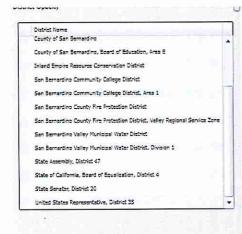
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> Ptn. S.W. 1/4, Sec. 21 T.1S., R.5W.

Assessor's Map Book 0252 Page 16 San Bernardino County REVISED 04/18/14 RU 03/11/16 BK-MC

=200







Valley Corridor Specific Plan:

http://www.sbcounty.gov/Uploads/lus/SpecificPlans/ValleyCorridorSPMarch2017web.pdf

San Bernardino County Development Code:

http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf

USGS:

https://www.usgs.gov/products/maps/topo-maps

09 = 2.20 Acers. 10 = 4.51 Acers

APPENDIX "P.0"
"Valley Corridor Specific Plan" _ Administration and Implementation



CHAPTER 5. ADMINISTRATION AND IMPLEMENTATION

5.1 General Administration

The Valley Corridor Specific Plan acts as a bridge between the County General Plan, the Bloomington Community Plan, and individual development proposals. This Specific Plan implements policy direction by combining land use, mobility, and infrastructure plans; development standards and guidelines; and financing methods into a single document that is tailored to meet the needs of a particular area.

5.1.1 Authority

The County of San Bernardino initiated and prepared the Valley Corridor Specific Plan pursuant to the provisions of California Government Code, Title 7 Division 1, Chapter 3, Article 8 (Sections 65450 through 65457). The law allows the preparation of specific plans as required for the implementation of the general plan or community plan. This Specific Plan is the regulatory document guiding land use and development within the identified boundaries. Upon adoption by ordinance, it shall be implemented as the zoning for parcels within the Specific Plan.

This document establishes the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs upon which subsequent project-related development activities will be based. It is intended that public and private projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan.

5.1.2 Environmental Clearance

Program Environmental Impact Report

This Specific Plan was adopted in compliance with the requirements of the Californian Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000 et seq.). Pursuant to the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Sections 15000 et seq.), the County of San Bernardino determined that implementation of the Specific Plan could result in potentially significant impacts and that the preparation of a programmatic level Environmental Impact Report (Program EIR) was required. The County released a notice of preparation to this effect on June 24, 2015, and held a scoping meeting on July 15, 2015.

The Valley Corridor Specific Plan EIR (State Clearinghouse No. SCH#2015061085) is a Program EIR. As provided in Section 15168 of the CEQA Guidelines, a Program EIR may be prepared on a series of actions that can be characterized as one large project. The Specific Plan establishes an overall development program that can be characterized as one large project, but its implementation will require a series of future discretionary actions (approvals of specific projects) by the County of San Bernardino. The Specific Plan Program EIR is intended to serve as the primary environmental document for future entitlements (later activities) associated with implementation of the Specific Plan, including discretionary approvals requested or required to implement the project.

March 2017 Page 5-1 Bloomington, California



Environmental Analysis of Future Development Activity

Pursuant to Section 15168 of the CEQA Guidelines, a later activity under the Specific Plan development program must be examined in the light of the Specific Plan Program EIR to determine whether additional environmental documentation must be prepared. Each later activity must undergo an initial study and analysis by the County to determine if the activity is within the scope of the Specific Plan Program EIR.

Because these later activities are not new projects, as defined by CEQA, compliance for each impact category is narrowed to a determination of whether the activity would result in: (1) no substantial change from the previous analysis; (2) a more severe impact; or (3) a new significant impact. Based on the results of the initial study, the County will determine which of the following actions is applicable to the later activity:

- The later activity is a component of and consistent with the Specific Plan and has been previously analyzed as a part of the Specific Plan Program EIR and findings certified pursuant to the CEQA Guidelines. No additional CEQA documentation is required. (CEQA Guidelines Section 15168)
- The later activity is a component of the Specific Plan and has been previously analyzed as a part of the Specific Plan Program EIR and findings certified pursuant to the State CEQA Guidelines; however, minor technical changes or additions are needed to make the previous documentation adequate to cover the project. An Addendum to the Specific Plan Program EIR is required. (CEQA Guidelines Section 15164)
- The later activity is either not a component of the Specific Plan or has not been previously analyzed as part of the Specific Plan Program EIR, in which case an initial study and additional environmental review under CEQA will be required unless the later activity is exempt under CEQA.

EIR Tiering. This approach is consistent with the tiering provision in California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 for "Projects Consistent with a Community Plan, General Plan or Zoning." This tiering opportunity is only available for plans (e.g., specific plan) for which an EIR has been prepared. The type of CEQA review needed for each project will be determined by the County staff during their review of the project or development proposed.

Streamlined Environmental Review. In addition to a more limited review process, infill and transitoriented infill projects may qualify for streamlined environmental review. CEQA Guidelines Section 15183.3 allows eligible urban infill projects to streamline the environmental review process by limiting the topics subject to review at the project level. CEQA Guidelines Section 15332 establishes a categorical exemption for small (less than five acres) infill development projects, provided the project would not results in any significant traffic, noise, air quality, or water quality impacts.

Because the Specific Plan area north of Valley Boulevard is in a high quality transit area (HQTA) as defined by the 2016–2040 Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (SCAG RTP/SCS), additional streamlining may be available under California Public Resources Code, Sections 21155–21155.4.

Figure 3-5, *Pedestrian, Bicycle, and Transit System*, in Chapter 3 of this Specific Plan illustrates the geographic extent of the HTQA in relationship to the Specific Plan boundaries. The previously referenced sections of the state code identify streamlined environmental review for transit priority projects consistent with this Specific Plan. A transit priority project is:

Consistent with the SCAG RTP/SCS;



- Consists of at least 50 percent residential use (and a floor-area-ratio of at least 0.75 if it contains 26–50 percent nonresidential uses;
- Built at a density of at least 20 dwelling units per acre; and
- Is within a HQTA (within one-half mile of major transit stop or high quality transit corridor) as defined by the RTP.

5.1.3 Review and Approval Process

The Director of Land Use Services shall be responsible for administering the provisions of the Specific Plan in accordance with the State of California Government Code. The Zoning Administrator may act in the place of the Director for applications within the Specific Plan area that are within the Director's authority to approve.

For all specific procedures not modified or otherwise specified in the Specific Plan, all planning entitlements and permitting processes for projects requiring permits within the Specific Plan area shall be carried out in accordance with the procedures in Division 6 (Development Code Administration) of the County of San Bernardino Development Code.

Director of Land Use Services. Shall have the authority to conditionally approve, or deny applications that meet the requirements of this Specific Plan and do not require a conditional use permit.

Zoning Administrator. Shall have the authority to consider and act on requests for variances. The Zoning Administrator may approve, conditionally approve, or deny a request, or refer the application to the Planning Commission in accordance with Chapter 86.01 of the County of San Bernardino Development Code.

Design Review Committee. Shall have the authority to consider alternative configurations and compliances with certain development standards in this Plan, provided that these alternatives meet the fundamental intent of this Plan.

Planning Commission. Shall have the authority to recommend approval, conditional approval, or denial of conditional use permits, applications for variances, specific plan amendments, and appeals of the actions of the Director or Design Review Committee to the Board of Supervisors.

Board of Supervisors. Shall have the authority to approve, conditionally approve, or deny conditional use permits, applications for variances, specific plan amendments, and appeals of the actions of the Planning Commission.

5.1.4 Required Studies

Prior to project approval, applicants are required to submit the following analyses to ensure compliance with the County's Development Code, standard protocol, guidelines, and Valley Corridor Specific Plan EIR.

Traffic Study

Prior to approval of any project that would be accommodated by the Valley Corridor Specific Plan for any project forecast to generate 100 or more trips, as determined by a California Registered Traffic Engineer utilizing the latest edition of the Institute of Transportation Engineers' (ITE) Trip Generation, the project applicant shall prepare a traffic impact study consistent with the County of San Bernardino Traffic Impact Study Guidelines. The study shall identify all traffic impacts, improvement timing, and design. Immediate



and direct impacts shall be constructed prior to the issuance of occupancy permits. Incremental future impacts shall pay a fair share contribution prior to the issuance of building permits.

Historical Resources Report

Future projects within the Specific Plan are required to implement measures contained within Chapter 82.12 of the County's Development Code.

Development or redevelopment projects on or near buildings or structures 45 years of age or older shall require a historical evaluation. Prior to project approval, the project applicant/developer shall prepare the historical evaluation in accordance with all applicable federal, state, and local guidelines for evaluating historical resources.

If, based on the evaluation of the property, it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource defined in CEQA Section 15064.5(a) (i.e., it would reduce its integrity to the point that it would no longer be eligible for inclusion in the California Register of Historical Resources), then the project shall be designed to protect the historical resource through preservation, rehabilitation, retention/reuse, or onsite relocation.

The applicant shall follow the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer.

Health Risk Assessment

New industrial land uses that have industrial equipment that requires a permit to operate from the South Coast Air Quality Management District or have the potential to generate 40 or more diesel trucks per day; and are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the County of San Bernardino prior to future discretionary project approval.

The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (I0E 06), particulate matter concentrations would exceed $2.5 \,\mu\text{g/m}$ 3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms.

T BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.

5.1.5 Consistency Determination

Specific Plan Vision and Guiding Principles

The Specific Plan's Vision and Guiding Principles, presented in Chapter 1 (Vision and Summary) embody the spirit and intent of the Specific Plan. All projects proposed in the Specific Plan area must demonstrate that they support and reinforce the Vision and Guiding Principles. Project applications requiring

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entitlement shall include a narrative illustrating the project's compliance with applicable concepts of the Vision and Guiding Principles.

Consistency with the General Plan and Bloomington Community Plan

All provisions of this Specific Plan shall be consistent with the San Bernardino County General Plan, which is the overall policy document of the County. Additionally, this Specific Plan must also be consistent with the Bloomington Community Plan. Table 7-1, *General Plan Consistency*, provides a list of relevant goals from the General Plan and Bloomington Community Plan that are strengthened by the Specific Plan.

Table 5-1 General Plan Consistency

Land Use Element

Goal LU 1: The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

Goal LU 2: Residential land uses will be provided in a range of styles, densities, and affordability and in a variety of areas to live, ranging from traditional urban neighborhoods to more "rural" neighborhoods.

Goal LU 3: The unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities.

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

Goal LU 5: Reduce traffic congestion and air pollution and improve the quality of life for County residents by providing employment and housing opportunities in close proximity to each other.

Goal LU 6: Promote, where applicable, compact land use development by mixing land uses, creating walkable communities, and strengthening and directing development towards existing communities.

Goal LU 7: The distribution of land uses will be consistent with the maintenance of environmental quality, conservation of natural resources, and the preservation of open spaces.

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

Goal LU 10: Encourage distinct communities with a sense of "place" and identity.

Circulation and Infrastructure Element

Goal CI 2: The County's comprehensive transportation system will operate at regional, countywide, community, and neighborhood scales to provide connectors between communities and mobility between jobs, residences, and recreational opportunities.

Goal CI 3: The County will have a balance between different types of transportation modes, reducing dependency on the automobile and promoting public transit and alternate modes of transportation, in order to minimize the adverse impacts of automobile use on the environment.

Goal CI 6: The County will encourage and promote greater use of non-motorized means of personal transportation. The County will maintain and expand a system of trails for bicycles, pedestrians, and equestrians that will preserve and enhance the quality of life for residents and visitors.

Goal CI 7: The County will encourage and pursue development of regional transportation facilities, including roads, railroad, and airports, to be a multi-modal transportation hub and promote economic development.

Goal CI 9: The County will ensure the quality of life by pacing future growth with the availability of public infrastructures.

Goal V/CI 1: Ensure a safe and effective transportation system that provides adequate traffic movement.



Table 5-1 General Plan Consistency

Housing Element

Goal H-1: A broad range of housing types in sufficient quantity, location, and affordability levels to meet the lifestyle needs of current and future residents, including those with special needs.

