



Interoffice Memo

DATE: April 6, 2023

PHONE: 387-4234

FROM: **JIM MORRISSEY**, Contract Planner *JM*
Land Use Services Department

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: **APPLICANT: PLATINUM STORAGE GROUP; PROJECT NUMBER: PROJ-2020-00205
(AGENDA ITEM #3)**

Since the distribution of the staff report, Staff has received additional comments for the above-referenced Project. These additional comments are attached for your consideration.

AK/HD/lb

From: [Sarah George](#)
To: [Planning Commission Comments](#)
Subject: Platinum Storage Group
Date: Wednesday, April 5, 2023 11:03:35 PM

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Dear Members of the SB County Planning Commission,

I'm writing regarding the proposed Platinum Storage Group project in Blue Jay, CA.

While I'm no expert about relevant ordinances and codes pertaining to development of unincorporated areas of the County, I'd like to encourage the Planning Commission to seek, prioritize and invest in development projects that promote community needs such as affordable housing, parks and recreation, economic development and job creation.

The proposed storage facility is redundant as there is another such facility in Rim Forest. This particular parcel would serve the community better as a park, a recreational facility or a mixed use residential / commercial property. The storage facility will not produce jobs, economic stimulus or provide any other community benefit.

Regarding the mitigated negative declaration, my main concerns pertain to Aesthetics: the reduced set back from the road, the height of the structure and potential for light pollution.

Of particular concern is the statement in the declaration:

Trees along the northern frontage of the Project Site would be removed to allow for the proposed development; however, they are not considered resources by the San Bernardino Development Code: 88.01.070 "Mountain Forest and Valley Tree Conservation."

However, 88.01.070 paragraph (b)(1) defines Regulated trees as:

Native trees. A living, native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level.

These resources are certainly present in portions of the parcel. Also, 88.01.050 paragraph (2) provides additional findings for removals of trees in the Mountain Region and stipulates in sub-paragraph (A):

Where improvements are proposed, the design of the improvements ensures that at least the following minimum percentage of the subject parcel will be maintained or established in a natural undeveloped vegetated or revegetated condition sufficient to ensure vegetative coverage for a forest environment, as determined by the applicable Review Authority.

While the proposed project appears to exceed the minimum percentage in total, I hope the Planning Commission will ensure the project meets the requirements of sub-paragraph (B):

At least one half of natural areas for all uses, except single family residential uses, will be located in the front setback area or located so that significant portions are visible from the public right-of-way on which the improvements are to be located.

Also, the County must ensure the project adheres to Code 83.07.030(a) regarding Glare and Outdoor Lighting and that it does not in any way increase light pollution in our community. Dark skies and quiet are two of the primary benefits of living in this mountain community.

Sincerely,
Sarah George
Blue Jay, CA