



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

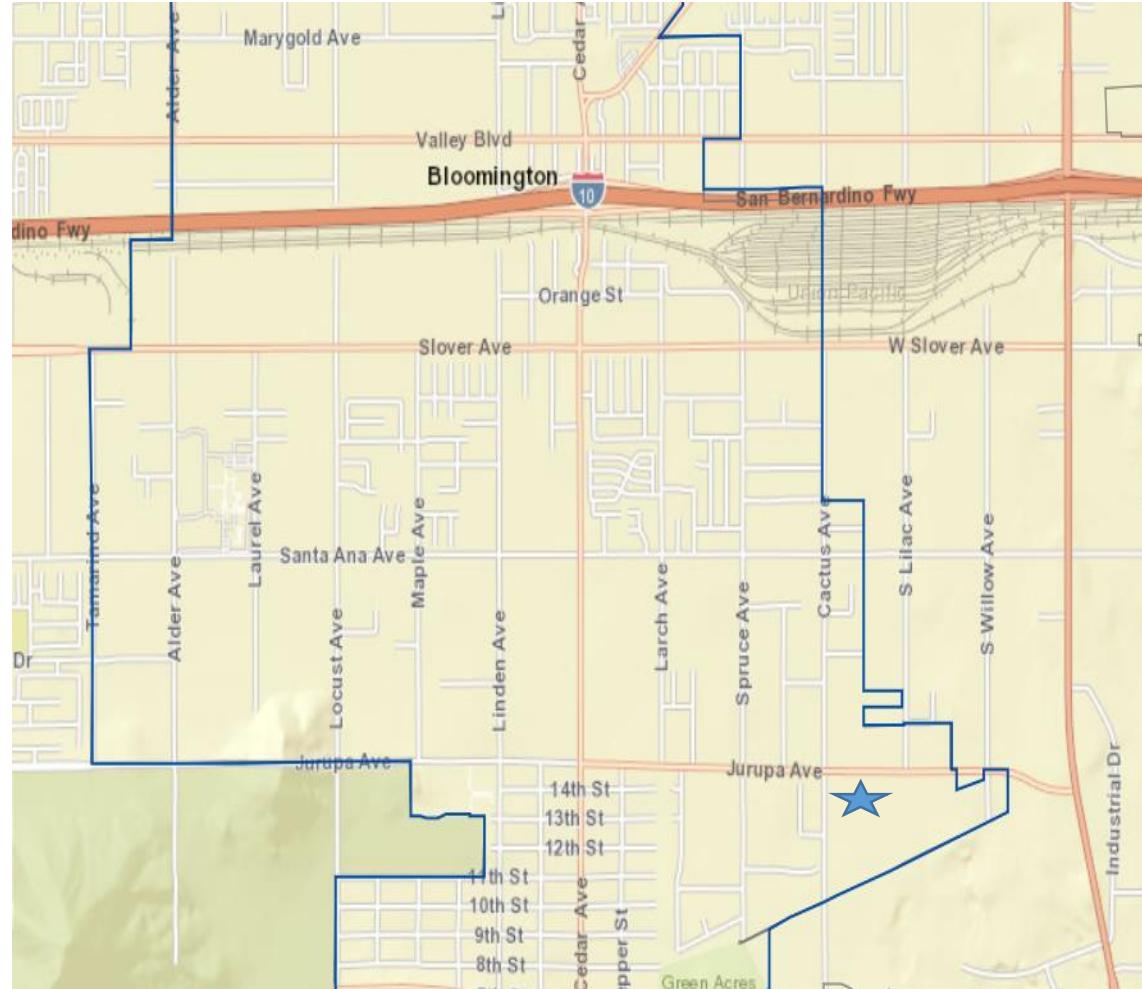
Applicant: Bobby Nassir

Heidi Duron
Planning Director
April 6, 2021



Proposal – Jurupa Intermodal Storage Facility

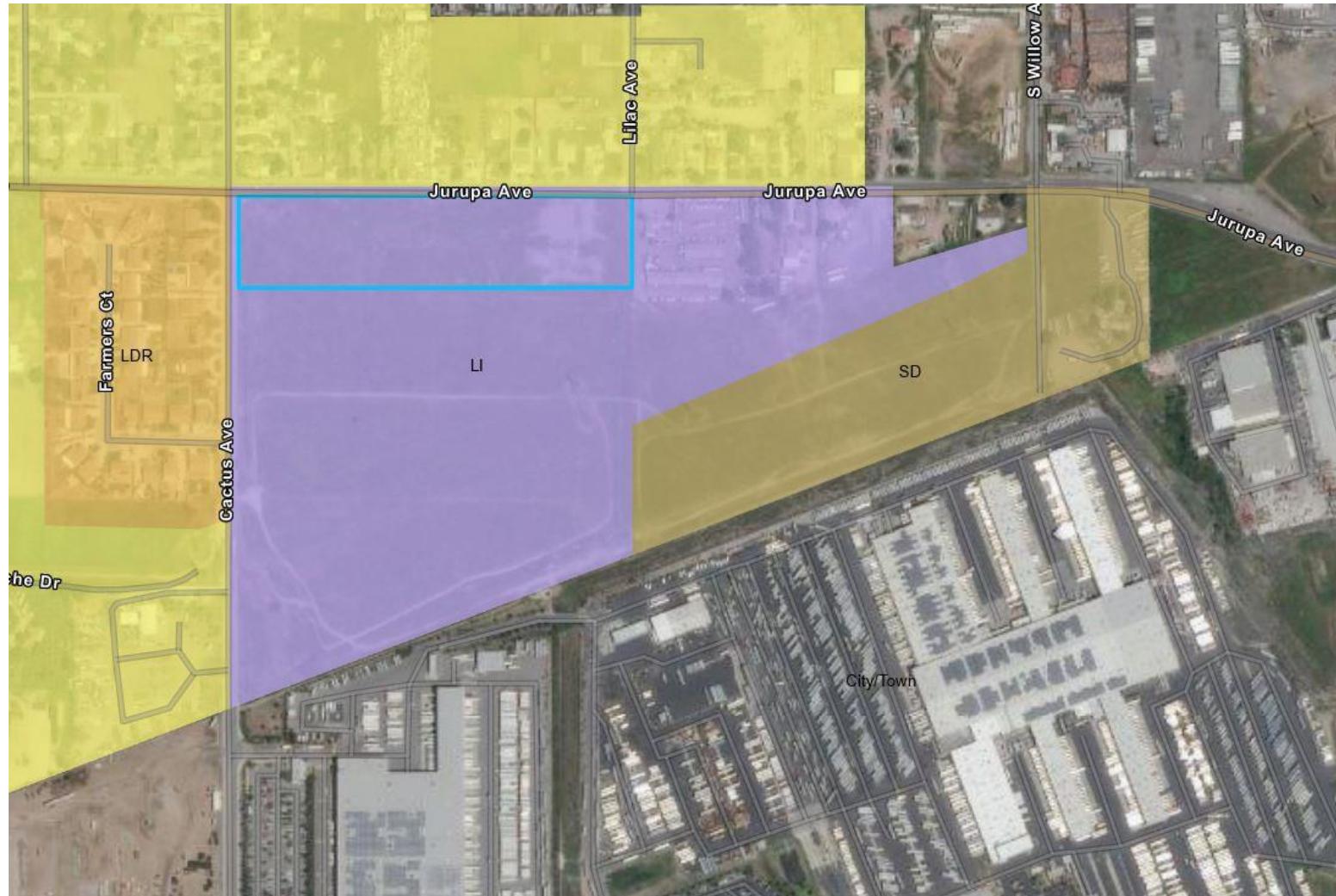
- Zoning amendment from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to Community Industrial (IC) on 8.89 acres. (to be consistent with Countywide Plan)
- Conditional Use Permit for an intermodal storage facility.