Goal H-2: An efficient administrative process that recognizes the need for efficient and timely review of residential projects while also ensuring and valuing the need for quality design, environmental review, and planning.

Goal H-3: Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts in maintaining, reinvesting in, and upgrading the existing housing stock.

Goal H-4. Assist in the development, maintenance, modernization, and preservation of affordable housing; provide assistance where feasible for residents to rent or purchase adequate housing in San Bernardino County.

Goal V/H 1. Encourage a diversity of housing and neighborhood improvement and preservation strategies that will address the needs of residents living in County islands and spheres of influence.

Bloomington Community Plan

Goal BL/LU 1: Provide a mix of housing choices that support a range of lifestyles in the community, ranging from traditional urban neighborhoods to more "rural" neighborhoods.

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

Goal BL/LU 4: Provide adequate sites for the production of new senior housing.

Goal BL/CI 1: Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural character of the community.

Goal BL/CI 2: Ensure safe and efficient non-motorized traffic circulation within the community.

Goal BL/CO 1: Preserve the significant historical sites and structures which contribute to the unique character of the Bloomington Community Plan area.

Goal BL/OS 1: Develop parks and recreation facilities to meet the recreational needs of the community.

Goal BL/ED 1: Promote economic development that is compatible with the character of the Bloomington community.

Source: County of San Bernardino, 2007.

5.1.6 Interpretation, Conflict, Appeals, and Severability

Interpretation

In case of uncertainty or ambiguity in the meaning or intent of any provision of this Specific Plan, the Director of Land Use Services shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Specific Plan, subject to appeal to the Planning Commission in compliance with Chapter 86.08 (Appeals) of the County of San Bernardino Development Code.

Conflict

In the event of a conflict between the provisions of the Specific Plan and the provisions in the County of San Bernardino Development Code, the Specific Plan shall prevail. For any other topical issue, development standard, design guideline, and/or regulation not addressed or otherwise specified in the Specific Plan, regulation and approval shall be carried out in accordance with the provisions of the County of San Bernardino Development Code. The most appropriate or closely matching code section and land use type or procedure will be determined by the Development Review Committee.



Where this Specific Plan imposes a greater restriction upon the uses or design of structures or land, or upon the height of structures, or requires larger open spaces than are imposed or required by other ordinances, rules, or regulations or by easements, covenants, or agreements, the provisions of the Specific Plan shall prevail.

Appeals

Actions of the Director and the Zoning Administrator shall be appealable to the Planning Commission and then to the Board of Supervisors in compliance with Chapter 86.06 of the County of San Bernardino Development Code.

Severability

If any chapter, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court, such decision shall not affect the validity of the remaining portions of the Specific Plan.

5.1.7 Specific Plan Amendments

Minor Amendments

Minor amendments include simple modifications to text or graphics that do not change the meaning or intent of the Specific Plan. The Land Use Services Director shall have the authority to determine whether a proposed amendment is a minor or major amendment. Minor modifications may be made administratively by the Development Review Committee, with appeals processed through the Planning Commission.

Major Amendments

Major amendments are modifications to exhibits or text that change the intent and/or development standards or other provisions of the Specific Plan. The Land Use Services Director shall have the authority to determine whether a proposed amendment is a minor or major amendment. Major modifications require an amendment to the Specific Plan and approval by the Planning Commission and Board of Supervisors.

5.1.8 Nonconforming Uses

An existing land use is lawful only when it was legally established in compliance with all regulations applicable at the time the use was established and when it is operated and maintained in compliance with all applicable provisions of the County of San Bernardino Development Code. As established in Chapter 3 (Development Plan and Standards) of this Specific Plan nonconforming parcels, uses or structures must comply with the following standards:

Nonconforming parcels. Any project that cannot meet the minimum project size requirement (e.g., due to public right-of-way or an inability to acquire or jointly develop with adjacent project) may still be developed provided the project conforms to all other development standards and provisions in this Specific Plan.

Nonconforming uses or structures. See County of San Bernardino Development Code, Chapter 84.17, Nonconforming Uses and Structures.



5.1.9 Onsite Improvements

Onsite improvements are intended to increase the value of a property and to provide public realm improvements, as described in this Specific Plan. They can occur within the parcel boundaries or within the right-of-way adjacent to the property. The County may require applicants to install or consent to onsite improvements through a development agreement or as a condition of approval, on subject property or in the right-of-way adjacent to the property bounded by the centerline of the street.

5.2 Implementation

This section identifies implementation strategies for proposed transportation, infrastructure, open space, aesthetic, and other community improvements proposed by this Plan in support of the Specific Plan Vision, Guiding Principles, and development plans. Transportation-related improvements include additional bike and pedestrian facilities as well as intersection enhancements as proposed in Chapter 3 (Development Plan and Standards). Open space and community improvements include concepts such as park relocation and expansion, new public plazas, and the possible addition of a community garden or fruit park.

Lastly, implementation of infrastructure requirements for future development, also outlined in Chapter 3, will require multiagency coordination. The following implementation plan provides a description of improvements, an outline of near-term implementation tasks, and funding and partnership ideas to bring change to the Specific Plan area.

5.2.1 Description of Public Improvements

Additional information for the following improvements are discussed in greater detail and supported by maps, illustrations, and photos throughout this Specific Plan. The descriptions provided below summarize the proposed improvements as they are referenced throughout the implementation plan in relation to funding and phasing of projects.

Multimodal Improvements

Valley Boulevard. A multimodal street design is proposed for Valley Boulevard. The proposed street section accommodates four lanes of vehicular traffic but adds a class II bike lane on each side of the street while maintaining a wide, well-lit and landscaped path for pedestrian use.

Additional Bikeways. Other multimodal improvements are proposed along Cedar Avenue and Bloomington Avenue through partial implementation of a bikeway proposed in SANBAG's Non-Motorized Transportation Plan. This important connection provides better access to transit stops in the area. Moreover, this improvement—along with the addition of three class III bike routes that would connect Valley Boulevard with San Bernardino Avenue via Alder, Locust, and Linden Avenues—would create a complete bikeway system through the Specific Plan area and into northern Bloomington.

Agency Coordination: County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Works, County of San Bernardino Department of Public Health

Additional Potential Partnerships: Inland Empire Biking Alliance, Colton Joint Unified School District



Transit Stops. Shaded bus shelters protect riders from extreme temperatures, rain, and/or wind while providing a safe place for people to wait. The County will encourage Omnitrans to provide bus shelters and improved signage to increase rider safety and comfort and to increase ridership.

Agency Coordination: County of San Bernardino Department of Public Works, Omnitrans

Intersection Improvements

The following list identifies improvements that are directly needed by the buildout of the Specific Plan as well as improvements that are the result of cumulative traffic impacts generated by the buildout of the Specific Plan and other projects included in the San Bernardino Transportation Analysis Model. The County will coordinate with the appropriate agencies to contribute fair share contributions.

Sierra Avenue Intersections. Two improvements (one right-turn lane) are anticipated at intersections in Fontana (Sierra Avenue at San Bernardino Avenue and Valley Boulevard). The County will need to coordinate with the City of Fontana to determine when these improvements are needed.

Agency Coordination: County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Works, City of Fontana

Alder Avenue and Valley Boulevard Intersection. Multiple improvements are anticipated at the intersection at the County's border with the City of Fontana (see Table 3-5 in this Specific Plan). The County will need to coordinate with the City of Fontana to determine when these improvements are needed.

Agency Coordination: County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Works, City of Fontana

Locust Avenue and Marygold Avenue Intersection. A modification to the right turn lane (northbound) to add a through option is proposed at the intersection of Locust Avenue and Marygold Avenue.

Agency Coordination: County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Works

Cedar Avenue Intersections. An additional third through lane (northbound) is proposed at the intersection of Cedar Avenue and Valley Boulevard. A second left-turn lane (eastbound) is proposed at the intersection of Cedar Avenue Slover Avenue.

Agency Coordination: County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Works

Alder Avenue and Marygold Avenue Intersection. A signalized intersection is proposed to replace the existing four-way stop at the intersection of Alder Avenue and Marygold Avenue. This improvement is anticipated to be needed once the Specific Plan reaches 80 percent of the projected buildout.

Infrastructure

Water. The Valley Corridor Specific Plan area is served by three water agencies. Private development is required to work with the applicable agency if a proposed project is within an area that will require upsizing to accommodate additional development. Specific details including the location of water improvements, is provided in the Infrastructure Plan in Chapter 3 of this Specific Plan.

Agency Coordination: County of San Bernardino Department of Public Works, Fontana Water Agency, Marygold Mutual Water Company, West Valley Water District



Drainage. Future development may be required to work with the City of Rialto regarding the timing of upsizing for storm drain lines when proposing a new project in the Specific Plan area. Projects are also required to submit supplemental analysis to ensure that project sites and drainage designs do not result in an adverse impact to the Caltrans Channel. Additionally, the provisions of an MS4 permit must be met as outlined in the Infrastructure Plan in Chapter 3 of this Specific Plan.

Agency Coordination: County of San Bernardino Department of Public Works, City of Rialto

Sewer. Implementation of this Specific Plan may require numerous additional connections to existing lines along Valley Boulevard, an extension of the new 18-inch line to Alder Avenue, and new 8-inch and 12-inch lines to extend service to the north and south. The exact size and location of future sewer lines will depend upon the density, intensity, and type of future development proposed. Future development may need to work with the City of Rialto regarding additional flow created by new development.

If an ordinance is adopted to establish development impact fees related to sewer improvements (see Sections 5.2.2 and 5.2.3, below), the entirety of Community Service Area (CSA) 70 Zone BL (Bloomington) and the potential additional tributary area (see Figure 3-9, *Existing and Proposed Sewer System*) should also be considered for inclusion.

Agency Coordination: County of San Bernardino Special Districts Department, County of San Bernardino Economic Development Agency, City of Rialto

Public Park and Plaza Space

Ayala Park Relocation. Ayala Park should be moved to a safer and more accessible location, with an emphasis on leveraging the new Bloomington Branch Library and considering the inclusion of a community garden and/or fruit Park. As specified in the Specific Plan, Ayala Park may be relocated anywhere in Bloominton between Valley Boulevard and San Bernardino Avenue. A community garden can be cared for by community organizations or local schools.

Agency Coordination: Caltrans, Bloomington Parks and Recreation District, County of San Bernardino Economic Development Department, County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Health, Bloomington Branch Library

Additional Potential Partnerships: University of California Cooperative Extension Master Gardeners Program of San Bernardino County, Incredible Edible Community Garden, Arts Connection, Colton Joint Unified School District

Landscaping and Lighting

Landscaping and Lighting. Chapter 4, Section 4.3 (Landscaping), of this Specific Plan, provides a list of plant material suitable for various parts of the Specific Plan. Plants and trees can be instrumental in creating an attractive and walkable place while cleaning the air and lowering building energy costs. Street trees and street lighting is identified in Chapter 3, Figure 3-2, *Valley Boulevard Street Section*, of this Specific Plan. Lighting creates a more attractive streetscape and adds real and perceived safety to those walking or biking along Valley Boulevard. Sections 5.2.2 and 5.2.3 (below) address the establishment of a landscaping and lighting maintenance district.

Agency Coordination: County of San Bernardino Special Districts Department, County of San Bernardino Department of Land Use Services, County of San Bernardino Department of Public Health, County of San Bernardino Department of Public Works



Facade Improvement

Facade Improvement Program. As properties in the Specific Plan are redeveloped to capitalize on new opportunities afforded by the Valley Corridor Specific Plan, some properties and buildings that are adequate for existing use may benefit from facade improvements and the installation of streetscape improvements. The County may be able to use Community Development Block Grant funding to seed the program.

Subsequent to the adoption of this Specific Plan, the County may consider establishing a facade improvement program. The County could establish a contractual assessment district (discussed in Section 5.2.3, below) to pay for these improvements. The County would be responsible for maintaining the program and working with interested property owners.

