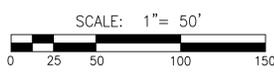
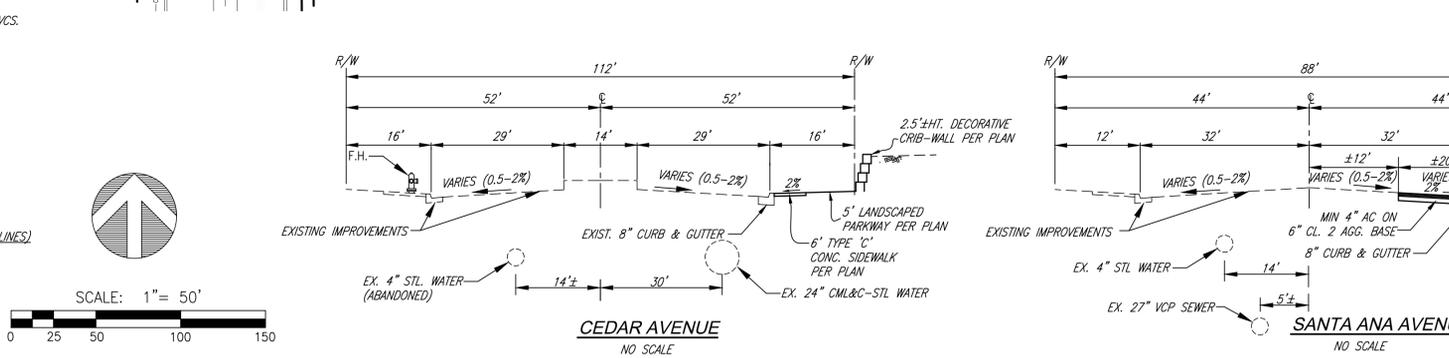
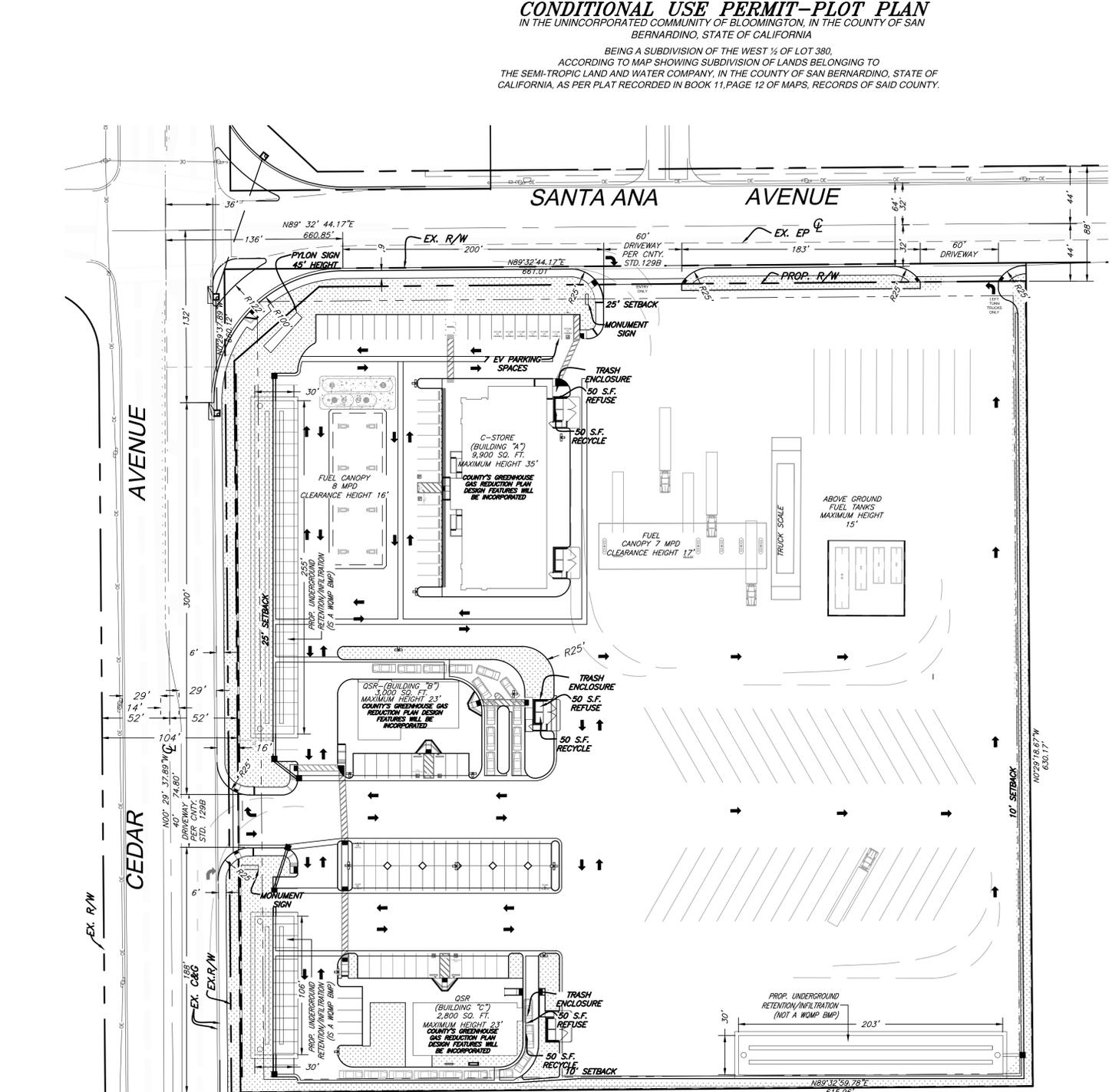


