

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 |
| PVMT. | 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 | WASTE DISPOSAL BURETIC WASTE AND RECYCLING SVCS. 1850 AGUA MANSA RD. RIVERSIDE, CA 92509 951-786-0639 |
| ELECTRICITY SOUTHERN CALIFORNIA EDISON 7381 REDWOOD AVE. FONTANA, CA 92336 909-357-6103 | DOMESTIC WATER WEST VALLEY WATER DISTRICT 855 W. BASELINE ROAD RIALTO, CA 92376 909-875-1804 |
| NATURAL GAS SOUTHERN CALIFORNIA GAS 9781 SIERRA AVE. FONTANA, CA 92235 800-427-2200 | SANITARY SEWER RIALTO WATER SERVICES 437 N. RIVERSIDE AVE. RIALTO, CA 92376 909-820-2525 |

Underground Service Alert



DIAL:
811

| NO. | REVISION | APPROVED | DATE | BENCH MARK | CITY OF COLTON B.M. NO. 502 | ELEV. ORTHO HT. (1070.912) NGVD29 |
|-----|----------|----------|------|------------|-----------------------------|-----------------------------------|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

CEDAR AVENUE
NO SCALE

SANTA ANA AVENUE
NO SCALE

Black Gold Engineering
ENGINEERING • LAND SURVEY • DESIGN
42270 SPECTRUM STREET, INDIO, CALIFORNIA, 92203

| | | | | |
|--------------|---------------|--------------|---------|------|
| DESIGN BY: | CITY CHECK | RIGHT-OF-WAY | INITIAL | DATE |
| DRAWN BY: | TRAFFIC ENG'G | FIELD ENG'G | | |
| REVIEWED BY: | DATE | | | |



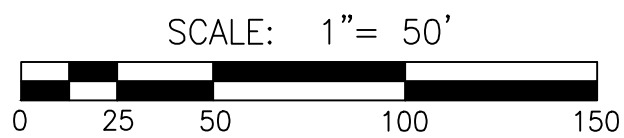
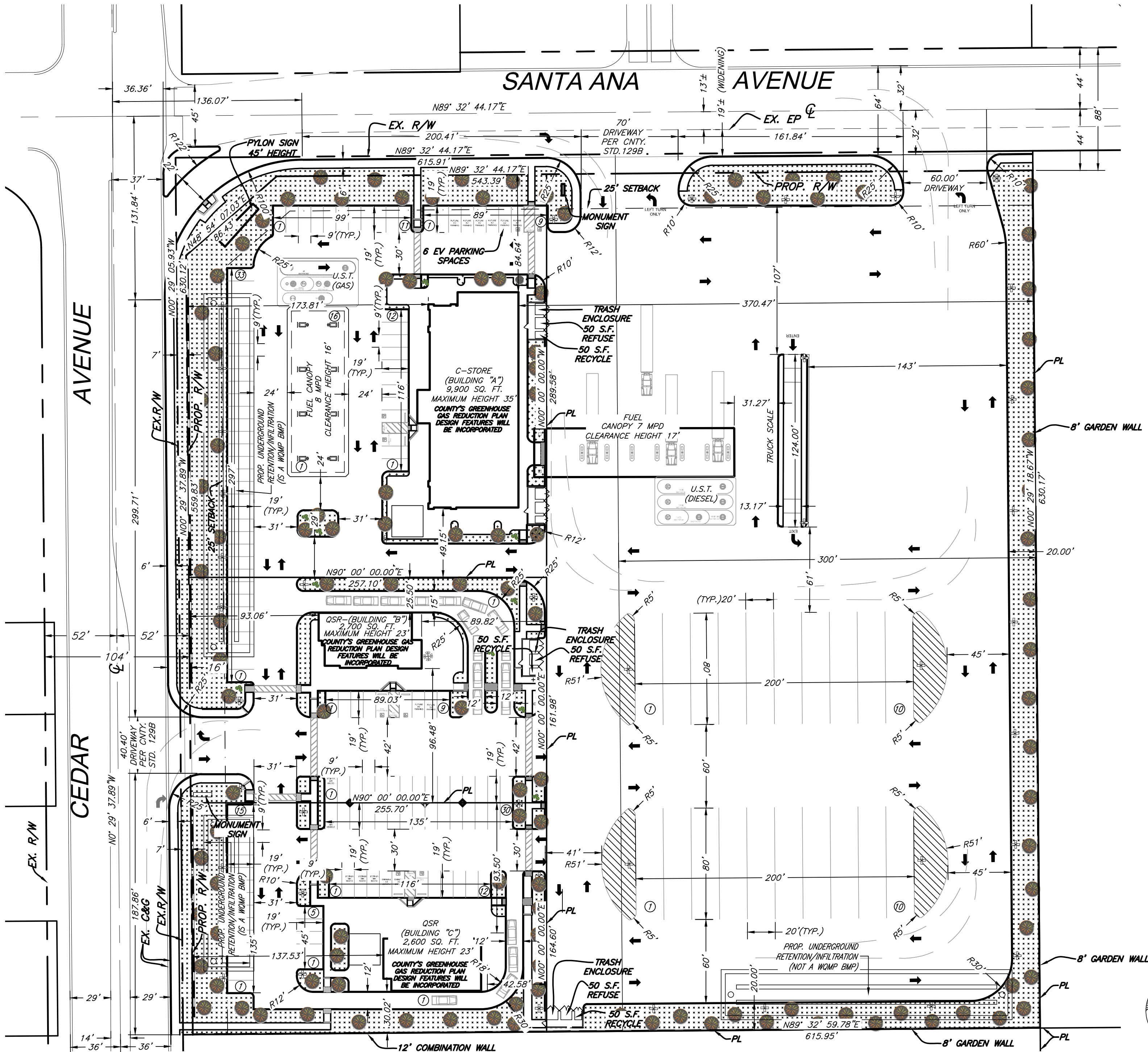
| | | | |
|--------------|-------------------|--------------|--|
| PREPARED BY: | MARK CHAPPELL, PE | APPROVED BY: | |
| R.C.E. NO. | C-68972 | R.C.E. NO. | |
| DATE | 8-03-2021 | DATE | |