Agency Coordination: San Bernardino County Department of Land Use Services, County of San Bernardino Economic Development Agency

5.2.2 Implementation Tasks

The following tasks are intended to guide the County through near-term implementation of the Valley Corridor Specific Plan.

Task 1. Adopt Interim Development Agreement Policy

It is likely that property owners and developers will propose new developments after the Specific Plan is adopted, but before other components of the public realm improvement implementation program are completed. In such cases, the County should negotiate with those developers to provide the public realm improvements and/or pay fees commensurate with the expected level of development impact fees.

In no case shall a development agreement be used to alter or in any way vary from any of the regulatory standards, design guidelines, or other requirements of the Specific Plan.

As an alternative, the County could coordinate with applicants to pay fees commensurate with the expected level of development impact fees before or concurrently with approval of entitlement.

Task 2. Prepare Ultimate Roadway Design and Specifications

The County shall prepare the design and specifications for the ultimate intersection improvements including turning lanes and a traffic signal. The design and specifications shall indicate which improvements are required as a condition of approval for new development. This information will also inform a development impact fee nexus study or applicant studies submitted to determine fair share contributions for roadway improvements.

Task 3. Augment Extraterritorial Agreement to Expand Sewer Service and Capacity

The County shall coordinate with the City of Rialto to augment the existing extraterritorial agreement that currently provides service for the Affordable Bloomington/Bloomington Branch Library development. The County will consider service for the Valley Corridor Specific Plan along with the potential to serve the balance of CSA 70 Zone BL and the potential additional tributary area. The County coordinate with the City of Rialto to augment the current extraterritorial agreement to expand sewer service and capacity for all or part of the Specific Plan.

Alternatively, the County could approve development that does not require sewer connection (through a septic or batch treatment system).



Task 4. Create a Streetscape Plan

The County shall prepare a streetscape plan, covering street lighting, pedestrian lighting, street furniture, and landscaping for all public roadways addressed in Figure 4-1, *Landscape Zones*. The streetscape plan shall indicate which improvements are required as a condition of approval for new development, which improvements may be provided through a contractual assessment district, and which the County may construct or install on its own using County revenues.

This information will inform a development impact fee nexus study or applicant studies submitted to determine fair share contributions for roadway improvements. This information will also inform the formation of a landscaping and lighting maintenance district.

The streetscape plan can also include standards and specifications for a facade improvement program. Unlike the other streetscape improvements, though, the facade improvement program likely would apply only to existing buildings and likely would only be implemented through a contractual assessment district.

Task 5. Prepare Project-by-Project Studies or Comprehensive Development Impact Fee Nexus Studies for Roadway and Sewer Improvements

The County may coordinate with each applicant on project-by-project basis to determine the fair share costs of public improvements through studies for roadway and/or sewer improvements. If the County wants a comprehensive analysis of the entire Specific Plan area to assess the costs of public improvements to new development through impact fees, the County must conduct a nexus study to determine the proportion of improvement costs attributable to new development and then adopt an ordinance establishing the fees.

If the County conducts an impact fee study, the County would then adopt an ordinance establishing development impact fees for the Specific Plan area (the area included may be larger for sewer improvements). In preparing the ordinance, the County would establish when the improvements will be made, how the County would pay the up-front costs, and how and when the County would be repaid through the collection of impact fees. The County would also determine whether or not a special fund is needed for the improvements paid through impact fees.

For sewer service, the County shall coordinate with applicants on a project-by-project basis, prepare a development impact fee, or form an improvement zone to guarantee funding and improvement of sewer infrastructure prior to the issuance of the first building permit west of Cedar that exceeds the remaining 139 EDUs of sewer capacity for projects that require a sewer connection pursuant to the Specific Plan. This would be in addition to whatever funding agreement is included in the extraterritorial agreement with the City of Rialto to provide sufficient treatment plant capacity.

Task 6. Prepare Property Tax Study, Development Impact Fee Nexus Study, and Adopt Impact Fee Oxdinance for Park and Recreation Facility Construction, Operations, and Maintenance

The provision of public park and recreation facilities to serve the Specific Plan will involve construction costs as well as ongoing operations and maintenance costs. Chapter 89.02, "Recreational Facilities Financing," of the County of San Bernardino Development Code, addresses the provision of park and recreation facilities through residential subdivision regulations and the dedication of land and/or payment of residential development fees.

Additionally, the Specific Plan falls within the Bloomington Recreation and Parks District (BRP District), which is operated through the County Special Districts Department. The BRP District is funded through a portion of property taxes to finance the construction, operations, and maintenance of facilities and services



within the BRP District boundaries. New development in the Specific Plan and BRP District creates additional demand for park and recreation facilities. The new development also generates additional property tax revenue to support the cost of additional facilities.

To ensure sufficient funding is available, the County shall establish a residential development impact fee tied to the issuance of a building permit to generate revenue from all residential development, and not just those requiring a subdivision of land. After preparing an improvement plan for parks and recreation facilities to serve the Specific Plan, the County shall conduct a nexus study to determine the proportion of improvement costs attributable to new development and then adopt an ordinance establishing the fee, as outlined in Task 5. The nexus study could cover the entirety of the BRP District or just the Specific Plan area.

The BRP District shall also conduct a property tax study to compare existing and projected costs against existing and projected revenues. If the study determines additional funding is needed, a property tax increase will be submitted to the voters within the BRP District for approval to close the cost gap.

The funding described above would be in addition to the \$714,000 grant the County obtained through the State Housing-Related Parks Program to create a new park. The County obtained this grant based in large part on the successful Affordable Bloomington development.

Task 7. Maintain a Tracking System for Development and Park Acreage

The County shall prepare and maintain a tracking system to monitor the amount and type of development constructed, including the amount and type of associated park and recreation facilities. As stated in Chapter 3 of this Specific Plan, parkland or plaza space may be provided entirely within the Specific Plan boundary or in part or wholly outside the Specific Plan boundary. However, all of the acreage must be north of Interstate 10, and at least 50 percent of the acreage must be between Valley Boulevard and San Bernardino Avenue.

Task 8. Restripe Roadways and add Stanage for Bikeway Facilities

The County shall prepare design and specifications for restriping roads to reduce lane widths. Opportunities for bicycle facilities and on-street parking will be considered. The County should complete the restriping within six months of completing the ultimate roadway design and specifications, dependent on funding availability.

Task 9. Establish a Landscaping and Lighting Maintenance District

Following the completion of the streetscape plan, the County shall establish a landscaping and lighting maintenance district (LLMD) for the Specific Plan area.

Task 10. Establish a Contractual Assessment District

The County may establish a contractual assessment district to provide a mechanism to allow property owners not developing or redeveloping their property to obtain roadway improvements and streetscape and facade improvements. The contractual assessment district would establish the parameters for which improvements are covered, how and when the improvements would be made, which properties are eligible, and the standards for entering into an agreement for contractual assessments.

A contractual assessment is completely voluntary on the part of property owners and can be entered into on a parcel-by-parcel basis. If interested, property owners could obtain qualified improvements on or adjacent to their property by joining the contractual assessment district. The County would construct or install the specific improvements, and the property owner would repay the County over time through an

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annual assessment on the property. The assessment would run with the land, and subsequent property owners would be bound to the agreement.

In conjunction with establishing the contractual assessment district, the County will establish a special fund to account for monies the County invests in the district and the eventual repayment to the County. The County can make a one-time investment in the district to create a revolving loan fund in which funds are reused as they are repaid.

The County may also make investments on an as-needed and as-available basis and collect repayments each year as assessments are paid to the district. The special fund used to account for the contractual assessment district may be a stand-alone fund or may be part of a single special fund for the Specific Plan, in which case it would include parking meter fees and park in-lieu fees.

The County may, at any time, choose to construct and install roadway improvements and streetscape improvements in any part of the Specific Plan area. Absent contrary provisions in the ordinance establishing the contractual assessment district or in any agreements, County construction and installation of improvements would not terminate or invalidate any existing contractual assessment agreements.

The County could establish a contractual assessment district within six months of the completion of Tasks 2 and 3. The County may also include a sunset provision.

Task 11. Coordinate with the Community on Programming

There are several ways in which the County and community can increase its access to nutritional food, foster greater entrepreneurship, promote physical activity, and facilitate local collaborations and partnerships.

The following is an initial list of potential programs that could be developed by the County and/or community members to implement the Valley Corridor Specific Plan and its vision. This list does not represent requirements or absolute commitments on behalf of the County, residents, property owners, business operators, or the development community.

- Micro-enterprise advisory services. Any community building may provide space for micro-enterprise specialists to periodically consult with local people on business practices, startup, micro-lending, and general business development. Grant programs—especially through foundations and other public/private partnerships—can be a good source of funding.
- Safe routes to school. Safe Routes to School is a national and international movement to create safe, convenient, and fun opportunities for children to bicycle and walk to and from schools. Grants are available at multiple levels to fund safe access from the Specific Plan area to school routes.
- Bicycle lanes and share program. After the installation of bicycle lanes along Valley Boulevard and the development of one or more activity centers along the corridor, a bike sharing program could be piloted. Bike sharing programs allow people to borrow a bike from point "A" and return it at point "B". Many bike-share systems offer subscriptions that make the first 30–45 minutes of use either free or very inexpensive, encouraging use as transportation.
- Employer-based Bicycle or Transit Subsidies. The County may also work with employers to encourage them to provide protected lockers/storage areas and commute subsidies to increase commuting by bicycle and/or transit among employees.
- Commercial kitchen. Adding value to raw fruits and vegetables is possible through access to kitchens
 that meet all legal requirements for processing and packaging foods. A shared commercial kitchen



could allow farmers/gardeners/cooperatives to turn produce, like peppers, into higher value products, like salsa. Renting space by the hour dramatically reduces the cost of entry into the food processing business sector. The food coop could be designed and organized to support such rental use.

- Grocer/food coop. Food cooperatives are usually consumers' cooperatives where the decisions regarding the purchasing, production, sale and distribution of its food is chosen by its members. Food cooperatives typically offer natural foods. Since decisions about how to run a cooperative are not made by outside shareholders, cooperatives they often exhibit a higher degree of social responsibility than their corporate analogues.
- Community garden. Community gardening improves people's quality of life by providing a catalyst for neighborhood and community development, stimulating social interaction, encouraging self-reliance, beautifying neighborhoods, producing nutritious food, reducing family food budgets, conserving resources and creating opportunities for recreation, exercise, therapy and education. Such gardens can include, for example, demonstration crops, gardener training, youth programs, mentoring programs, and specialty training. Local organizations, as detailed elsewhere in the Parks and Open Space Plan section in this Specific Plan, could be a dynamic part of this program.
- Food club. A group of individuals or families who organize their resources to purchase food in wholesale quantities. Typically (but not always) these clubs are unincorporated groups operating on a not-for-profit basis. In most cases, the club is run by volunteer labor, which is split or rotated among group members, allowing members of the club to purchase food below retail prices. Direct purchasing from regional farms is a common practice. Buildings could be constructed or programmed in the Specific Plan area that support a club's sorting, packaging and redistribution efforts.
- Farmers market. Local farmers sell their products once or twice a week at a designated public place like a park or parking lot. Bloomington-area farmers could be assisted by micro-enterprise and master gardener advisors. Shopping at a farmers market is a great way to meet local farmers and get fresh, flavorful produce, while also experiencing live entertainment. Nutrition specialists from nearby institutions could host a booth at a farmers market where they promote easy recipes, child nutrition and home gardening.

5.2.3 Funding and Financing Strategies

The previous two sections primarily identify specific tools and strategies to implement the Specific Plan in the first 5 to 10 years. Over time, circumstances may warrant a broader use of tools and strategies to pay for improvements.