- LEGEND:**
- CENTERLINE
 - - - RIGHT-OF-WAY LINE
 - ==== PROPERTY LINE
 - ==== PROP. SIDEWALK
 - ==== PROP. CURB AND GUTTER
 - PROP. SEWER
 - PROP. WATER
 - PROP. FIRE-WATER
 - EXIST. CURB AND GUTTER
 - EXIST. EDGE OF PAVEMENT
 - EXIST. SWALE FLOWLINE
 - EXIST. FENCE
 - EXIST. VEGETATION LINE
 - EXIST. SEWER
 - EXIST. WATER
 - EXIST. FIRE-WATER
 - EXIST. UNDERGROUND ELECTRIC
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. GAS
 - INDEX CONTOUR
 - INTEGER CONTOUR
 - SPOT ELEVATION
 - UTILITY POLE
 - LIGHT POLE
 - METER UTILITY
 - POST/BOLLARD
 - SIGNS/FLAGS
 - VALVE
 - FIRE HYDRANT
 - LANDSCAPE AREAS
 - PATH OF TRAVEL
 - PARKING LOT LIGHTS 20 FOOT TALL W/CONCRETE BASE

- ABBREVIATIONS:**
- EP EDGE OF PAVEMENT
 - TP TOP OF PAVEMENT
 - TC TOP OF CURB
 - FS FINISHED SURFACE
 - BW BACK OF WALKWAY
 - PAVMT. PAVEMENT
 - FL FLOWLINE
 - HP HIGH POINT
 - FH FIRE HYDRANT
 - PVC POLY-VINYL CHLORIDE
 - CO CLEAN-OUT
 - FF FINISHED FLOOR
 - PE PAD ELEVATION
 - AC ASPHALTIC CONCRETE
 - AG AGGREGATE BASE
 - C&G CURB AND GUTTER
 - BCR BEGIN CURB RETURN
 - ECR END CURB RETURN
 - C/L CENTER LINE
 - PROP. PROPOSED
 - R/W RIGHT OF WAY
 - S/W SIDEWALK
 - PL PROPERTY LINE
 - PP POWER POLE
 - EX. EXISTING
 - () EXISTING

- UTILITIES:**
- CABLE TV AND INTERNET SPECTRUM 10768 FOOTHILL BL., 170 855-558-6793
 - ELECTRICITY SOUTHERN CALIFORNIA EDISON 7951 REDWOOD AVE., FONTANA, CA 92336 909-357-6103
 - NATURAL GAS SOUTHERN CALIFORNIA GAS 9281 SIERRA AVE., FONTANA, CA 92235 800-427-2200
 - WASTE DISPOSAL DUNTEC WASTE AND RECYCLING SVCS. 1450 AGUA MANSA RD. RIVERSIDE, CA 92509 951-786-0639
 - DOMESTIC WATER WEST VALLEY WATER DISTRICT 855 W. BASELINE ROAD RIALTO, CA 92376 909-875-1804
 - SANITARY SEWER RIALTO WATER SERVICES 437 N. RIVERSIDE AVE. RIALTO, CA 92376 909-820-2525
 - (IRRIGATION AND FARM TILE DRAIN LINES) WEST VALLEY WATER DISTRICT 855 W. BASELINE ROAD RIALTO, CA 92376 909-875-1804



CONDITIONAL USE PERMIT- PLOT PLAN
 IN THE UNINCORPORATED COMMUNITY OF BLOOMINGTON, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 380, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY.

