

ORDINANCE NO. 4426  
LAND USE ZONING DISTRICT MAP FH29 AMENDMENT

**AN ORDINANCE OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, TO  
AMEND THE SAN BERNARDINO COUNTY LAND USE ZONING DISTRICT MAP  
FH29.**

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

**SECTION 1.** Public hearings have been held before the Planning Commission and Board of Supervisors of San Bernardino County, State of California, pursuant to the Planning and Zoning Law of the State of California and the San Bernardino County Code.

**SECTION 2.** The Land Use Zoning District Map is amended as shown on the attached map marked "LUZD MAP FH29" from General Commercial-Sign Control (CG-SCp) to Service Commercial (CS) (Zoning Amendment), in conjunction with a Conditional Use Permit for a 260-truck and trailer storage yard, a 2,400 square foot modular office building, and an attached 4,800 square foot service bay building on an 8.9-acre site (Project), located at 10746 Cedar Avenue in the community of Bloomington (Project Site).

**SECTION 3. FINDINGS FOR THE ZONE AMENDMENT:**

1. The Zoning Amendment is internally consistent with all other provisions of the Policy Plan. The Project/Project Site, as defined in Section 2, is located within the community of Bloomington and is designated Commercial (C) by the Policy Plan with a current zoning designation of General Commercial-Sign Control (CG-SCp). The proposed Project includes a request for a zoning amendment to change the designation to Service Commercial (CS), which is also consistent with the Commercial (C) designation of the Policy Plan. Approval of the requested Zoning Amendment will remove any conflict with land use plans or regulations. The Service Commercial (CS) zone is appropriate for the Project Site because it is located on Cedar Avenue, a major arterial highway and truck route. The Zoning Amendment will allow trucks to have direct access to a parking facility without passing through residential areas. Based on the evidence contained in the Project's supporting documents, the Zoning Amendment is consistent with and will further the goals and policies of the Policy Plan including the following:

**Policy LU-1.3. Fiscal sustainability.** When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.

*Consistency: The Zoning Amendment will require the applicant to construct and install all necessary improvements to serve the Project and maintain service levels in the community, including the requirement to pay all applicable development impact fees as well as property taxes to ensure long-term operations and maintenance of public facilities and services.*

**Policy LU-2.1. Compatibility with existing uses.** We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

*Consistency: The Project site is located in an area where commercial uses exist adjacent to residential uses. The Zoning Amendment will support a proposed use that is anticipated to provide overflow or excess truck and trailer storage for nearby warehouses and distribution facilities in the area in which existing uses and adjacent neighborhoods. Site design provides sufficient setbacks, landscaping and buffering, including block walls and fencing with vegetation to minimize potential negative impacts on existing adjacent neighborhoods.*

2. The Zoning Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The Zoning Amendment facilitates a Project that has incorporated appropriate conditions of approval and mitigation measures to protect and enhance public health, safety and welfare. The public interest will be served in that the Project will generate increased revenue to the community as a result of increased property taxes, development impact fees and employment opportunities. The Project would be responsive to community concerns by providing a storage facility for trailers that often are parked or stored in residential areas of Bloomington. The Project Site would also provide overflow trailer storage for numerous nearby existing warehouse and distribution facilities and would very likely reduce regional vehicles miles traveled and idling times.
3. The Zoning Amendment is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised. The Zoning Amendment facilitates a Project that will incorporate

the use of legal truck parking along a heavily traveled truck transportation corridor. Currently, many trucks park along the roads in the vicinity and within the Bloomington area illegally, increasing impacts to public health and safety. The Project will provide a legal space for up to 260 trucks/trailers to park on site and within a controlled and regulated area. The Project would be responsive to community concerns by providing a storage facility for trailers that often are parked or stored in residential areas of Bloomington. The Project Site would also provide overflow trailer storage for numerous nearby existing warehouse and distribution facilities and would very likely reduce regional vehicles miles traveled and idling times.

4. The Zoning Amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The recent adoption of the Policy Plan established a land use pattern for the surrounding area, including the Project Site. The Project Site is located in an existing commercial corridor. The current zoning designation is General Commercial-Sign Control (CG-SCp). A zoning amendment to Service Commercial (CS) is required in order to allow the truck and trailer storage use. The current land use category and proposed zoning will remain consistent with the pattern established by the Policy Plan and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.
5. The Zoning Amendment does not conflict with provisions of the Development Code. The proposed Zoning Amendment facilitates a Project that is compatible with the Service Commercial (CS) land use zoning district, as described in the Development Code. Conditions of approval and the plan check process will ensure the proposed future use is in compliance with countywide development standards and standards for specific land uses and activities in the Service Commercial (CS) land use zoning district.
6. The Zoning Amendment will not have a substantial adverse effect on surrounding properties. An Initial Study/Mitigated Negative Declaration was prepared for the Project, which concludes that the Project will not have a substantial impact on the environment with the implementation of recommended mitigation measures. Appropriate mitigation measures and conditions of approval will ensure countywide performance standards are met and that the Project will not have an adverse effect on the surrounding properties.
7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access (e.g., fire and medical) and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. All components of the Project were analyzed by the appropriate County departments and determined to be physically suitable in terms of design, location, shape, size, and operating characteristics, including the provision of public and emergency vehicle access and public services and utilities, to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
8. Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures, which have been incorporated into the Project's conditions of approval. Accordingly, a Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) will be filed with the Clerk of the Board. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.



**SECTION 4.** The Land Use Zoning District Map Amendment shall become effective thirty (30) days after the adoption of this ordinance.

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CURT HAGMAN, Chairman  
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS  
DOCUMENT HAS BEEN DELIVERED TO THE  
CHAIR OF THE BOARD

LYNNA MONELL,  
Clerk of the Board of Supervisors  
of San Bernardino County

\_\_\_\_\_  
STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF SAN BERNARDINO        )

I, LYNNA MONELL, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the 8th of February, 2022, at which meeting were present Supervisors: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr., and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES:           Janice Rutherford, Dawn Rowe, Curt Hagman

NOES:           Joe Baca, Jr.

ABSTAIN:       Col. Paul Cook (Ret.)

ABSENT:        None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this 8th of February, 2022.

Approved as to Form  
TOM BUNTON  
County Counsel

LYNNA MONELL,  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
JOLENA E. GRIDER  
Deputy County Counsel

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_