There are two basic ways to approach paying for public improvements: "pay-as you-go" and debt financing. In a pay-as-you-go approach, an improvement is made only after sufficient revenue is collected to cover the entire cost of the improvement. In a debt-financing approach, the improvement is paid for immediately, typically by borrowing against future revenues—in other words, issuing debt (usually in the form of bonds) that is paid back over time.

Both approaches require a designated funding source (i.e., revenue), to pay for the cost of the improvement itself, and when a financing mechanism is used, to cover interest and other costs associated with issuing debt (these are known as "debt service costs"). Nearly all public improvement projects rely on a combination of multiple funding sources for implementation.

Typical sources of funding for new or enhanced infrastructure (transit, bicycle, pedestrian, streetscape, and parks) include:

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- Local revenues, including revenues from the County's general fund
- User fees and rates, such as transit fares
- Property-based financing tools, often known as "value capture" tools, take advantage of the property
 value appreciation and new development opportunities in a plan area to help pay for infrastructure
 investments
- Development agreements and partnerships are negotiated on a case-by-case basis with key property owners, institutions, and developers
- Grant programs, which typically require a competitive application process

Each of these funding sources and their potential use for projects in the Valley Corridor Specific Plan area are described in more detail below.

Local Revenues

Projects in the Valley Corridor Specific Plan area may require a contribution of local funds for capital improvements. These local funding sources could include the County's general fund contributions, state sources (such as gas tax or noncompetitive Transportation Development Act funds), and other federal tax proceeds.

User Fees

User fees are the fees charged for the use of public transit, roads, infrastructure, and utilities (e.g., fares, water, and sewer). Such fees and rates are typically set to cover a system's operating and capital expenses each year, which can include debt service for improvements to the system. It may be possible to use some portion of user fee or rate revenue toward financing the costs of certain types of infrastructure upgrades that may be needed to accommodate development in the Valley Corridor Specific Plan area. The most applicable of these are the improvements to the area bus stops; however, the ability to raise the revenues for those improvements can only be determined by Omnitrans as the local transit agency.

Special Funding and Financing Mechanisms

In California, common funding and financing tools include the formation of business improvement districts, benefit assessment districts, and community facilities districts (CFDs). Assessment tools and CFDs leverage the value of new real estate development to capture additional tax revenues to finance infrastructure. The assessments can either be used to pay for improvements over time as the funds are collected or can be bonded to make larger, up-front investments. One of the advantages of these property-based tools is that they can be applied toward districtwide improvements and are designed to ensure that properties benefitting from improvements also contribute to those public investments.

Landscaping and Lighting Maintenance Districts. The Specific Plan anticipates that development impact fees, contractual assessments, and County revenues will not be sufficient to fund the public landscaping and lighting improvements. Property owners and the County may find that a landscaping and lighting maintenance district (LLMD) could be an effective way to fund the ongoing maintenance (or even the construction) of public improvements. LLMDs are authorized by the Landscaping and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.).

An LLMD requires an annual assessment process for any assessments other than previously approved assessments to pay previously approved and issued debt. The annual assessment process is similar to that used to establish assessment districts.



The improvements and services provided by LLMDs can include:

- Landscaping
- Statuary, fountains, and other ornamental structures
- Public lighting, including traffic signals
- Appurtenant facilities, including grading, clearing, and removal of debris; the installation or construction of curbs, gutters, walls, sidewalks, or paving; or water, irrigation, drainage, or electrical facilities
- Park or recreational improvements
- Land preparation
- Lights, playground equipment, play courts, and public restrooms
- The maintenance or servicing or both of any of the foregoing
- Acquisition of land for park, recreational, or open-space purposes
- Acquisition of existing improvements
- Acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private

LLMDs can be expanded over time, following a process similar to that used to establish the district. The County may condition development activity in the plan area on annexation into a LLMD if one is established for all or a part of the Specific Plan area. An LLMD may also be established to generate revenues from throughout the Specific Plan area to fund the operation and maintenance of public open space in or around the Specific Plan area.

Enhanced Infrastructure Financing District (EIFD). An EIFD would allow the County to use tax increment financing to fund specific infrastructure projects. An EIFD captures incremental growth in property taxes from taxing entities that agree to participate, with the exception of school districts. This increment may not be sizable for many years; however, if the County wants to use an EIFD to fund and finance capital improvements, it should establish the district as soon as possible to allow time for the tax increment to grow to a level that can secure bond repayment. Although a public vote is not required to establish an EIFD and collect tax increment revenue, approval by 55 percent of district voters is necessary to issue bonds. A list of applicable activities that EIFDs can be used to fund is provided below.

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- Sewage treatment and water reclamation plants and interceptor pipes
- Facilities for the collection and treatment of water for urban uses
- Flood control levees and dams, retention basins, and drainage channels
- Child care facilities
- Libraries
- Parks, recreational facilities, and open space



- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- Brownfield restoration and other environmental mitigation
- The acquisition, construction, or rehabilitation of housing for persons of low and moderate income, as
 defined in Section 50093 of the Health and Safety Code, for rent or purchase
- Acquisition, construction, or repair of industrial structures for private use
- Projects that implement a sustainable communities strategy

Business Improvement District (BID) or Property-Based Business Improvement District (PBID). A BID or PBID essentially creates a neighborhood-level economic development organization accountable to its members and with its own funding stream to improve business performance by addressing local needs. Business owners (within a BID) or property owners (within a PBID) agree to provide funding for specified services in the district. The district is formed through an affirmative majority vote of the businesses or property owners. Services can vary widely, but frequently include ongoing maintenance and cleaning of public areas, security patrols, marketing, and advocacy.

These two types of BIDs have separate authorizing legislation. The Parking and Business Improvement Area Law of 1989 (Streets and Highways Code section 36500 et seq.) allows for BIDs. The Parking and Business Improvement Area Law of 1989 (Streets and Highways Code section 36500 et seq.) provides for PBIDs.

BIDs can fund the following types of physical improvements and services.

- Parking facilities
- Benches
- Trash receptacles
- Street lighting
- Decorations
- Parks
- Fountains
- Promotion of public events which take place on or in public places
- Furnishing of music in any public place
- Promotion of tourism
- Activities which benefit businesses located and operating in the area

PBIDs can fund all of the above improvements and service as well as:

- Closing, opening, widening, or narrowing of existing streets
- Facilities and equipment to enhance security of persons and property within the area
- Ramps, sidewalks, plazas, and pedestrian malls
- Rehabilitation or removal of existing structures
- Marketing and economic development, including retail retention and recruitment



- Supplemental security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services
- Activities which benefit businesses and real property located in the district

Other Special Assessment Districts. In an assessment district, property owners agree to pay an additional fee or tax to fund improvements in a specific geographic area. The amount that each property owner pays must be proportional to the benefit the property will receive from the proposed improvement. Assessment districts are established by an affirmative vote of property owners representing over 50 percent of the funding to be provided. A variety of assessment districts exist, and each features unique rules for formation and use; examples include sewer, utility, and parking districts. Assessment districts are most useful for funding very specific categories of ongoing operations and maintenance costs.

Impact Fees, Development Agreements, and Partnerships

This section describes contributions and investment from the private sector that can be used to pay for new infrastructure and services. The funding obtained from development impact fees and agreements will be directly tied to the magnitude of development that occurs within the Valley Corridor Specific Plan area; as a result, these sources may take time to unlock.

Impact Fees. Development impact fees are a one-time charge imposed on new development. These fees are charged to mitigate impacts resulting from the development itself and cannot be used to pay for existing deficiencies. "In-lieu" fees are similar to impact fees, but are charges paid in lieu of developers providing required onsite community benefits. These impact fees can be applied toward improvements in the Specific Plan area in accordance with the existing programs.

Development Agreements. Structured negotiations between jurisdictions and developers can be conducted to obtain desired improvements in exchange for development rights. The extent to which a new project can contribute to the provision of infrastructure depends on a number of factors, including the anticipated project revenues, construction costs, project size, site characteristics, and other factors. Therefore, the amount of public benefit that can be provided is unpredictable and must be negotiated on a case-by-case basis.

Public/Private Partnerships. The County should also pursue partnerships with local institutions, nonprofit organizations, and community or business organizations to implement projects and provide ongoing programmatic support. Examples of partners are groups like the National Safe Routes to School Partnership, local universities, schools or school district, the Incredible Edible Community Garden, the Inland Empire Biking Alliance, Caltrans, Omnitrans, Molina Healthcare, Kaiser Permanente, and other area institutions or community groups.

Institutional partnerships can often result in substantial new reinvestment in in an area. Possible partnership projects include a public art program with California State University, San Bernardino's, Department of Art. Another examples could be between the County and one of the local medical facilities to improve park space by adding active/healthy improvements or programming through sponsorship or other agreement.

Grant Programs

A wide variety of regional, state, and federal competitive programs exist to distribute funds earmarked for specific types of projects. These programs vary in their availability from year to year. This list is not intended to be exhaustive, but provides guidance on several promising competitive grant programs that can



fund early implementation of key capital cost components. The availability of some programs may vary, and therefore require vigilance in tracking and applying for grants.

Measure I Local Street Projects. Twenty percent of revenue collected in the Valley Subarea is to be distributed among local jurisdictions in the Valley Subarea for local street projects. The San Bernardino Valley Subarea will include the cities of Chino, Chino Hills, Colton, Fontana, Grand Terrace, Highland, Loma Linda, Montclair, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Upland and Yucaipa and unincorporated areas in the east and west portions of the San Bernardino valley urbanized area. Allocations to local jurisdictions shall be on a per capita basis using the most recent State Department of Finance population estimates for January 1, with the County's portion based upon unincorporated population in the Valley Subarea. Estimates of unincorporated population within the Valley Subarea shall be determined by the County Planning Department, reconciled with the State Department of Finance population estimate for January 1 of each year.

Local Street Projects are defined as local street and road construction, repair, maintenance, and other eligible local transportation priorities. Local Street Project funds can be used flexibly for any eligible transportation purpose determined to be a local priority, including local streets, major highways, state highway improvements, transit, and other improvements/programs to maximize use of transportation facilities.

Expenditure of Local Street Project funds shall be based upon a Five Year Plan adopted annually by the governing body of each jurisdiction after being made available for public review and comment. Local Street Project funds shall be disbursed to local jurisdictions upon receipt of the annually adopted Five Year Plan. The local adopted Five Year Plan shall be consistent with local, regional, and state transportation plans.

Caltrans/SCAG Active Transportation Program (ATP). This program funds "active transportation" pedestrian and bicycle improvements and planning, and will significantly streamline the process of applying for grants. ATP combines several preexisting competitive grant programs for funding pedestrian and bicycle improvements, including the Bicycle Transportation Account, Safe Routes to School Programs, and a share of the Highway Safety Improvement Program funding.

Forty percent of the funding will go to metropolitan planning organizations in urban areas. Small urban and rural regions will receive 10 percent, and the remaining 50 percent of the funds will be awarded to projects statewide. The Caltrans grants require a local funding match. The SCAG grant program will also release a call for projects upon approval of its guidelines by the California Transportation Commission.

California HCD Housing-Related Parks Program. The County recently (2016) obtained over \$700,000 in grant funding through the Housing-Related Park Program for the creation of new parks or rehabilitation or improvements to existing parks. The program criteria reward local governments that approve housing for low-income households and are in compliance with the state housing element law. Grant amounts are based on the number of bedrooms in very low and low income housing units in documented housing construction that starts within the 12 months preceding the notice of funding issuance. No local funding match is required.

California HCD Infill Infrastructure Grant (IIG) Program. The IIG provides grants to provide gap funding for new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Eligible activities include new construction, rehabilitation, and acquisition of infrastructure required as a condition of or approved in connection with approval of Qualifying Infill Projects or Qualifying Infill Areas. A jurisdiction must apply as a co-applicant with the developer of a qualifying affordable housing project.



California HCD TOD Housing Program. Low-interest loans are available as gap financing for rental housing developments that include affordable units near transit, and as mortgage assistance for homeownership developments. Grants are also available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments or to facilitate connections between these developments and the transit station.

