

**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

Second Cycle 2021 Policy Plan (General Plan) Amendment and Related Actions

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Second Cycle 2021 Policy Plan, Land Use Element Amendment and:
 - a. Pursuant to the California Environmental Quality Act (CEQA):
 - i. Adopt a Negative Declaration for the Mountain Pass Mine Facility Project.
 - ii. Adopt a Mitigated Negative Declaration for the Bloomington Arco AM/PM Project.
 - iii. Adopt a Mitigated Negative Declaration for the Lord Constructors Warehouses Project.
 - b. Adopt **Resolution No. 2021-111** amending the 2020 Countywide Plan, Policy Plan Map included as part of the Second Cycle 2021 Policy Plan, Land Use Element Amendment for:
 - i. The Mountain Pass Mine Facility Project from Resource Land Management (RLM) to General Industrial (GI) on approximately 2,220 acres.
 - ii. The Bloomington Arco AM/PM Project from Low Density Residential (LDR) to Commercial (C) on approximately 2.32 acres.
 - iii. The Lord Constructors Warehouses Project from Medium Density Residential (MDR) to Limited Industrial (LI) on 1.8 acres.
 - c. Consider the proposed ordinance amending the Land Use Zoning District Map in the County for:
 - i. The Mountain Pass Mine Project from Resource Conservation (RC) and Special Development (SD) to Regional Industrial (IR) on approximately 2,220 acres.
 - ii. The Bloomington Arco AM/PM Project from Single Residential 1-acre minimum Additional Agriculture (RS-1-AA) to General Commercial (CG) on approximately 2.32 acres.
 - iii. The Lord Constructors Warehouses Project from Multiple Residential (RM) to Community Industrial (IC) on 1.8 acres.
 - d. Make alternations, if necessary, to proposed ordinance.
 - e. Approve introduction of proposed ordinance.
 - f. Read title only of proposed ordinance, waive reading of the entire text and adopt **Ordinance No. 4410**.
 - g. Adopt the Findings recommended by the Planning Commission for the approval of:
 - i. The Mountain Pass Mine Project.
 - ii. The Bloomington Arco AM/PM Project.
 - iii. The Lord Constructors Warehouses Project.
 - h. Approve:

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- i. The Bloomington Arco AM/PM 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.
- ii. The Lord Constructors Warehouses Conditional Use Permit to construct two warehouse/fabrication buildings of 16,831 square feet and 15,613 square feet on separate parcels, subject to the recommended Conditions of Approval.
- i. Direct the Clerk of the Board to file Notices of Determination for the Mountain Pass Mine, Bloomington Arco AM/PM and Lord Constructors Warehouses Projects.
(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

Approval of this item will not result in the use of additional Discretionary General Finding (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 these applications are paid by the applicants.

BACKGROUND INFORMATION

Section 65358 of the California Government Code requires that mandatory elements of the County Policy Plan be amended no more than four times during any calendar year. The Projects presented for approval in the Land Use Element Amendment Cycle require changes to the Policy Plan (General Plan) Land Use Category on the approximately 2,220-acre Mountain Pass Mine project site, the 2.32-acre Bloomington Arco AM/PM project site and the 1.8-acre Lord Constructors Warehouses project site. The proposed land use changes comprise the second amendment to the Policy Plan, Land Use Element for 2021. All subject projects have been considered in public hearings by the Planning Commission and the Board of Supervisors (Board). Therefore, the Second Cycle Land Use Element of the County Policy Plan is presented for final adoption, including the following projects:

Project No. 1: Mountain Pass Mine

Applicant: MP Mine Operation, LLC (MPMO)/John Espinoza

Community: Mountain Pass/1st Supervisorial District

Location: 67750 Bailey Road, Mountain Pass

Proposal: A) Policy Plan Land Use Category Amendment from Resource Land Management (RLM) to General Industrial (GI) on 25 parcels over an approximately 2,220-acre site.

B) Zoning Map Amendment from Resource Conservation (RC) to Regional Industrial (IR) for 23 parcels on approximately 2,095 acres and from Special Development (SD) to IR for two parcels on approximately 125 acres.

CEQA: Negative Declaration (ND)

APN: 0572-101-07 – multiple parcels

The Mountain Pass Mine Project was considered in a public hearing by the Planning Commission on March 4, 2021. The Planning Commission recommended approval of the

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Project with a vote of 5-0. The Project is scheduled for a public hearing before the Board on June 22, 2021.

Project No. 2: Arco AM/PM Convenience Store and Service Station

Applicant: Bloomington Hills, LLC/Harry Sidhu

Community: Bloomington/5th Supervisorial District

Location: 11279 Cedar Avenue Bloomington

Proposal:

A) Policy Plan Land Use Category Amendment from Low Density Residential (LDR) to Commercial (C) on a 2.32-acre parcel.

B) Zoning Map Amendment from Single Residential, 1-acre minimum lot size, Additional Agriculture (RS-1-AA) to General Commercial (CG) on a 2.32-acre parcel.

C) Conditional Use Permit for 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.

CEQA: Mitigated Negative Declaration

APN: 0257-101-09

The Bloomington Arco AM/PM Project was considered in a public hearing by the Planning Commission on April 8, 2021. The Planning Commission recommended approval of the Project with a vote of 5-0. The Project is scheduled for a public hearing before the Board on June 22, 2021.

Project No. 3: Lord Constructors Warehouses

Applicant: Lord Constructors, LLC

Community: Fontana/2nd Supervisorial District

Location: South side of Arrow Route, approximately 350 feet west of Calabash Avenue

Proposal: A) Policy Plan Land Use Category Amendment from Medium Density Residential (MDR) to Limited Industrial (LI) on two parcels over a 1.8-acre site.

B) Zoning Map Amendment from Multiple Residential (RM) to Community Industrial (IC) for two parcels on 1.8 acres.

C) Conditional Use Permit to construct two warehouse/fabrication buildings of 16,831 square feet and 15,613 square feet on separate parcels, subject to the recommended Conditions of Approval.

CEQA: Mitigated Negative Declaration

APN: 0230-091-04 & 0230-09-05

The Lord Constructors Warehouses Project was considered in a public hearing by the Planning Commission on May 20, 2021. The Planning Commission recommended approval of the Project with a vote of 5-0. The Project is scheduled for a public hearing before the Board on June 22, 2021.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel and Jason Searles, Deputy County Counsel, 387-5455) on June 2, 2021; Finance

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(Kathleen Gonzalez, Administrative Analyst III, 387-5412) on June 2, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on June 7, 2021.

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

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

Moved: Joe Baca, Jr. Seconded: Col. Paul Cook (Ret.)
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 - LUSD - Second Cycle GPA 2021 w/ attachments
JLL 06/23/2021