

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

June 22, 2021

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

ARCO AM/PM Commercial/Retail Development Policy Plan Amendment, Zoning Amendment, Conditional Use Permit

RECOMMENDATION(S)

1. Conduct a public hearing to consider the ARCO AM/PM Commercial/Retail Development Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit on a 2.32-acre parcel in Bloomington and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended Findings for approval of the Policy Plan Amendment, Zoning Amendment and Conditional Use Permit.
 - c. Adopt the Policy Plan Amendment to change the Land Use Category from Low Density Residential to Commercial on approximately 2.32 acres.
 - d. Adopt the Zoning Amendment to change the Land Use Zoning District from Single Residential one-acre minimum Additional Agriculture to General Commercial on approximately 2.32 acres.
 - e. Approve the Conditional Use Permit for a Commercial/Retail Center to include a 5,000-sf convenience store and service station with four fueling islands, a 5,318-sf canopy, a 2,634-sf car wash, a 2,550-sf drive-thru restaurant, and a 2,244-sf storage building subject to the recommended Conditions of Approval.
 - f. Direct the Clerk of the Board to File the Notice of Determination.
 - Applicant: Bloomington Hills, LLC
 - Community: Bloomington
 - Location: 11279 Cedar Avenue, Bloomington
2. Continue the item for final action with the Second Cycle 2021 Land Use Element Amendment.

(Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

**Create, Maintain and Grow Jobs and Economic Value in the County.
Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

FINANCIAL IMPACT

Consideration of this item will not result in the additional use of Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

**ARCO AM/PM Commercial/Retail Development Policy Plan Amendment,
Zoning Amendment, Conditional Use Permit
June 22, 2021**

The applicant, Bloomington Hills, LLC, has proposed a project consisting of four actions: (1) Adoption of a Mitigated Negative Declaration, (2) Adoption of a Policy Plan Amendment from Low Density Residential (LDR) to Commercial (C) on 2.32 acres, (3) Adoption of a Zoning Amendment from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to General Commercial (CG), and (4) Approval of a Conditional Use Permit for a Commercial/Retail Center to include a 5,000-square foot convenience store and service station with four fueling islands, a 5,318-square foot canopy, a 2,634-square foot car wash, a 2,550-square foot drive-thru restaurant and a 2,244-square foot storage building subject to the recommended Conditions of Approval. The project site is located at the northeast corner of Cedar Avenue and Jurupa Avenue in the community of Bloomington.

The subject property is currently designated as Low Density Residential (LDR) in the recently adopted Policy Plan, and the current zoning designation is Single Residential, one-acre minimum Additional Agriculture (RS-1-AA). The applicant has requested a Policy Plan Amendment to change the current land use designation to Commercial (C). In order to be consistent with the Policy Plan and to allow the proposed use, a Zoning Amendment is also required to change the zoning designation from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to General Commercial (CG). The CG zoning district provides sites for a wide range retail trade and services, including the gas station, car wash and restaurant proposed by this project. A detailed project description and planning analysis of the project is enclosed within the Planning Commission staff report and attached to this report/recommendation.

An Initial Study (IS) was prepared to identify the potential impacts the project may have on the environment, as well as to identify all design features and mitigation measures that will reduce said impacts to less-than-significant levels. The IS concludes that all potentially significant environmental impacts resulting from the construction and operation of the proposed project can be mitigated to a less-than-significant level. Therefore, the recommendation includes the adoption of a Mitigated Negative Declaration and filing a Notice of Determination.

The San Bernardino County Code requires a recommendation from the Planning Commission for final action by the Board of Supervisors on Policy Plan and Zoning Amendments. At the Planning Commission hearing on April 8, 2021, one person spoke in favor of the project. The Planning Commission recommended approval of the project by a unanimous vote of 5-0. The Project also included an appeal of a decision of the Directors of Land Use Services Department and Public Works Department to deny a request for waiver of dedications and street improvements that have been conditioned for the project. The Planning Commission denied the appeal, but proposed modified Conditions of Approval to include an 8-foot perimeter wall and a delayed improvements agreement for the required street improvements, as provided for in Section 83.05.060 of the San Bernardino County Code.

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on June 2, 2021; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on June 2, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on June 7, 2021.

**ARCO AM/PM Commercial/Retail Development Policy Plan Amendment,
Zoning Amendment, Conditional Use Permit
June 22, 2021**

Record of Action of the Board of Supervisors
County of San Bernardino

Hearing Opened
Public Comment: None
Hearing Closed

**DECLARED INTENT TO ADOPT & CONTINUED TO SECOND CYCLE, 2021 GENERAL
PLAN
AMENDMENT**

Moved: Joe Baca, Jr. Seconded: Dawn Rowe
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: June 22, 2021



cc: File - Second Cycle GPA 2021 w/ Item #135
JLL 06/24/2021