California Department of Parks and Recreation Land and Water Conservation Fund (LWCF) Competitive Program. The state administers the competitive grant process for distributing federal Land and Water Conservation Fund resources. Grants are to be used for acquisition or development of parks. Up to \$2 million can be awarded, but the award may not exceed half the total project cost; a 50 percent or higher local match is required.

U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG). The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The County may be able to direct CDBG funds for implementation of project components relevant to San Bernardino County's CDBG priorities. The Affordable Bloomington residential project was recently completed and was funded in part through CDBG funds.

Congestion Mitigation and Air Quality Funds. Part of federal MAP 21 program; funds are available for a transportation project or program that is likely to contribute to the attainment or maintenance of a national ambient air quality standard, which could include the construction of bike lanes and routes.

Transportation Alternatives Program. Part of federal MAP 21 program; includes Safe routes to School program and could fund the construction planning and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other nonmotorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic-calming techniques, lighting, and other safety-related infrastructure.

Private Funding Sources

Private Foundations. Numerous private not-for-profit foundations, such as the Knight and Annenberg Foundations, provide nationwide funding for parks and civic spaces. These types of grants/private funding typically require an applicant to demonstrate how a project will expand cultural experiences, create a sense of place, enhance community identity, and/or promote health and sustainability.

Other Potential Financing Tools

In addition to the financing tools described above, two emerging financing strategies that leverage multiple sources of funding could be used to make longer term and larger investments:

Structured Funds. A "structured fund" is a loan fund that pools money from different investors with varying risk and return profiles. Structured funds have a very specific dedicated purpose, which is clearly defined prior to forming the fund, and they are managed by professionals with fund formation and loan underwriting experience.

Because at least a proportion of the investors in a structured fund have an expectation of return on investment, the types of projects financed with these funds must be revenue generating. For example, many regions have begun forming structured funds to acquire and develop affordable housing near transit, which



generates rental revenues that can be used to pay back investors. However, this tool is not well suited for infrastructure improvements, which are not revenue generating.

Revolving Loan Funds (RLF). A "revolving loan fund" is a pool of money dedicated to specific kinds of investments. As the loans are repaid, the funding pool is reallocated and loaned out again. RLF initial funding sources are typically public or private "seed money"—such as a grant, other public funds, or the one-time proceeds from sale of an asset—and/or an ongoing stream of revenue like a dedicated portion of a new or existing tax.

RLFs can provide low-interest loans and access to capital markets for projects that have poor risk profiles to meet economic development, environmental, or other public policy goals. In contrast to a structured fund, which is capitalized by investors with an expectation of return, the seed money used to start an RLF typically does not need to be paid back, so the funding can revolve indefinitely. If the County is able to identify a source for the seed money, an RLF may be a feasible financing tool for infrastructure in the Valley Corridor area.

APPENDIX "Q.0"

Fire Prevention Standards



620 South 'E' Street San Bernardino, CA 92415-0179 (909) 386-8400 **Standard Number**

A-1

Revision Date: 3-22-16

FIRE PREVENTION STANDARD

FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE

AUTHORITY

Sections 102.9 of the 2013 California Fire Code and Sections 4 and 8 of the San Bernardino County Fire Protection District Fire Code Ordinance state that the fire code official of the San Bernardino County Fire Department shall have the authority to adopt policies, procedures, rules, and regulations in order to clarify the application of the Fire Code and to determine requirements not specifically provided for by the Fire Code. For further requirements on this subject, see sections 503.1 and 503.2 et. seq. of the 2013 California Fire Code. This standard may be modified with the approval of the Fire Code Official.

PURPOSE

The purpose of this standard is to provide for roadways that allow for safe, quick and reliable access by emergency response fire apparatus onto premises to be protected.

<u>SCOPE</u>

This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official.

DISCLAIMER

These standards may change without notice. Whenever applicable statutes, regulations and standards are updated and adopted, the latest shall apply. Please contact the Community Safety Division at (909) 386-8400 to determine if these standards have changed.

These requirements do not exempt any individual from complying with other applicable state, county, or city codes and standards.

SUBMITTALS

The applicant shall provide on a scaled site plan or plot plan the following information at a minimum:



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- Location of all fire apparatus access roads and fire apparatus turnarounds for dead end roadways
- 2) Dimensions indicating width, length, and radii of all turns for all fire access roads
- 3) Surfacing specifications of fire access roads, including pavement type and thickness. May also require a report from a registered engineer for certain conditions.
- 4) Gradient, camber (cross slope) and crown of all roadways used for fire access, indicated in percentage at regular intervals (can be submitted on a grading plan and with topographic lines)
- 5) Locations of any types of obstructions to fire access roads (See also SBCFD standard A-3)
- 6) The locations of all temporary and permanent structures, outside storage yards.
- 7) Location of all fire protection water sources (hydrants, tanks, etc.).
- 8) Locations of all parking areas, landscaping areas, walkways, and any other adjacent areas
- 9) Location of significant hazards (i.e., flammable or combustible liquids, hazardous materials, or LPG tanks).

DEFINITIONS

EMERGENCY VEHICLE ACCESS (EVA) - A road or other passageway developed to allow the passage of fire apparatus. An emergency vehicle access is not necessarily intended for vehicular traffic other than fire apparatus.

FIRE APPARATUS ACCESS ROAD - A road that provides fire apparatus access from a fire station to a facility, building or structure or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot drive aisle or access roadway.

GENERAL

- 1) All access roads shall meet minimum fire department access road requirements, including width, distance, turnarounds and height limitations or as approved by the fire code official.
- 2) Fire apparatus access roads shall be provided to within one hundred and fifty (150) feet of all exterior portions of the first story of every building, facility or structure as measured by an approved route around the exterior of the building or structure.



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3) For the purposes of determining adequate fire access as discussed above, "approved route" is the distance measured along a path that simulates the route a firefighter may take to extend a hose line around the exterior of a structure from a fire engine parked on the nearest fire apparatus access road. This is measured at a point located ten (10) feet from the edge of the roadway or curb. Under most circumstances, the approved route will not be a straight line. Fences, planters, other structures, topography and any significant changes in elevation must be considered when determining whether a building or structure is accessible from a particular location on the fire access roadway. (See Diagram A-1.1)

NUMBER REQUIRED

- 1) For new residential development, additional points of access will be determined by the number of existing or future dwelling units that the roadway will provide fire access to, as well as by measuring the length of the roadway.
 - a) For single family uses, a minimum of two points of access, meeting the requirements of the County or City Engineering department for unrestricted motor vehicle access as well as the requirements of this standard, are required when serving more than thirty (30) dwelling units. For multiple family uses, two or more separate points of access are required when serving more than one hundred (100) dwelling units.
- 2) In all commercial and industrial development, a minimum of two or more separate points of fire access into a site or premises, which meet the requirements of the County or City Engineering Department for unrestricted motor vehicle access as well as all the other requirements of this standard, shall be provided whenever fire apparatus access roadways are required onsite. (See Diagram A-1.3)
 - a) For development projects that are constrained with practical difficulties in providing two points of fire access as described above, one point of fire access for emergency ingress and egress shall be allowed at the discretion of the fire code official if it is unobstructed with no gates or other barriers, provides a minimum of thirty five (35) feet in width, and provides access to buildings or structures totaling no more than sixty two thousand (62,000) square feet and no more than thirty (30) feet or three (3) stories in height.
 - b) When a secondary point of fire access into a development is required, it may be permitted to be an Emergency Vehicle Access (EVA) with the approval of the fire code official. The EVA shall be secured with a gate or other barrier acceptable to the fire code official (See SBCFD Standard A-3.)
- 3) In all cases, to be considered a separate point of fire access, such access shall be located at least one half (1/2) of the diagonal distance of the development area served, apart from another point of fire access.
- 4) The fire code official is authorized to require more than two means of fire access based on the potential for impairment of roadways by vehicle congestion, condition of terrain, climatic



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conditions or other factors that could limit access. For example, certain uses or areas may require additional provisions for egress of a large number of the public during major disasters.

LOCATIONS

- 1) In all development except single family residential, where required, fire apparatus access roadways shall be provided on at least one (1) side of every building or structure, which shall be the side with the greatest length. The access road shall run parallel to the entire length of the building. The roadway shall not be closer than ten (10) feet or farther than thirty (30) feet from the building, as measured from the face of curb or edge of the access roadway to the exterior wall or projection of the building or structure. (See Diagram A-1.4)
- 2) In addition, fire access roadways shall be located as per the following:
 - a) Buildings less than 50,000 square feet and greater than 100 feet in depth shall be provided with fire access roadways on two (2) sides, one of which shall be on the longest side.
 - b) Buildings that are 50,000 square feet or larger shall have fire access roadways provided on three (3) sides, two (2) of which will be on the longest sides.
 - c) Buildings which exceed 100,000 square feet shall have fire access roadways provided on all sides.
 - d) Buildings that are four (4) or more stories in height shall have fire access roadways provided on all sides (See Diagram A-1.4)

DIMENSIONS

- 1) Fire apparatus access roadways shall be measured from the face of a vertical curb, the edge of the roadway pavement, or flow line of a rolled curb, or the exterior wall or projection of a building (See Diagram A-1.5)
- Fire apparatus access roadways serving all buildings, structures or facilities shall be a minimum of twenty-six (26) feet in unobstructed width. See (a) through (c) below for exceptions.
 - a) Residential driveways that provide fire access to not more than two (2) single family dwellings and accessory structures shall be a minimum of twelve (12) feet in width.
 - b) Fire apparatus access roadways serving buildings that are three (3) stories, thirty (30) feet or more in height or more than 300,000 square feet in area shall be a minimum of thirty (30) feet in unobstructed width.



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- c) When approved by the fire code official, in Mountain Region areas as designated by the County or where topographical constraints exist, fire apparatus access roads that are less than the minimum width, but no less than twenty (20) feet in width, shall be permitted. Such roadways shall have turnouts that are a minimum of six feet (6') in width and fifty (50') feet in length and spaced at approximately every six hundred (600') feet. If fire hydrants are located on access roads, the turn-out shall be located at each fire hydrants and other points determined necessary for fire protection and emergency response. (See Diagram A-1.8)
- d) One-way fire access roadways and roadways that have raised medians shall have an unobstructed one-way width of twenty (20) feet. Such medians shall be a maximum of fifty (50) feet in width except where approved by the fire code official. Roadways with raised medians shall have intersections or median breaks located a maximum of six hundred (600) feet apart or as recommended by the County or City Engineering Department. (See Diagram A-1.7)
- 3) All fire access roadways shall be no less than fourteen (14) feet six (6) inches in unobstructed vertical clearance; as measured from roadway surface at its the highest elevation to the lowest point of any obstruction.
- 4) All dead-end fire access roadways that exceed one hundred fifty (150') feet in length shall be provided with a turn-around in accordance with the "TURNAROUNDS" section of this Standard. The length of a roadway for the purposes of this standard shall be measured from (A) the center line of the intersecting roadway that provides at least two points of access to (B) the center point of the dead-end roadway terminus, such as a cul-de-sac or other turnaround. (See Diagram A-1.2.)

The maximum length of dead end fire access roadways shall be:

- a) Six hundred (600) feet in length in all residential and commercial development
- b) One thousand (1000) feet in length in industrial development
- c) Three hundred fifty (350) feet in length for development within a Fire Safety Overlay District as defined by the County Development Code
- 5) Parking of vehicles shall not be allowed to obstruct fire department access at any time. The following criteria shall be used to determine parking allowed on fire access roadways:
 - a) Parking is not permitted on roadways that are less than thirty two (32) feet in width.
 - Roadways that are a minimum of thirty two (32) feet in width but less than forty (40) feet in width may have parallel parking on one (1) side of the roadway in accordance with County or City standards.
 - c) Roadways that are a minimum of forty (40) feet in width may be designated to have parallel parking on both sides of the roadway. For higher density development, public or private streets that are a minimum of thirty six (36) feet in width may be allowed to have



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parking on both sides of the street with the approval of the fire code official, taking into consideration additional access provisions and other factors.

d) In addition, parking that is perpendicular or diagonal to the edge of the roadway shall not obstruct the required minimum width of 26 feet for fire access. (See Diagram A-1.6).