COUNTY OF SAN BERNARDINO, CALIFORNIA
BLOOMINGTON SQUARE

| | |
|----------------|-------------------|
| FILE NO. | |
| DWG. NO. | 1 |
| CADD FILE NAME | TENTATIVE MAP.DWG |
| TITLE | 1 OF 1 SHEETS |

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 SQ. FT. (8.9 ACRES)
15,200 / 388,157 = 0.039 = 3.9%

PROPOSED BUILDINGS:

BUILDING A: 9,900 SQ. FT. CONVENIENCE STORE W/ 8 MPD FUEL STATION & 7 DIESEL BAYS
BUILDING B: 2,700 SQ. FT. FAST FOOD RESTAURANT W/ DRIVE THRU
BUILDING C: 2,600 SQ. FT. FAST FOOD RESTAURANT W/ DRIVE THRU
TOTAL BUILDING AREA: 15,200 SQ. FT.

PARKING ANALYSIS:

| BUILDING TYPE | RATIO | AREA | SPACE REQ'D |
|----------------|-------------------|----------------|-------------|
| GENERAL RETAIL | 1 / 250 SQ. FT. | 9,900 SQ. FT. | 40 |
| RESTAURANT | 1 / 100 SQ. FT. | 2,700 SQ. FT. | 27 |
| RESTAURANT | 1 / 100 SQ. FT. | 2,600 SQ. FT. | 26 |
| GAS STATION | 1 PER PUMP ISLAND | 8 PUMP ISLANDS | 8 |
| TRUCK STATION | 1 PER PUMP ISLAND | 7 PUMP ISLANDS | 7 |

TOTAL PARKING REQUIRED = 108
TOTAL PARKING PROVIDED = 149

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

TOTAL TRUCK PARKING PROVIDED = 20

LANDSCAPE COVERAGE:

LANDSCAPE = 63,827 SQ. FT. (1.5 ACRES)
63,825 / 388,158 = 0.164 = 16.4%

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 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

COUNTY PLANNING

CONDITIONALLY APPROVED
DIRECTOR APPROVAL

SITE PLAN / TENTATIVE MAP
[NOT FOR PERMIT RELEASE]

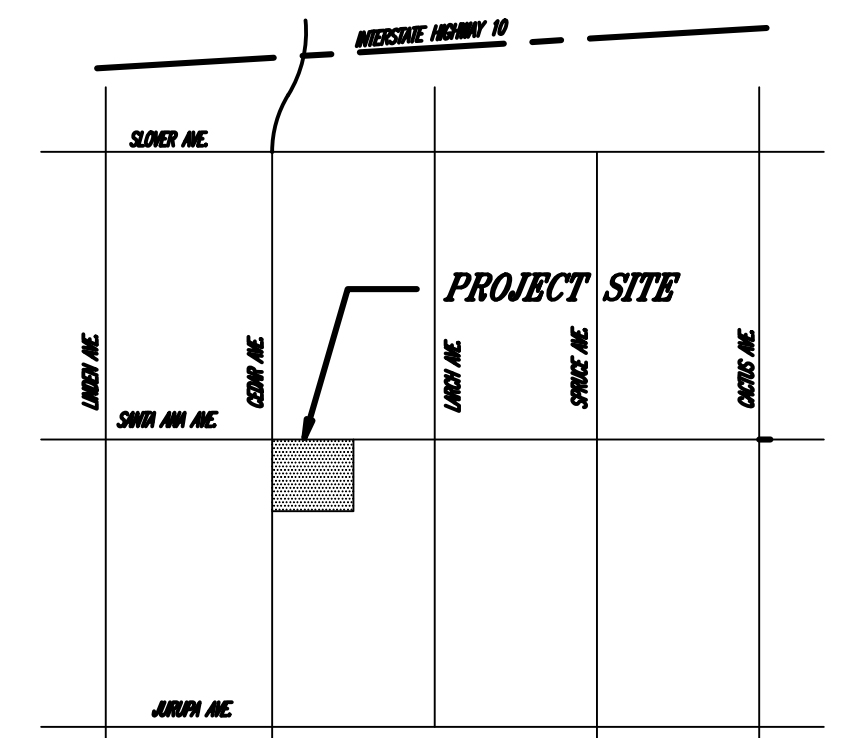
Grading, Building, Occupancy Permits and Map
Recordation all subject to completion of conditions.

Action Date: 9/9/2021
Effective Date: 9/21/2021
Expiration Date: 9/21/2024

Anthony DeLuca/Senior Planner

OFFICIAL USE ONLY

ADeLuca signature



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)

CHANDI ENTERPRISES LLC
42270 SPECTRUM STREET
INDIO, CALIFORNIA 92203
(760) 396-9260