



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS MEETING

Land Use Services Department

Project: Bloomington Hills, LLC – ARCO AM/PM
Land Use/Zoning Amendments and CUP

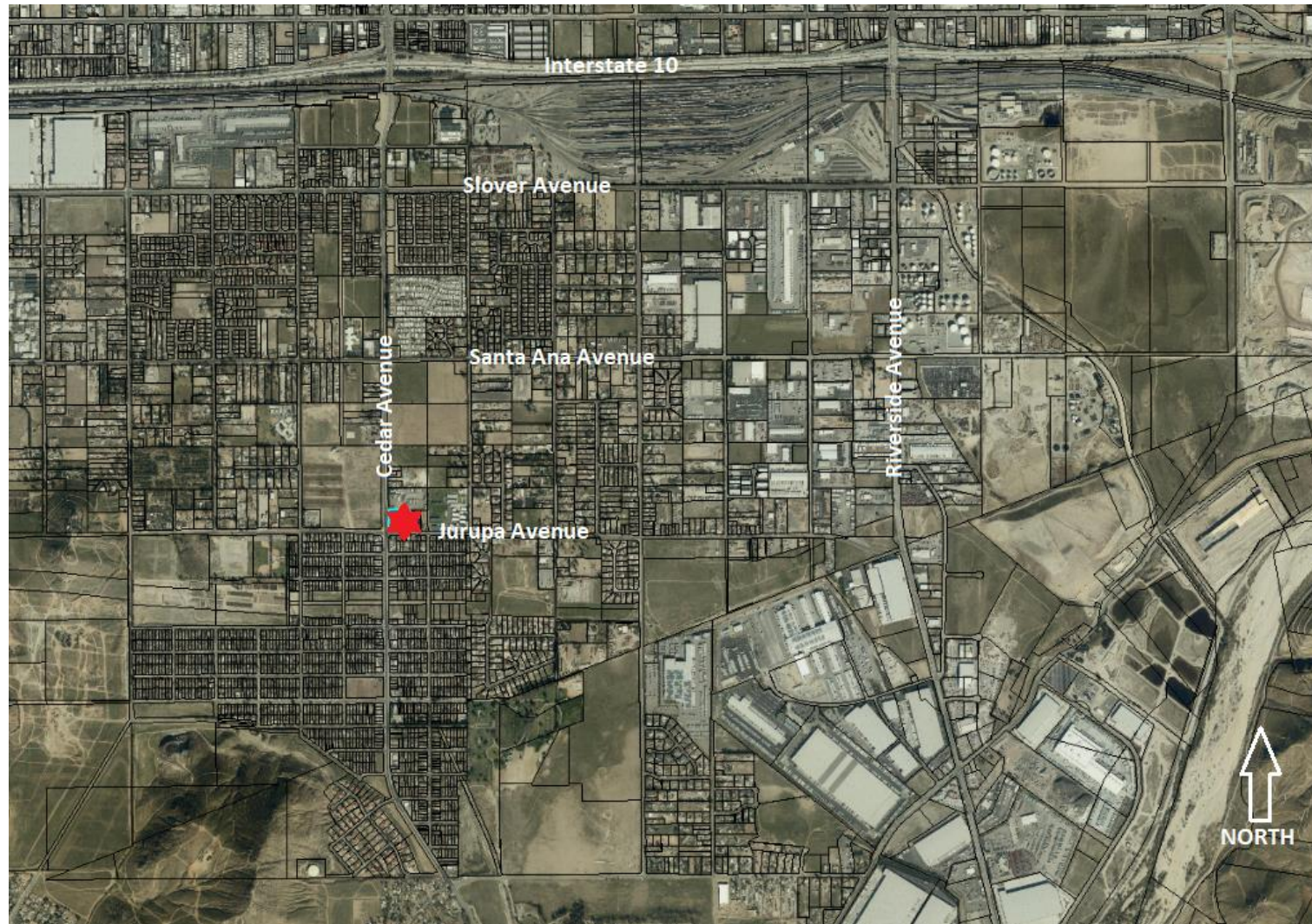
Heidi Duron
Planning Director
June 22, 2021