SURFACE

- 1) All fire access roadway surfaces, except for driveways providing fire access to no more than two (2) single family dwellings or accessory structures, shall be capable of supporting a fire apparatus with a gross vehicle weight of 80,000 pounds (lbs.) For design purposes, fire apparatus weight is distributed as 60,000 lbs. on the rear dual axles and 20,000 lbs. on the front axle. When required by the fire code official, the design of fire access roadways shall bear the stamp of a registered professional engineer in order to verify that they meet this requirement.
- 2) Fire access roadways shall be paved with a concrete or asphalt material in order to provide "all weather" safe driving conditions. The appropriate thickness of surface materials and base materials shall be determined by a qualified engineer and subject to the approval of the County or City Engineering Department, but shall be in all cases a minimum of four (4) inches.
- 3) Planted materials that are retained by a solid system such as "Turf Block,"® or "Grass-crete"® may be used for fire apparatus access surfacing, with approval of the fire code official, for limited or isolated areas no more than fifty (50) feet in length and where road grades do not exceed two percent (2%). Such areas shall be clearly signed as Emergency Vehicle Access per SBCFD Standard A-3, Diagram A-3.1. These, as well as other alternate paving materials such as stone, concrete pavers, chip seal or slag, shall be evaluated based on their ability to support imposed load of a fire apparatus and shall be immediately recognizable to emergency responders as a drivable surface.
- 4) Where no paved roadways exist and road grades do not exceed eight percent (8%), and where serving only single family dwellings or accessory buildings, roads may be constructed with approved native materials or gravel compacted to eighty five percent (85%) compaction.

GRADIENT

- 1) Generally, the grade of a fire apparatus access road shall be a maximum of twelve percent (12%) at any point.
- 2) Fire apparatus access roadways or driveways may be increased to fourteen percent (14%) for a distance not to exceed 500 feet with the approval of the fire code official.



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- 3) The grade of a driveway providing fire access to one (1) or two (2) single family dwellings may be increased to a maximum of sixteen percent (16%) for a distance not to exceed 500 feet in areas in which County or City Development Codes allow such increases and with the approval of the fire code official.
- 4) Grades across the width of a road section or within a turnaround area as described below shall not exceed five percent (5 %.)
- 5) In order to accommodate proper angles of approach and departure, gradient in fire access roads shall not exceed a five percent (5%) change along any ten (10) foot section. (See Diagram A-1.9).

TURNING RADIUS

- 1) All turns within fire access roadways that accommodate two-way traffic of fire apparatus shall be a minimum of nineteen feet (19') inside radius and forty five feet (45') outside radius. (See Diagram A-1.10.)
- 2) For fire access roadways that accommodate one-way traffic of fire apparatus, as well roadways that have limited traffic such as onsite drive aisles shall be a minimum of nineteen feet (19') inside radius and thirty one feet (31') outside radius. (See Diagram A-1.10)
- 3) Subject to the approval of the fire code official, a computer model fire apparatus turning template, set to the dimensions of a typical fire apparatus, can be used for determining the appropriate radius.
- 4) A minimum fifty (50) foot straight section of roadway must be provided between radius turns within fire access roadways, measured from the end of one radius turn to the beginning of the next. (See Diagram A-1.11) A turning template may also be used to modify this requirement.

TURNAROUNDS

- 1) An approved fire apparatus turnaround in accordance with this section is required when fire access roadways exceed one hundred fifty (150) feet in length.
- 2) Driveways, alleys, and other private roadways that are not intended for public access may provide a "hammerhead" style turnaround complying with **Diagram A-1.12**.
- 3) Public and private streets that are intended for public access shall terminate in an approved cul-de-sac with a minimum radius of forty five (45) feet. When allowed by the County or City Engineering Department for higher density development, cul-de-sacs that are a minimum of thirty eight (38) feet in radius may be allowed with the approval of the fire code official, taking into consideration potential for parking and other factors. (See Diagram A-1.13).



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FIRE PREVENTION STANDARD

FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE

INSTALLATION

- 1) All fire access roadways required by the Fire Code and this standard shall be installed to an extent that will provide all-weather paved access for emergency vehicles prior to combustibles being brought to the site or combustible construction taking place. The fire code official shall determine the adequacy of fire access roads during construction; see also SBCFD Standard B-2.
- 2) All secondary points of fire access, including those that are EVA only, shall be installed prior to the first phase or the beginning of combustible construction. Subject to the approval of the fire code official, additional points of access may be installed during later phases of construction, provided all other requirements of this Standard are met and all access roads and points of access are installed prior to final for occupancy.
- 3) Prior to final approval for any development project, fire access roadways shall be complete with final lifts of asphalt, curbs and gutters, fire hydrant markers in accordance with SBCFD standard W-2, and approved signage and striping in accordance with SBCFD Standard A-2.

TEMPORARY FIRE ACCESS ROADS

- 1) When approved by the fire code official, temporary access roads that meet all applicable requirements of SBCFD Standards may be installed during construction in lieu of permanent access roadways and maintained in place for a maximum period of one (1) year.
- 2) Temporary fire access roads shall be designed by a registered professional engineer and drawn on plans and submitted to the Fire Department in accordance with this Standard. Such roadways may be designed and constructed of any materials that will provide safe, all-weather drivable surface, provided these are evaluated by the design engineer and meet all applicable requirements of this Standard.
- 3) See SBCFD Standard B-2 for maintenance of temporary access roads.

MAINTENANCE

- 1) All fire apparatus access roads, private or public, shall be maintained unobstructed and in safe, drivable condition for emergency vehicle access at all times by the property owner or other responsible party.
- 2) In areas subject to snowfall, all roadways used for fire access shall be cleared of snow and repaired on a continual basis.



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- 3) Landscaping and any other vegetation shall be maintained and cleared horizontally from the edges and extending vertically to fourteen (14) feet, six (6) inches in height for all fire access roads. Landscaping placed in decorative medians or near buildings shall not be obstructive to fire equipment. Consideration should be given as to the size of mature growth, for each species, so plants will not impede firefighting operations or access.
- 4) All roadways as well as cul-de-sacs and other required turnarounds shall be free of obstructions, including storage or the parking of vehicles.

JOINT EMERGENCY AND FIRE APPURATUS ACCESS ROADS

Emergency and fire apparatus access roads passing through multiple parcels shall comply with the requirements of the San Bernardino County Fire Code Ordinance, section 32.

FIREFIGHTER ACCESS TO BUILDINGS

- 1) Fences, walls, landscaped areas, or other obstructions that may inhibit firefighters from extending hose lines from a fire apparatus parked on a fire access roadway to any building shall have minimum four foot (4'-0") gates or openings provided, at locations acceptable to the fire code official.
- 2) A minimum four foot (4'-0") paved pathway shall be provided from fire access roadways to all fire access doors as required for high piled storage uses per the California Fire Code.

FIRE ACCESS ROADS WITHIN STATE RESPONSIBILITY AREAS AND STATE PROJECTS

1) Where not legally enforceable within State regulated development projects and existing facilities, the requirements in Standard SRA-1 are to be followed within San Bernardino County Fire Department's jurisdiction.



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DIAGRAM A-1.1: ROUTE OF TRAVEL AROUND BUILDINGS

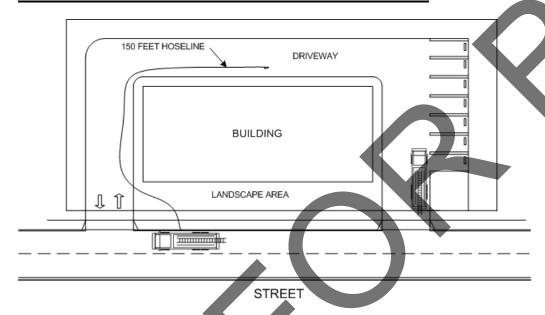
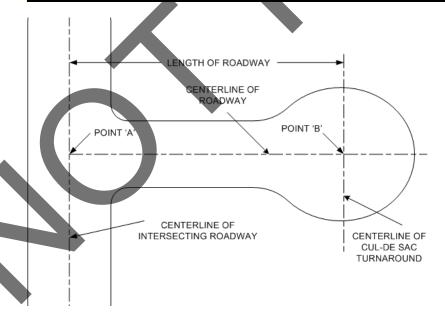


DIAGRAM A-1.2: METHOD OF MEASURING CUL-DE-SAC LENGTH





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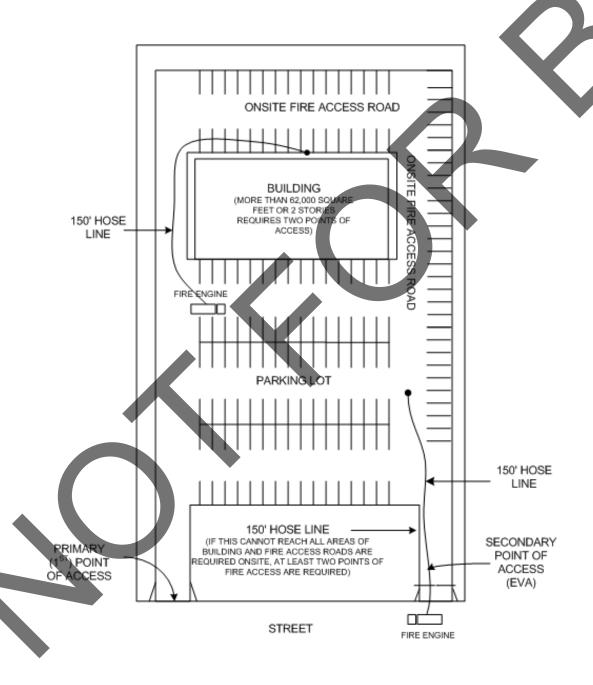
A-1

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FIRE PREVENTION STANDARD

FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE

DIAGRAM A-1.3: MULTIPLE POINTS OF ACCESS





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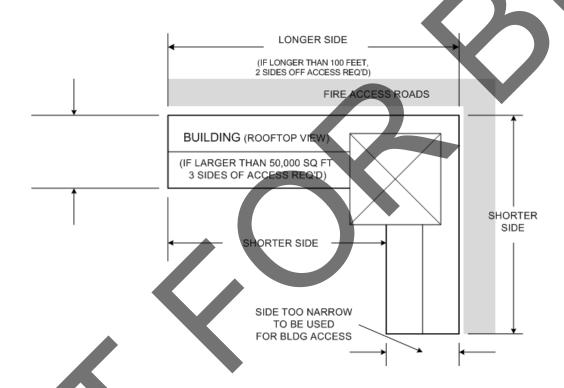
A-1

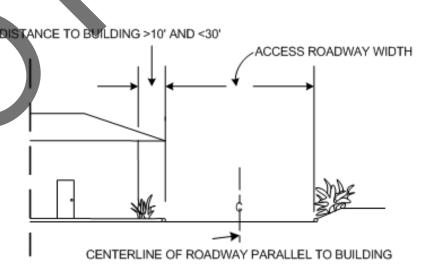
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FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE

DIAGRAM A-1.4: SIDES OF BUILDING ACCESS







620 South 'E' Street San Bernardino, CA 92415-0179 (909) 386-8400 **Standard Number**

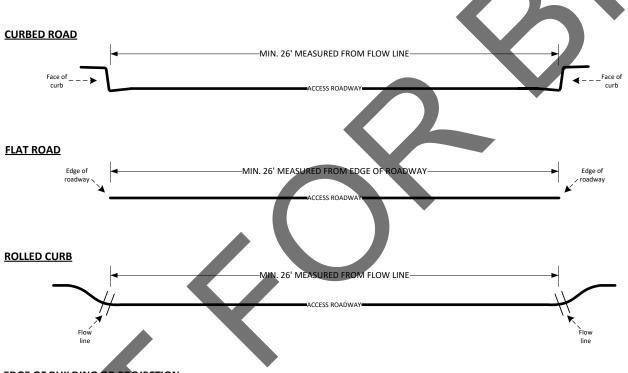
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Revision Date: 3-22-16