PARCEL:
 LAND USE: COMMERCIAL
 LOT SIZE: 8.9 ACRES

LOT COVERAGE:
 LOT = 388,157,8597 SQ. FT. (8.9 ACRES)
 15,700 / 388,157,8597 = 0.04

PROPOSED BUILDINGS:

BUILDING A: 9,900 SQ. FT. CONVENIENCE STORE W/ 8 MPD FUEL STATION & 7 DIESEL BAYS
 BUILDING B: 3,000 SQ. FT. FAST FOOD RESTAURANT W/ DRIVE THRU
 BUILDING C: 2,800 SQ. FT. FAST FOOD RESTAURANT W/ DRIVE THRU
 TOTAL BUILDING AREA: 15,700 SQ. FT.

PARKING ANALYSIS:

BUILDING TYPE	RATIO	AREA	SPACE REQ'D
GENERAL RETAIL	1 / 250 SQ. FT.	9,900 SQ. FT.	40
RESTAURANT	1 / 200 SQ. FT.	3,000 SQ. FT.	15
RESTAURANT	1 / 200 SQ. FT.	2,800 SQ. FT.	14
GAS STATION	1 PER PUMP ISLAND	8 PUMP ISLANDS	8
TRUCK STATION	1 PER PUMP ISLAND	7 PUMP ISLANDS	7

TOTAL PARKING REQUIRED = 84
 TOTAL PARKING PROVIDED = 149

TOTAL ADA PARKING REQUIRED = 4
 TOTAL ADA PARKING PROVIDED = 6

TOTAL TRUCK PARKING PROVIDED = 40

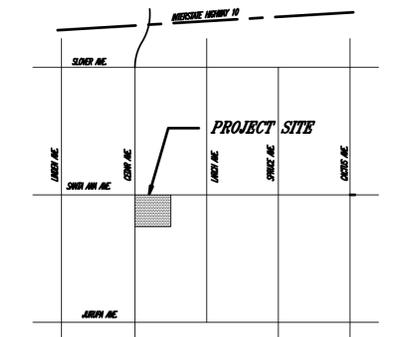
REGULATED NATIVE TREES OR PLANTS

IN COMPLIANCE WITH COUNTY CODE TITLE 8, DIVISION 8, THE SITE HAS BEEN SURVEYED FOR THE PRESENCE OF REGULATED NATIVE PLANTS AND TREES. AS OF THE TIME OF THIS SUBMITAL, NO REGULATED NATIVE TREES OR PLANTS ARE FOUND WITHIN 100 FEET OF ANY AREA THAT WILL BE DISTURBED BY A PROPOSED ROADWAY, BUILDING SITE, OR OTHER LAND DISTURBING ACTIVITY ASSOCIATED WITH THIS PROJECT.

BASIS OF BEARINGS

CCS 83, ZONE 5 CALIFORNIA COORDINATE SYSTEM OF 1983

OFFICIAL USE ONLY



SITE ADDRESS:
 10951 CEDAR AVENUE
 BLOOMINGTON, CALIFORNIA 92316

EXISTING ZONING:
 RS-1-AA SINGLE RESIDENTIAL / ADDITIONAL AGRICULTURAL

EXISTING LAND USE:
 VACANT LOT

PROPOSED LAND USE:
 COMMERCIAL/RETAIL

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 380, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM, THE WEST 45 FEET AS DEEDED TO THE COUNTY OF SAN BERNARDINO, BY DOCUMENT RECORDED MARCH 22, 1957 IN BOOK 4186, PAGE 231 OF OFFICIAL RECORDS.
 GROSS AND NET ACREAGE (8.9 ACRES)

ASSESSOR'S PARCEL NO.:
 0257-101-01

APPLICANT

BLACK GOLD BUILDERS GROUP, INC.
 42270 SPECTRUM STREET INDIO, CALIFORNIA 92203
 (760) 396-9260

PROPERTY OWNER(S)

- HSIAO CHEN CHIU & SHUEH HUI WU CHIU 1/3 INTEREST
- HSIAO YEN CHIU & HUANG YU-CHIH CHIU TRUSTEES OF THE CHIU FAMILY TRUST, DATED 11-19-1998 1/3 INTEREST AS TENANTS IN COMMON
- JEN WEI CHOW 1/3 INTEREST 612 NORTH CLAREMONT STREET SAN MATEO, CA 94401 (626) 377-6722