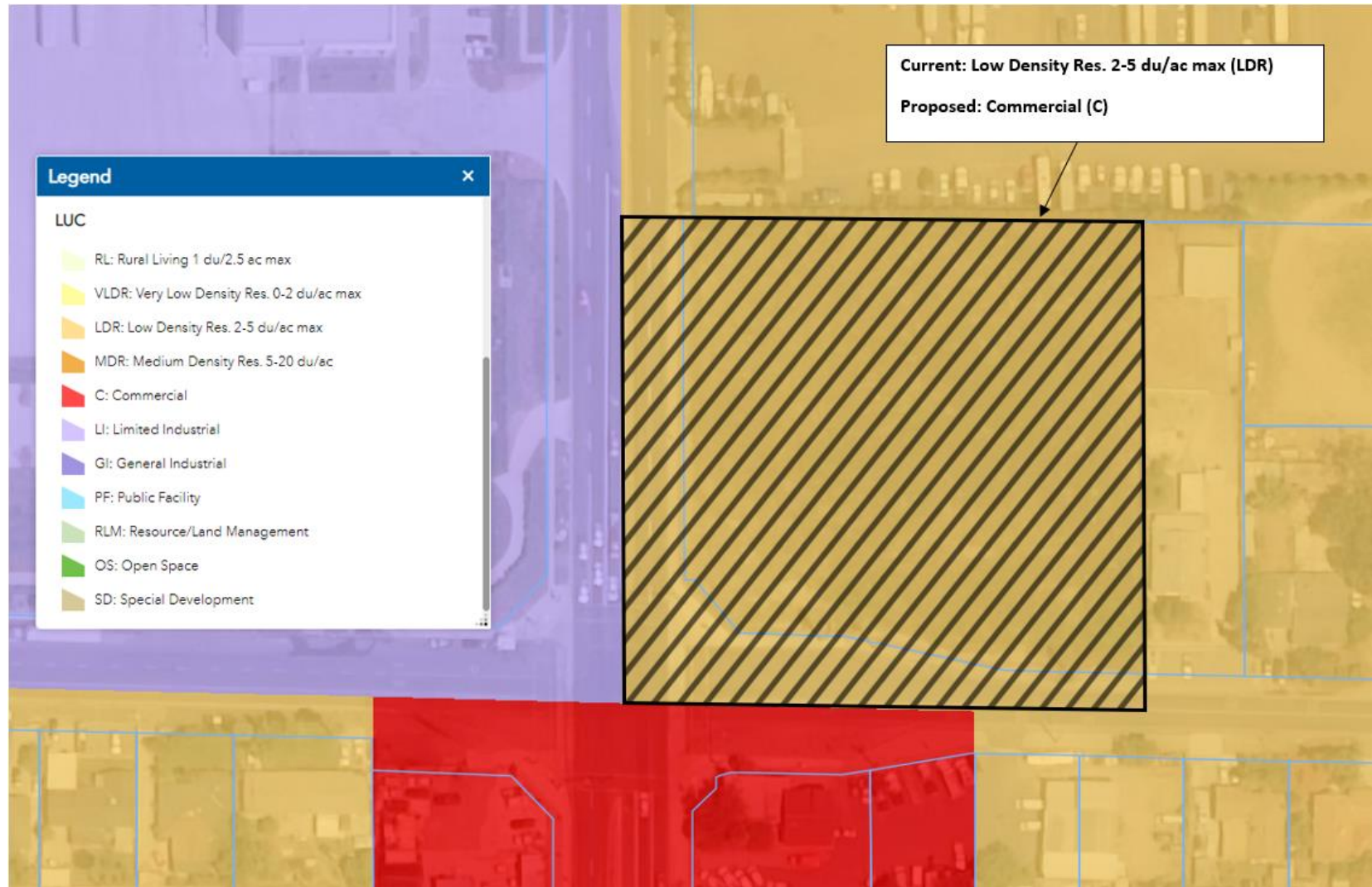
Project: ARCO AM/PM Convenience Store and Service Station Project

- Land Use Category change from Low Density Residential (LDR) to Commercial (C);
- Zoning change from Single Residential 1-acre minimum (RS-1-AA) to General Commercial (CG); and
- Conditional Use Permit for a 5,000-sq. ft. convenience store, service station with four fuel islands, 2,634-sq. ft. car wash, 2,550-sq. ft. drive thru restaurant, and 2,244-sq. ft. storage building on 2.32 acres.