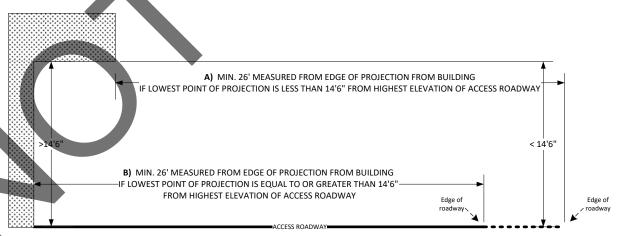
FIRE PREVENTION STANDARD

FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE

DIAGRAM A-1.5: ROADWAY MEASUREMENT DETAIL



EDGE OF BUILDING OR PROJECTION





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DIAGRAM A-1.6: PARKING ON FIRE ACCESS ROADWAYS

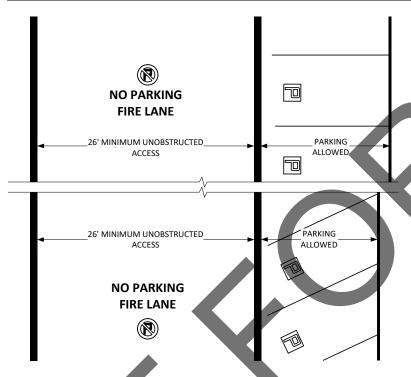
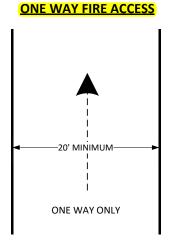


DIAGRAM A-1.7: ROADWAY MEDIAN BREAKS

ROADWAYS WITH RAISED MEDIAN BETWEEN BREAKS IN MEDIAN 20' MINIMUM 20' MAXIMUM 30' MAXIMUM 30





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DIAGRAM A-1.8: ROADWAY TURNOUT DETAILS

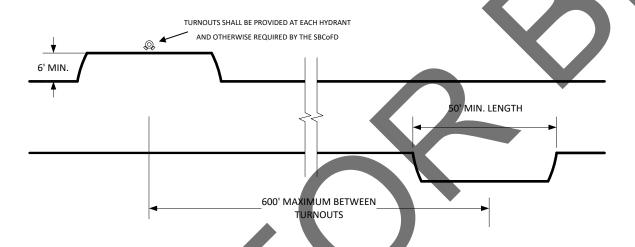
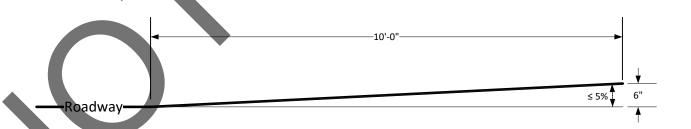


DIAGRAM A-1.9: ROADWAY GRADE DETAIL





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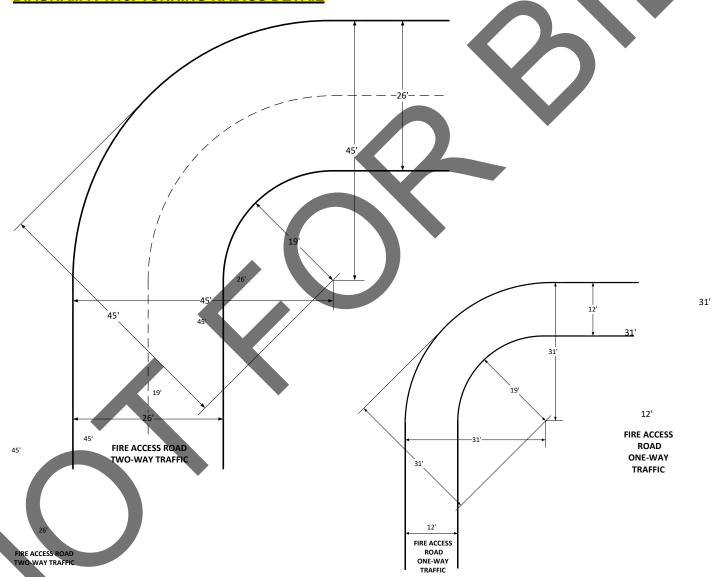
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FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE

DIAGRAM A-1.10: TURNING RADIUS DETAIL





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DIAGRAM A-1.11: ROADWAY CURVES

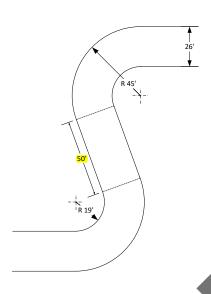
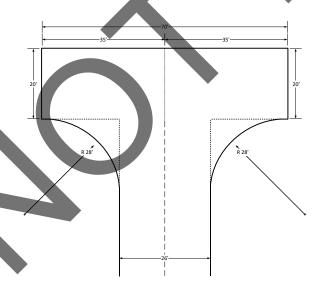


DIAGRAM A-1.12: HAMMERHEAD TURNAROUND DETAIL





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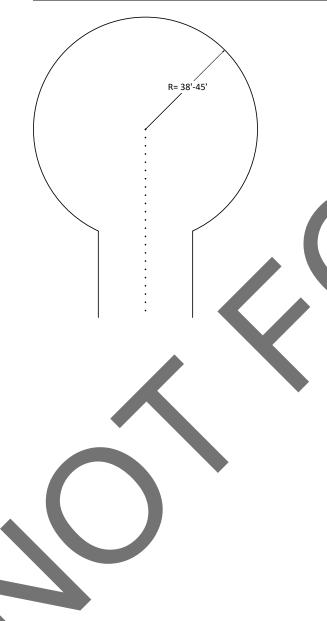
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DIAGRAM A-1.13: CUL-DE-SAC TURNAROUND DETAIL





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FIRE SAFETY STANDARD

ONSITE FIRE PROTECTION WATER SYSTEMS

AUTHORITY

Sections 102.9, 103 and 104.1 of the 2013 California Fire Code provides that the fire code official of the San Bernardino County Fire Department shall have the authority to adopt policies, procedures, rules, and regulations in order to clarify the application of the Fire Code and to specify requirements not specifically provided for by the Fire Code. For further requirements on this subject, see section 508 of the 2013 California Fire Code. This standard may be modified with the approval of the Fire Code Official.

PURPOSE

The purpose of this standard is to serve as a guideline to NFPA 24 AND 25 for establishing an onsite private water supply capable of providing an adequate water supply for firefighting purposes, as determined by the requirements in the Fire Code.

SCOPE

This standard establishes minimum requirements for installation and maintenance of all private fire hydrants and appliances related to an onsite fire protection system.

DISCLAIMER

These standards may change without notice. Whenever applicable statutes, regulations and standards are updated and adopted, the latest shall apply. Please contact the Community Safety Division at (909) 386-8400 to determine if these standards have changed.

These requirements do not exempt any individual from complying with other applicable state, county, or city codes and standards.

SUBMITTALS

The following shall be submitted to the Fire Department for approval and permit prior to performing any work on any fire sprinkler system:

1) A completed San Bernardino County Fire Department permit application



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ONSITE FIRE PROTECTION WATER SYSTEMS

- 2) A minimum of three (3) sets of detailed plans describing the work to be done. (For information on what must be included on plans, see sections below in this Standard and the SBCFD Plan Submittal Checklist.) The designer of the system shall provide a certification statement with the following text verbatim: "I certify that the design of the water system is in accordance with the requirements of the San Bernardino County Fire Department".
- 3) Manufacturer's specifications sheets (cut sheets) for all proposed materials and equipment.
- 4) A water flow test report from the water purveyor dated within one (1) year of submittal
- 5) Any other important details and information as required by this Standard.
- 6) Payment of all appropriate fees.
- 7) No work shall commence until plans are approved by the Fire Department and/or the water company having jurisdiction.

UNDERGROUND PIPING SYSTEMS

- 1) Commercial/industrial projects with a building(s) exceeding 100,000 square feet shall be required to have a looped fire line system and with a minimum of two (2) points of connection to the public water source.
- 2) Underground pipe shall be laid with the identification data facing up to permit inspection and verification of pipe nomenclature.
- 3) Thrust blocks or restrained joints shall be provided as per the current edition of NFPA 24.
- 4) When plastic mains are installed, they shall be marked with 12 gauge tracer wire, taped to the top of the pipe, or with approved tracer tape installed in the trench according to the manufacturer's instructions.

FIRE HYDRANT DISTANCES

- 1) All fire hydrants, public and private, shall be located within one hundred fifty (150) feet from all portions of the building(s) to be protected, as measured along approved fire apparatus access routes.
- 2) In no case shall fire hydrants be closer than twenty-five (25) feet to any building, unless approved by the Fire Code Official.



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ONSITE FIRE PROTECTION WATER SYSTEMS

3) Public fire hydrants installed to support a fire sprinkler system shall not exceed fifty (50) feet from the fire department connection nor be closer than three (3) feet. See Diagram W-2.1

FIRE HYDRANT SPACING

- 1) RESIDENTIAL AREAS (SINGLE-FAMILY):
 - a) Single-family residential developments may have spacing between hydrants no more than six hundred (600) feet and the hydrant shall not be more than three hundred (300) feet (as measured along vehicular travel-ways) to main driveway on the address side of the proposed single-family structure.
 - b) Shorter hydrant spacing may be required by local ordinances and regulations.
- 2) MULTIPLE FAMILY RESIDENTIAL, INDUSTRIAL AND COMMERCIAL AREAS:
 - a) Public fire hydrants shall be installed on public streets at distances no greater than three hundred (300) feet between each appliance.
 - b) Public fire hydrants shall be required on both sides of a public street, if the public right-of-way exceeds eighty (80) feet.
 - c) Private on-site fire hydrants may be required if any portion of the building(s) to be protected exceeds three hundred fifty (300) from the public fire hydrant as measured along vehicular travel-ways.

HYDRANT SIZE, INSTALLATION, LOCATION AND TYPE

- 1) The centerline of the riser shall be normally two (2) feet behind the curb face, unless otherwise approved by the Fire Code Official. **See Diagram W-2.2**
- 2) Where curbs and/or sidewalks exist, the centerline of the bottom outlet must be no lower than eighteen (18) inches and no higher than twenty four (24) inches above the finished grade. In the absence of a curb, set center of bottom outlet no lower than eighteen (18) inches and no higher than twenty four (24) inches above the crown of the road (the crown of the road is the highest point in the middle of the roadway) and provide steel pipe barricades, four (4) inches in diameter filled with concrete, three (3) feet from the hydrant so as not to obstruct the outlets and valve nuts. See Diagram W-2.2
- 3) Fire hydrant shut off valves (street valves) shall be located in the drive aisle, directly in front of the 4" port, 3' to 10' from the hydrant, covered with a metal valve box cover painted blue. **See Diagram W-2.3**



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- 4) No fire hydrant shall be installed closer than five (5) feet from the edge of driveway aprons.
- 5) Fire hydrants on cul-de-sac's shall be located between the short portions of 2 driveways and shall not be located at the end of the cul-de-sac. On main line extensions fire hydrants shall not be located at end of line. There shall be a blow off at the end of line, if required by the local water purveyor. **See Diagram W-2.4**
- 6) Wet barrel fire hydrants shall be manufactured to ANSI and AWWA standards. The six (6) inch riser and outlets (two 2 1/2 inch and one 4 inch) shall be cast as an integral part of the head. They shall be fastened / locked to the head in such a manner to prevent the unintentional removal of the outlets out of the head.
- 7) Manufacturer's specifications of fire hydrants shall be submitted to the Fire Code Official upon request.
- 8) All hydrants on private property shall be an approved hydrant with breakaway bolts.
- 9) Private dry barrel fire hydrants in areas subject to freezing shall meet the same specifications as local public dry barrel fire hydrants maintained by the local water purveyor. In no case shall a dry barrel hydrant be less than 6" x 4" x 2 ½" x 2 ½".
- **10)** The exterior of the hydrant head including the riser, excluding the threads, shall be painted with two coats of primer and two coats of exterior oil based safety yellow paint.