NO.	REVISION	APPROVED	DATE	BENCH MARK	CITY OF COLTON B.M. NO. 502	ELEV. ORTHO HT. (1070.912) NGVD29	DESIGN BY:	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	MARK CHAPPELL, PE	APPROVED BY:	COUNTY OF SAN BERNARDINO, CALIFORNIA	FILE NO.	SHEET	
															BLOOMINGTON COMMERCIAL CENTER		1	
															COUNTY OF SAN BERNARDINO, CALIFORNIA BLOOMINGTON COMMERCIAL CENTER		DWG. NO. GADD FILE NAME TENTATIVE MAP.DWG	OF 1 SHEETS

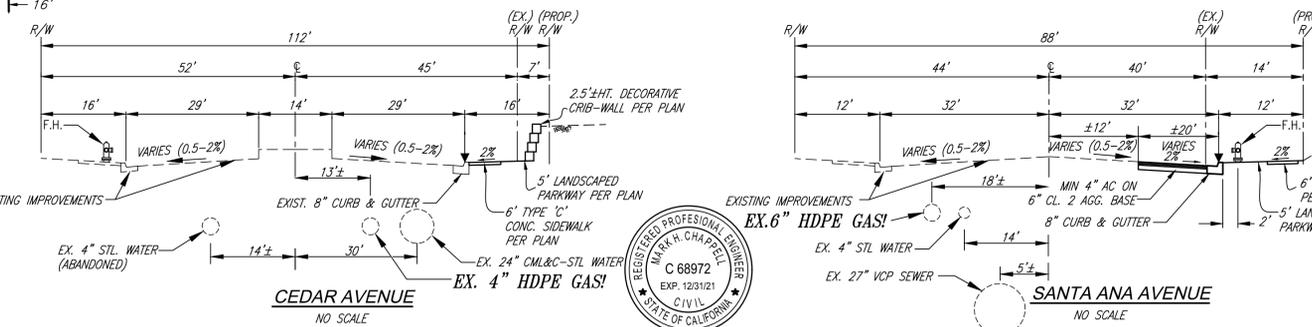
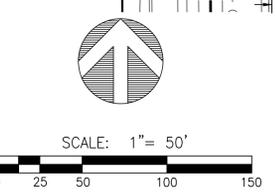
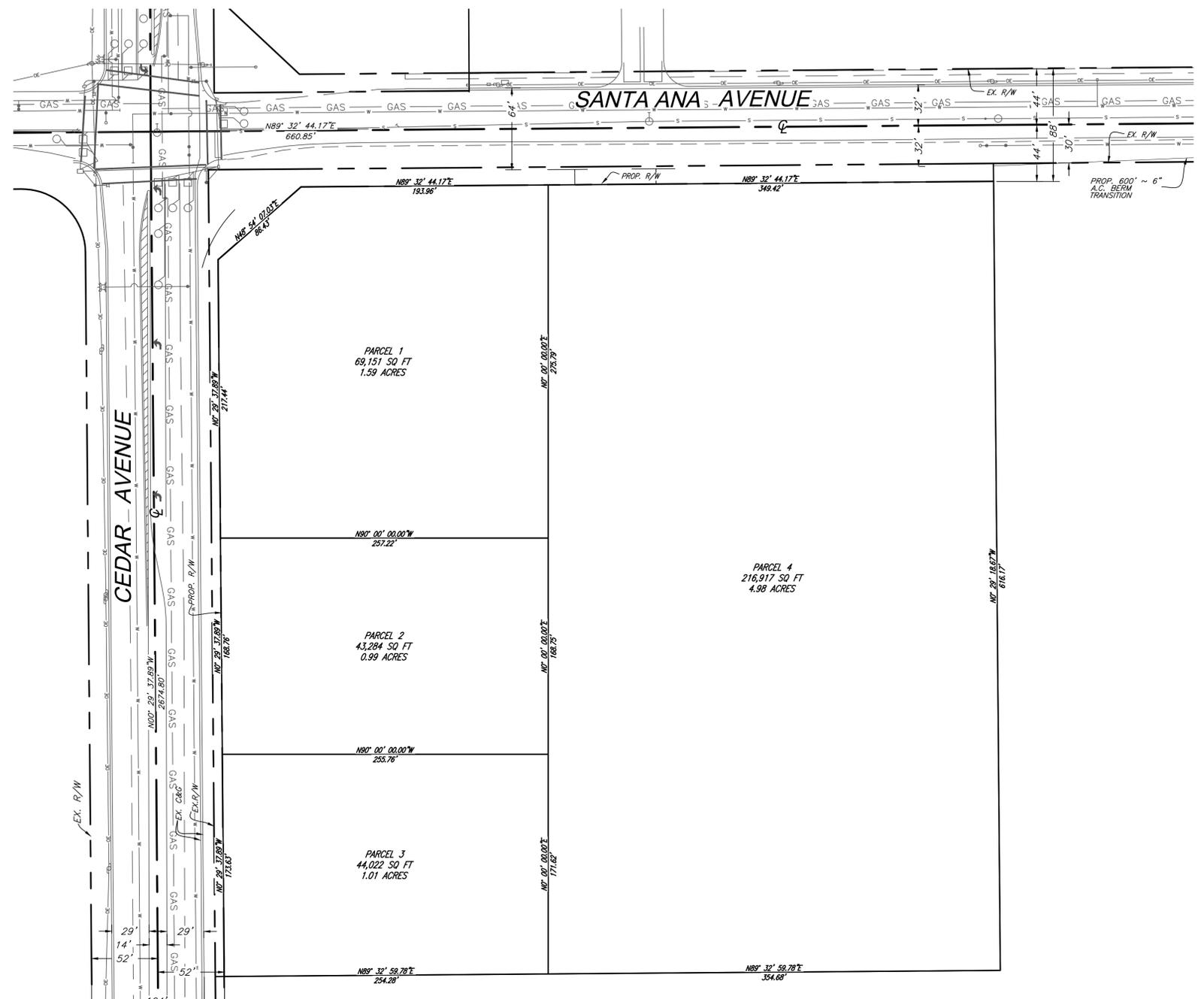
TENTATIVE PARCEL MAP No. 20192
 IN THE UNINCORPORATED COMMUNITY OF BLOOMINGTON, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 380,
 ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO
 THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF
 CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY.