Vicinity Map



Current and Proposed Land Use Category



Page 5

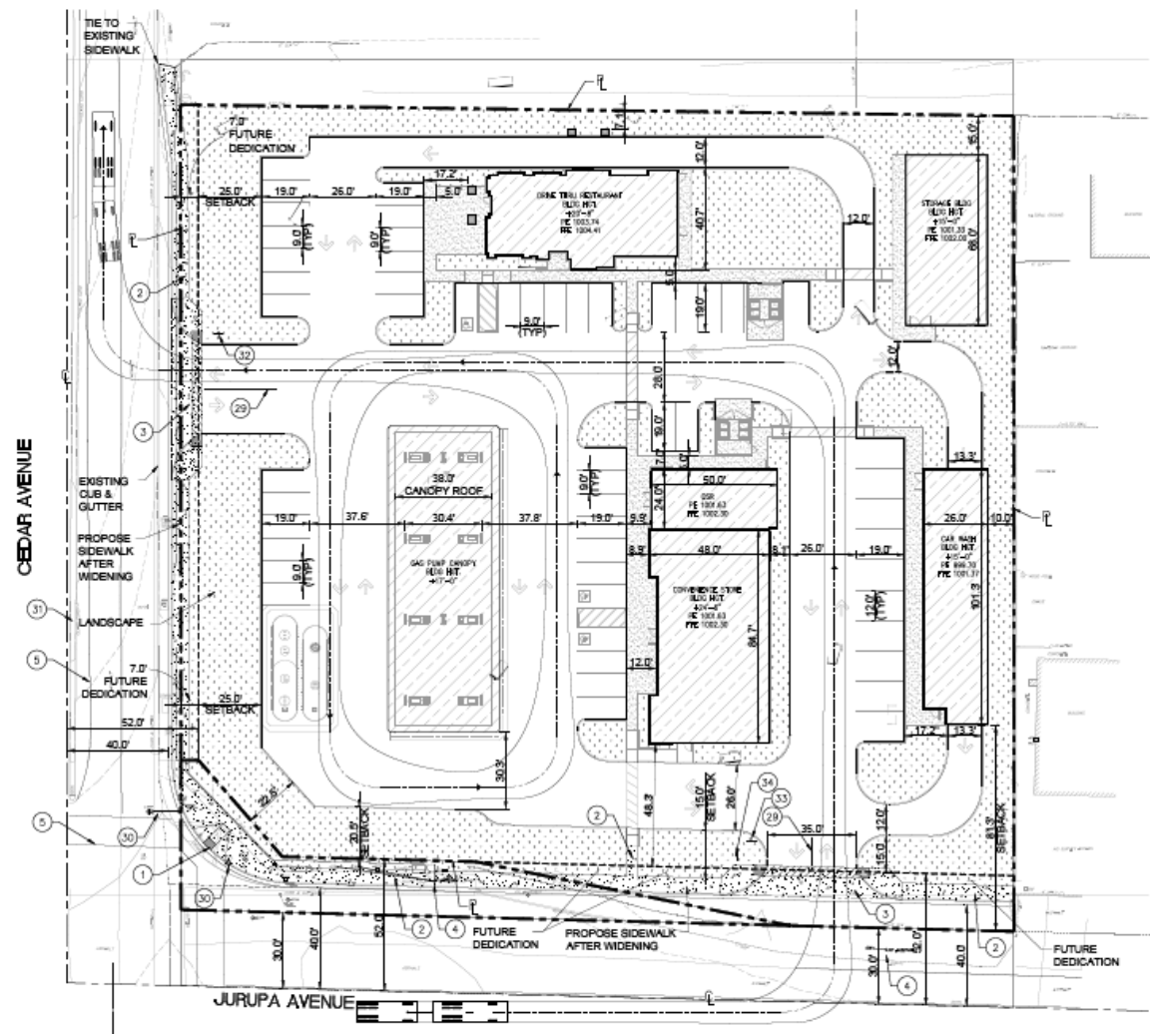




View from Corner of Cedar Avenue and Jurupa Avenue



Westward View of Jurupa Avenue south boundary



Proposed Elevations – Convenience Store



ARCHIMETRICS
ARCHITECTURAL STUDIO
401 DAWD STREET, STE. 100A
BIRMINGHAM, AL 35203
205.333.7562

FRONT ELEVATION

SCALE
1/4" = 1'-0"

1

- An Initial Study (IS) was completed in compliance with the California Environmental Quality Act (CEQA), which concluded that the Project did not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) was prepared.
- A notice of availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - California Department of Fish and Wildlife submitted comments, which were incorporated into the Conditions of Approval.

- Project notices were sent to surrounding property owners within 300 feet of the Project site.
 - No written comments were received.
 - Telephone conversations with Bloomington Municipal Advisory Council (MAC) members have expressed support for the project.

- The Planning Commission conducted a public hearing on April 8, 2021.
 - One person spoke in favor of the Project.
- The Planning Commission recommended Board of Supervisors approval of the Project by 5-0 vote.
 - The Planning Commission recommendation included modified Conditions of Approval to include an 8-foot perimeter wall and a delayed improvement agreement for a portion of the required street improvements.

1. Conduct a public hearing to consider the Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit on 2.32 acres and declare an 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.
 - d. Adopt the Zoning Amendment to change the Land Use Zoning District from Single Residential one-acre minimum Additional Agriculture to General Commercial.
 - e. Approve the Conditional Use Permit for a Commercial/Retail Center to include a convenience store and service station, a car wash, a drive-thru restaurant, and a storage building subject to the recommended Conditions of Approval.
 - f. Direct the Clerk of the Board to File the Notice of Determination.
2. Continue the item for final action with the Second Cycle 2021 Land Use Element Amendment.