WATER MAIN SIZES

- Multi-Residential and Commercial-Industrial water main size shall be determined by the required fire flow.
- 2) Final flow tests shall be made by flowing fire hydrants of all new water distribution systems constructed in accordance with approved water plans. The tests shall be observed by the Fire code official and calculated to establish adequate water is provided prior to final inspection.

HYDRANT MARKERS

- 1) The developer/contractor shall install blue reflective markers in accordance with the following specifications:
 - a) Markers shall be Ray-O-Lite 2SRPM-DB or equivalent.
 - b) Adhesive shall be Ray-O-Lite 2SRMESS1 or equivalent.
- 2) Location of pavement markers:



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- a) Markers shall be placed eighteen (18) inches from the painted center line (CL) or if no painted CL exists, eighteen (18) inches from the center of the roadway on the side nearest the hydrant.
- b) On a four- (4) lane street with turn lane at the intersection, the marker shall be eighteen (18) inches from the edge of the turn lane on the side nearest the hydrant.
- c) Streets with a median having a hydrant on the roadside, shall have markers placed eighteen (18) inches from the edge of the painted line closest to, and on the side nearest the hydrant.
- d) Hydrants at an intersection shall have markers placed on both streets.
- e) Hydrants on a median shall have a marker eighteen (18) inches from the median edge on both sides of the median.
- f) For multi-lane streets with a center turn lane not at an intersection, the marker shall be eighteen (18) inches from the edge of the turn lane on the side nearest the hydrant.
- 3) In areas subject to regular snow coverage, alternative marking devices may be used with the approval of the Fire Code Official.

SYSTEM TESTING

- 1) All underground piping shall be hydrostatically tested in accordance with NFPA 24 and flushed prior to connection to any overhead sprinkler piping.
- 2) It is the underground contractor's responsibility to give proper notification of these tests prior to any piping being concealed.

SPECIAL CONCERNS

 Special hazard areas, high-rise buildings and other areas of fire protection not covered in this standard may require special consideration. The contractor is encouraged to contact the Fire Code Official regarding these areas not covered in this standard.



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FIRE SAFETY STANDARD

ONSITE FIRE PROTECTION WATER SYSTEMS

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W-2

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DIAGRAM W-2.1: FIRE HYDRANT AND PIV DETAILS

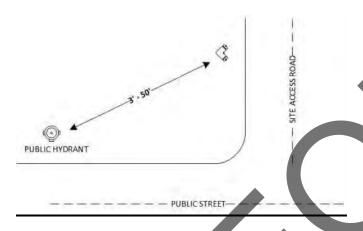
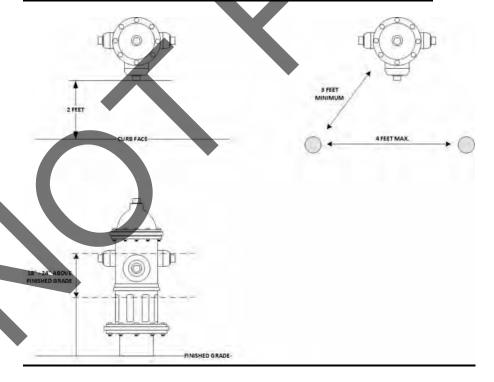


DIAGRAM W-2.2: FIRE HYDRANT INSTALLATION DETAILS





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W-2

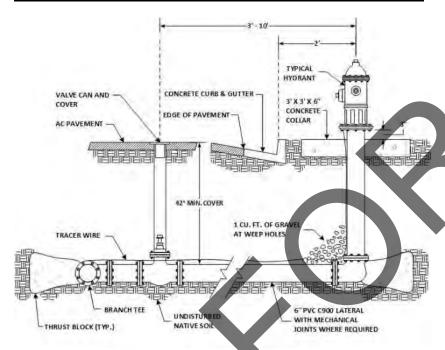
Standard Number

Revision Date: 3-22-16

FIRE SAFETY STANDARD

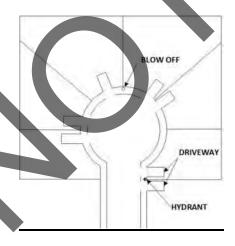
ONSITE FIRE PROTECTION WATER SYSTEMS

DIAGRAM W-2.3: FIRE HYDRANT INSTALLATION DETAILS



TYPICAL FIRE HYDRANT DETAIL

DIAGRAM W-2.4: FIRE HYDRANT DETAILS



APPENDIX "R.0"

Assessor's Office Data

Property Information Management System

San Bernardino County
Office of the Assessor



PIMS PACKAGE REPORT FOR PARCEL 0252-161-09-0000



Property Information

Property Address (Main Situs) Protected per CA. Govt. Code

Sect. 6254.21

Protected per CA. Govt. Code

Sect. 6254.21

Owner and Mailing Address BLOOMINGTON PARK &

RECREATION DIST

Protected per CA. Govt. Code

Sect. 6254.21

Protected per CA. Govt. Code

Sect. 6254.21

Effective Date 02/28/1975

Parcel 0252161090000

Parcel Status ACTIVE

Parcel Type REAL PROPERTY

Property ID

Tax Status EXEMPT FROM

Use Code SFR

Land Access PUBLIC PAVED

Size 1.501 TO 3.500 ACRES

Land Type COMMERCIAL

District FONTANA

Resp Group REAL PROPERTY

Resp Unit COMMERCIAL ZONE OR

Current Owners

Name BLOOMINGTON PARK & RECREATION DIST

Document Numbers

R/I SOLE OWNER

% Int 100.0000000

Type BILLED OWNER

Acquisition Date 02/28/1975

Document Date 02/28/1975

Inactive Date NONE

Legal Parcel Map

Parcel Map	Parcel Nbr	Unit	Book	Page	

0252161090000

Legal Description

MARYGOLD ACRES LOT 101 EX E 4 1/2 AC M/L AND EX HGWY AND EX ST (ADDL HGWY PER 4-19-82-82-074750)

No Legal Reason for Change Found

No Active Homeowner's Exemptions Found

Property Information Management System

San Bernardino County
Office of the Assessor



PIMS PACKAGE REPORT FOR PARCEL 0252-161-10-0000



Property Information

Property Address (Main Situs) Protected per CA. Govt. Code

Sect. 6254.21

Protected per CA. Govt. Code

Sect. 6254.21

Owner and Mailing Address BLOOMINGTON PARK &

RECREATION DIST

Protected per CA. Govt. Code

Sect. 6254.21

Protected per CA. Govt. Code

Sect. 6254.21

Effective Date 01/25/1994

Parcel 0252161100000

Parcel Status ACTIVE

Parcel Type REAL PROPERTY

Property ID

Tax Status EXEMPT FROM

Use Code VACANT

Land Access CHECK

Size 3.501 TO 7.000 ACRES

Land Type COMMERCIAL

District FONTANA

Resp Group REAL PROPERTY

Resp Unit COMMERCIAL ZONE OR

Current Owners

Name BLOOMINGTON PARK & RECREATION DIST

Document Numbers

R/I SOLE OWNER

% Int 100.0000000

Type BILLED OWNER

Acquisition Date 02/28/1975

Document Date 02/28/1975

Inactive Date NONE

Legal Parcel Map

Parcel Map	Parcel Nbr	Unit	Book	Page	

0252161100000

Legal Description

MARYGOLD ACRES E 5.95 AC LOT 102 EX SLY PTN FOR HGWY AND EX ST (ADDL HGWY PER 4-19 -82 82-074750)

No Legal Reason for Change Found

No Active Homeowner's Exemptions Found

0254

162

Ptn. S.W. 1/4, Sec. 21 T.1S., R.5W. Assessor's Map Book 0252 Page 16 San Bernardino County REVISED 04/18/14 RU 03/11/16 BK-MC

Assessed on Pg.14

APPENDIX 2 PROGRAMMING REPORT





Programming Report San Bernardino County Animal Care Center November 29, 2022



"Shelter Planners of America"

1106 W. Randol Mill Rd. Suite 300, Arlington, TX 76012 Phone (817) 265-8522 www.shelterplannersofAmerica.com

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3.	People and Animal Levels	5
4.	Building Space Program	12
5.	Site Considerations	13
6.	Recommended Features	14
7.	Staffing	24
8.	Operating Cost	25
9.	Opinion of Probable Cost	26
	bit A - Current and Projected Human Population and Animal Intake	1 page
	bit B - Building Space Program	9 pages
	bit C - Opinion of Probable Cost	1 page
Exhi	 bit E - Cost Examples of Other Shelters Arlington Animal Service Center, TX Beaufort County Animal Services & Hilton Fassociation, SC Harris County Pets, TX Lafayette Animal Services, LA Operation Kindness, TX Springdale Animal Shelter, AK Chatham County Animal Services Facility, I 	

1. PURPOSE AND SCOPE OF REPORT

The purpose of this Programming Report (Report) is for Shelter Planners of America (SPA) to provide information to San Bernardino County's Department of Public Health Animal Care (County) and Miller Architecture (Miller) that will guide them in regard to their new Animal Care Center in Bloomington, CA.

The Report was authorized by Gary Miller, AIA Principal of Miller Architecture on behalf of San Bernardino County in accordance SPA proposal dated June 17, 2022.

Information in this Report was developed from information provided by the County and observed during our on-site visit on November 1st and 2nd 2022. The Report provides a brief statement of the existing facility, looks at people and animal levels, provides a proposed Building Space Program, site considerations, recommended features, discusses staffing, operating cost, and Opinion of Probable Cost.

The Programming Meeting was held on November 2, 2022, at the County Administration Building Oak Room that lasted about 8 hours. The following were in attendance:

<u>Name</u>	<u>Organization</u>	<u>Title</u>
Ken Hylin	SB County Project Management	Sr. Project Manager
Brian Cronin	SB County Animal Care	Chief of Animal Care
Nishalet Wilson	SB County Animal Care	Supervising Animal Control Officer
Kelly Papp	SB County Animal Care	Supervising Animal Control Officer
Greg Beck	SB County Animal Care	Program Manager
Gary Miller	Miller Architecture	Principal
Kathy Oswalt	Miller Architecture	Project Manager
Mike Barnard	Shelter Planners of America	President

2. BRIEF REVIEW OF EXISTING FACILITIES

General

San Bernardino County Animal Care Center started in 1960's. The Chief of Animal Control is responsible for the operation of the existing Animal Care Center under the governance of the County Commissioners. The present Devore Animal Care Center was constructed in the 1980's with several renovations throughout the years.



Front of existing Devore Animal Care Center



Back of existing Devore Animal Care Center



Indoor Dog Kennels in existing Devore Animal Care Center



Outdoor Dog Kennels in existing Devore Animal Care Center

The present Animal Care Center facility was built with materials and concepts that are of lower standard than today's modern Animal Care Centers. The building does not have good flow and creates additional work for staff. The dog kennels are not ideal for ease of cleaning and maintaining the animals in a healthy state. The staff has done the best job possible of maintaining the building under difficult conditions. They are to be commended for keeping the building clean and presentable to the public.

The existing Devore Animal Care Center (Devore) is to be repurposed, and the current operation for "small animals" (dogs, cats, and exotic animals) will be moved to a new animal facility in Bloomington. The new facility will also serve additional municipalities, in addition to the current service area.

It has already been determined that a new Animal Care Center is needed. Therefore, an extensive list of deficiencies has not been provided in this report.