



Interoffice Memo

DATE: April 8, 2021

PHONE: (909) 387-4110

FROM: **ANTHONY DELUCA**, SENIOR PLANNER *AD*
Land Use Services Department

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: **PROJECT NUMBER: SIP-2020-00001/P201900307; BLOOMINGTON HILLS LLC/HARRY SIDHU (AGENDA ITEM #2)**

Since the distribution of the staff report, Staff has received additional comments regarding the above-referenced project.

The correspondence is attached for your consideration.

From: [OWEN CHANG](#)
To: [DeLuca, Anthony](#); [Planning Commission Comments](#)
Cc: [Duron, Heidi - LUS](#)
Subject: Re: Project No. P201900307, Proposed Commercial Development at 11279 Cedar Avenue, Unincorporated Bloomington Community
Date: Thursday, April 8, 2021 4:29:18 AM
Attachments: [Distirct Comment Letter 21-04-08.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Apologies - Please find attached the comments letter referenced in the previous email.

Regards

Owen Chang

On Thu, Apr 8, 2021 at 4:27 AM OWEN CHANG <owen_chang@cjusd.net> wrote:

Dear Mr. Deluca,

District hereby submit the attached comments for Item No.2 of the April 8th-, 2021, SB County Planning Commission Meeting pertaining to project No. P201900307 - Arco Station/Commercial development at the intersection of Cedar Avenue and Jurupa Ave.

Regards,

--

Owen Chang
Facilities Planning and Construction
p 909.580.6642
owen_chang@cjusd.net

--

Owen Chang
Facilities Planning and Construction
p 909.580.6642
owen_chang@cjusd.net

Colton Joint Unified School District

Frank Miranda, Ed.D., Superintendent

Rick Jensen, Assistant Superintendent, Business Services

Owen Chang, Director, Facilities, Planning & Construction



Commitment to Equal

Opportunity

BOARD OF EDUCATION

Mr. Dan Flores, *President*

Ms. Bertha Arreguin, *Vice-President*

Ms. Joanne E. Thoring-Ojeda, *Clerk*

Mr. Israel Fuentes

Ms. Patt Haro

Mr. Frank A. Ibarra

Ms. Berenice Sandoval

April 8, 2021

Anthony DeLuca, Senior Planner

County of San Bernardino

Land Use Services Department, Planning Division

385 North Arrowhead Avenue, 1st Floor

San Bernardino, CA 92415

Subject: Project No. P201900307, Proposed Commercial Development at 11279 Cedar Avenue, Unincorporated Bloomington Community

Via Email: anthony.deluca@lus.sbcounty.gov; PlanningCommissionComments@lus.sbcounty.gov

Dear Mr. Deluca:

Please accept Colton Joint Unified School District's comments for Item #2 of the April 8, 2021, San Bernardino County Planning Commission Meeting Agenda. Agenda Item #2 pertains to Project No. P201900307, which is a commercial development proposed at 11279 Cedar Avenue in the unincorporated Bloomington community (Project) of San Bernardino County. The District has reviewed the staff report, including Exhibit D, Mitigated Negative Declaration (MND), prepared for the Project, and submits the below comments:

1. **Page 37 of 154, Location of Crestmore Elementary School.** The Project site is roughly 285 feet east of Crestmore Elementary School (18870 Jurupa Avenue, Bloomington). However, the MND and its technical studies describe the Project site as being between 600 to 650 feet from the campus.
2. **Page 78 of 154, Underground Storage Tanks (UST).** The Project includes the installation of three UST for the storage of gasoline and diesel fuel. Section 14010 (h) of Title 5, California Code of Regulations (Title 5) provides that school sites

... shall not be located near an above-ground water or fuel storage tank or within 1500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission.

The Applicant will be required to comply with the San Bernardino County Fire Department's CUPA Program. The CUPA's Underground Storage Tank Program, however, will unlikely impose the more stringent Title 5 requirement that is imposed on schools. Accordingly, due to the Project's close-proximity to Crestmore Elementary School, the District requests that a risk analysis—similar to that which the District would perform in compliance with Title 5—be conducted for the proposed USTs and any other aboveground storage tanks with hazardous materials, such as propane. The District requests that this be conducted prior to the issuance of grading permits to ensure that potential safety preventative measures identified in the risk study are designed and implemented prior and/or during the installation of the USTs to reduce potential safety risks at Crestmore Elementary School.

3. **Page 91 of 154, Mitigation Measure NOI-2(A).** The District is hopeful that in-school learning will resume next school year, i.e., fall 2021. To minimize potential noise impacts caused by construction activities, the District requests that the 8-foot-high solid block wall proposed along the east property line be installed at the start of construction to attenuate construction-related noise at sensitive receptors east the Project site, including Crestmore Elementary School. To the extent this request is feasible, Exhibit G, Conditions of Approval, of the Staff Report should be amended accordingly.

4. **Page 91 of 154, Mitigation Measure NOI-6(B).** The District would also like to request that Mitigation Measure NOI-6(B) be amended to prohibit all construction vehicles, including haul trucks, from travelling eastbound on Jurupa Avenue to minimize Project-related construction noise and vibration impacts at Crestmore Elementary School, as well as to minimize potential vehicle-pedestrian conflicts near the school. To the extent this request is feasible, Exhibit G, Conditions of Approval, of the Staff Report should be amended accordingly.

5. **Page 92 of 154, Displacement of Future Residential Development.** Though the Project site is vacant, it is currently zoned for low density residential development; the Project would displace future housing capacity. Pursuant to Senate Bill 330, would the Project include replacement housing, for which students generated could be housed by the District?

6. **Page 95 of 154, School Developer Fee.** The Applicant will be required to pay the District's Developer School Fee of \$0.66 per square foot for commercial and industrial developments (as of April 21, 2020), not \$0.61 per square foot, as described in the MND.

7. **Page 100 of 154, Construction Traffic.** The District has concerns related to increased vehicle and truck traffic near its schools, including Crestmore Elementary School, Zimmerman Elementary, and Slover Mt High School (18829 Orange St, Bloomington), which is along the Project's proposed construction route. The increase in traffic during construction has the potential to disrupt and delay drop-off and pick-up activities at the schools. To the extent feasible, the District requests that construction traffic not travel adjacent to the schools during the morning and afternoon bell periods to limit potential vehicle-pedestrian conflicts. To the extent this request is feasible, Exhibit G, Conditions of Approval, of the Staff Report should be updated accordingly.

The District appreciates this opportunity to comment on the Project. Please contact the undersigned at 909-580-6642 or owen_chang@cjusd.net if you would like to further discuss the comments provided herein.

Sincerely,



Owen Chang
Director of Facilities and Energy Management

Cc: File