



Land Use Services Department  
Planning Division

# BOARD OF SUPERVISORS HEARING

Land Use Services Department

Second Cycle 2021 Policy Plan

Land Use Element Amendment

Heidi Duron  
Planning Director  
June 22, 2021



1. Applicant: MP Mine Operations, LLC – Policy Plan and Zoning Amendment (Mountain Pass Mine Facility Project)  
Community: Mountain Pass
2. Applicant: Bloomington Hills, LLC – Policy Plan and Zoning Amendment and CUP (ARCO AM/PM Convenience Store and Service Station Project)  
Community: Bloomington
3. Applicant: Lord Constructors, LLC – Policy Plan and Zoning Amendment and CUP (Lord Constructors Warehouses Project)  
Community: Fontana

## That the Board of Supervisors:

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 the resolution 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 for:
  - i. The Mountain Pass Mine Project from Resource Conservation (RC) and Special Development (SD) to Regional Industrial (IR) on approx. 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 approx. 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 the ordinance.

- g. Approve:
  - i. The Bloomington Arco AM/PM Conditional Use Permit for a Commercial/Retail Center to include a 5,000-sq. ft. convenience store and service station, a 2,634-sq. ft. car wash, 2,550-sq. ft. drive-thru restaurant, and a 2,244-sq. ft. 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 sq. ft. and 15,613 sq. ft. on two parcels, subject to the recommended Conditions of Approval.
- h. 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.