- LEGEND:**
- CENTERLINE
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - PROP. SIDEWALK
 - PROP. CURB AND GUTTER
 - PROP. 6" PVC SEWER (PVT.)
 - PROP. 12" PVC WATER
 - PROP. 2" PVC WATER (PVT.)
 - PROP. 8" PVC FIRE-WATER (PVT.)
 - EXIST. CURB AND GUTTER
 - EXIST. EDGE OF PAVEMENT
 - EXIST. SWALE FLOWLINE
 - EXIST. FENCE
 - EXIST. VEGETATION LINE
 - EXIST. SEWER
 - EXIST. WATER
 - EXIST. UNDERGROUND ELECTRIC
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. GAS
 - INDEX CONTOUR
 - INTEGER CONTOUR
 - SPOT ELEVATION
 - UTILITY POLE
 - ☼ LIGHT POLE
 - ⊙ VALVE

- ABBREVIATIONS:**
- EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - FS FINISHED SURFACE
 - FL FLOWLINE
 - FH FIRE HYDRANT (PVT.)
 - FDC FIRE DEPT. CONNECTION (PVT.)
 - PV POST INDICATOR VALVE (PVT.)
 - PVT. PRIVATE IMPROVEMENTS
 - DCDA DOUBLE CHECK/DETECTOR CHECK ASSY.
 - RP REDUCED PRESSURE BACKFLOW PREVENTER
 - SMH SEWER MANHOLE
 - CO SEWER CLEAN-OUT
 - FF FINISHED FLOOR
 - PE PAD ELEVATION
 - AC ASPHALTIC CONCRETE
 - AG AGGREGATE BASE
 - C&G CURB AND GUTTER
 - C/L CENTER LINE
 - R/W RIGHT OF WAY
 - S/W SIDEWALK
 - PL PROPERTY LINE
 - EX. EXISTING
 - () EXISTING
 - PROP. PROPOSED
 - TYP. TYPICAL
 - VC VERTICAL CURVE
 - BVC BEGIN VERTICAL CURVE
 - EVC END VERTICAL CURVE
 - G1 ENTERING GRADE (R)
 - G2 EXITING GRADE (R)
 - HP HIGH POINT
 - GB GRADE BREAK