Project Location

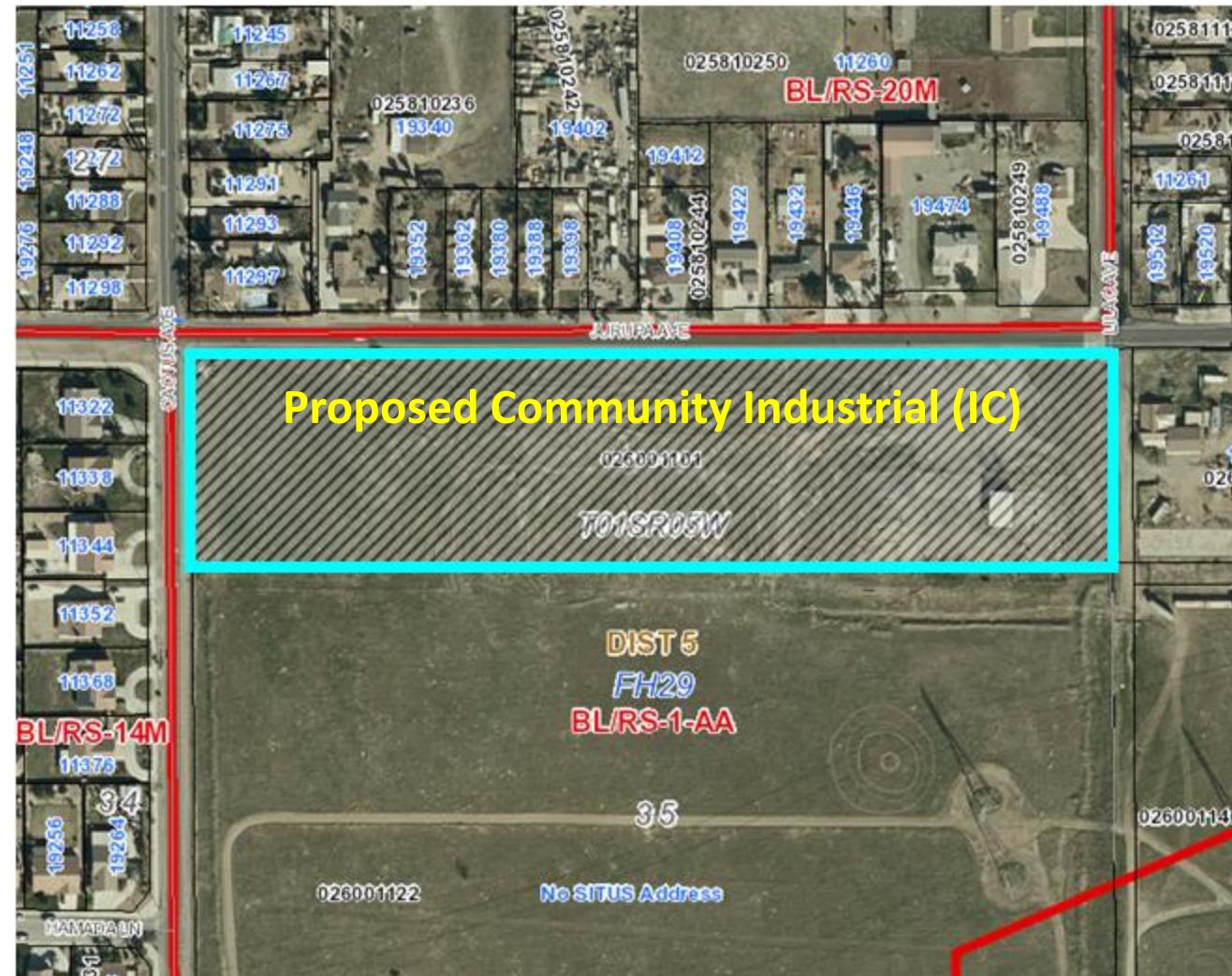
- Bloomington community one mile south of I-10.
- Southeast corner of Jurupa Avenue and Cactus Avenue.