- UTILITIES:**
- CABLE TV AND INTERNET**
SPECTRUM
10768 FOOTHILL BL., 170
855-558-6793
 - ELECTRICITY**
SOUTHERN CALIFORNIA EDISON
7951 REDWOOD AVE.,
FONTANA, CA 92336
909-357-6103
 - NATURAL GAS**
SOUTHERN CALIFORNIA GAS
9781 SIERRA AVE.,
FONTANA, CA 92235
800-427-2200
 - WASTE DISPOSAL**
BURRTEC WASTE AND RECYCLING SVCS.
1850 AGUA MANSA RD.,
RIVERSIDE, CA 92509
951-786-0639
 - DOMESTIC WATER**
WEST VALLEY WATER DISTRICT
855 W. BASELINE ROAD
RIALTO, CA 92376
909-875-1804
 - SANITARY SEWER**
RIALTO WATER SERVICES
437 N. RIVERSIDE AVE.,
RIALTO, CA 92376
909-820-2525



FOR OFFICIAL USE ONLY

REGULATED NATIVE TREES OR PLANTS

IN COMPLIANCE WITH COUNTY CODE TITLE 8, DIVISION 8, THE SITE HAS BEEN SURVEYED FOR THE PRESENCE OF REGULATED NATIVE PLANTS AND TREES. AS OF THE TIME OF THIS SUBMITTAL, NO REGULATED NATIVE TREES OR PLANTS ARE FOUND WITHIN 100 FEET OF ANY AREA THAT WILL BE DISTURBED BY A PURPOSED ROADWAY, BUILDING SITE, OR OTHER LAND DISTURBING ACTIVITY ASSOCIATED WITH THIS PROJECT.

SITE ADDRESS:

10951 CEDAR AVENUE
BLOOMINGTON, CALIFORNIA 92316

EXISTING ZONING:

RS-1-AA SINGLE RESIDENTIAL / ADDITIONAL AGRICULTURAL

EXISTING LAND USE:

VACANT LOT

PROPOSED LAND USE:

COMMERCIAL/RETAIL

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 380, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM, THE WEST 45 FEET AS DEEDED TO THE COUNTY OF SAN BERNARDINO, BY DOCUMENT RECORDED MARCH 22, 1957 IN BOOK 4186, PAGE 231 OF OFFICIAL RECORDS. GROSS AND NET ACREAGE (8.9 ACRES)

ASSESSOR'S PARCEL NO.:

0257-101-01-0000

TENTATIVE TRACT MAP

20192

APPLICANT

BLACK GOLD BUILDERS GROUP
42270 SPECTRUM STREET
INDIO, CALIFORNIA 92203
(760-396-9260)

PROPERTY OWNER(S)

- HSIAO CHEN CHIU & SHUEH HUI WU CHIU 1/3 INTEREST
- HSIAO YEN CHIU & HUANG YU-CHIH CHIU TRUSTEES OF THE CHIU FAMILY TRUST, DATED 11-19-1998 1/3 INTEREST AS TENANTS IN COMMON
- JEN WEI CHOW 1/3 INTEREST 612 NORTH CLAREMONT STREET SAN MATEO, CA 94401 (626) 377-6722

MAP PREPARER

MARK CHAPPELL, PE
BLACK GOLD ENGINEERING,
42270 SPECTRUM STREET
INDIO, CALIFORNIA 92203
(760) 396-9260 X125

PREPARATION DATE

09/18/2020 REVISED

Underground Service Alert

DIAL:
811
 TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION	APPROVED	DATE	BENCH MARK	CITY OF COLTON B.M. NO. 502	ELEV. ORTHO HT. (1070.912) NGVD29	LOCATION	PREPARED UNDER THE DIRECT SUPERVISION OF: MARK CHAPPELL, PE R.C.E. NO. C-68972	DESIGN BY: MC	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY: MARK CHAPPELL, PE	APPROVED BY:	COUNTY ENGINEER	DATE	R.C.E. NO. C-68972	DATE	R.C.E. NO.	DATE	COUNTY OF SAN BERNARDINO, CALIFORNIA	FILE NO.	SHEET	
							27 BRASS DISC SET IN CONC. S.W. AT S.E. CORNER VALLEY BL. AND ACACIA AVE., 2.0' NW OF POWER POLE #1371579E AND 1.0' SOUTHEAST OF CURB	Black Gold Engineering ENGINEERING • LAND SURVEY • DESIGN 42270 SPECTRUM STREET, INDIO, CALIFORNIA, 92203	MC													COUNTY OF SAN BERNARDINO, CALIFORNIA		1	
									MC														BLOOMINGTON SITE		1
									MC														TENTATIVE MAP.DWG	1	