Policy Plan Land Use Designations



- RL: Rural Living 1 du/2.5 ac max
- VLDR: Very Low Density Res. 0-2 du/ac max
- LDR: Low Density Res. 2-5 du/ac max
- MDR: Medium Density Res. 5-20 du/ac
- C: Commercial
- LI: Limited Industrial
- GI: General Industrial
- PF: Public Facility
- RLM: Resource/Land Management
- OS: Open Space
- SD: Special Development

Proposed Zoning Amendment



Site Photos

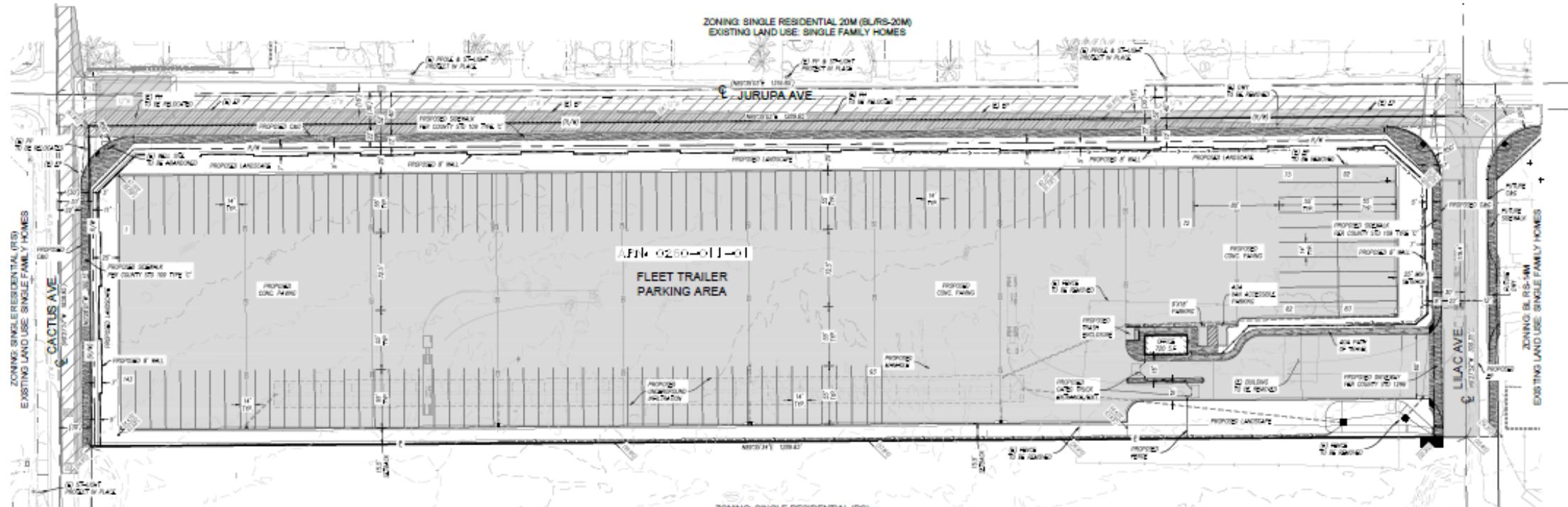
At northern project boundary looking east along Jurupa Avenue.



At northern project boundary looking west from Lilac Avenue along Jurupa Avenue.



Site Plan



CEQA Compliance and Public Comment

- An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is proposed for adoption.
- A Notice of Availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - No comments were received.

Planning Commission Recommendation

- The Planning Commission conducted a public hearing on February 4, 2021.
 - No comments were received.
- The Planning Commission recommended Board of Supervisors approval of the Project by a unanimous vote.
 - Recommendation included modified conditions and direction to increase wall height to provide additional buffer adjacent to residents to the west.

Recommendations to the Board of Supervisors

Conduct a public hearing to consider the Jurupa Intermodal Storage Facility Zoning Amendment and Conditional Use Permit on 8.89 acres, and:

- a. Adopt the Mitigated Negative Declaration.
- b. Consider a proposed ordinance amending the zoning from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to Community Industrial (IC) on 8.89 acres.
- c. Make alterations, if necessary, to the proposed ordinance.
- d. Approve introduction of the proposed ordinance.
- e. Read title only of proposed ordinance, waive reading of the entire text and adopt the ordinance.
- f. Adopt the recommended Findings for approval of the Project.
- g. Approve the Conditional Use Permit for an intermodal storage facility on 8.89 acres, subject to the recommended Conditions of Approval.
- h. Direct the Clerk of the Board to File the Notice of Determination.