



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS MEETING

Land Use Services Department

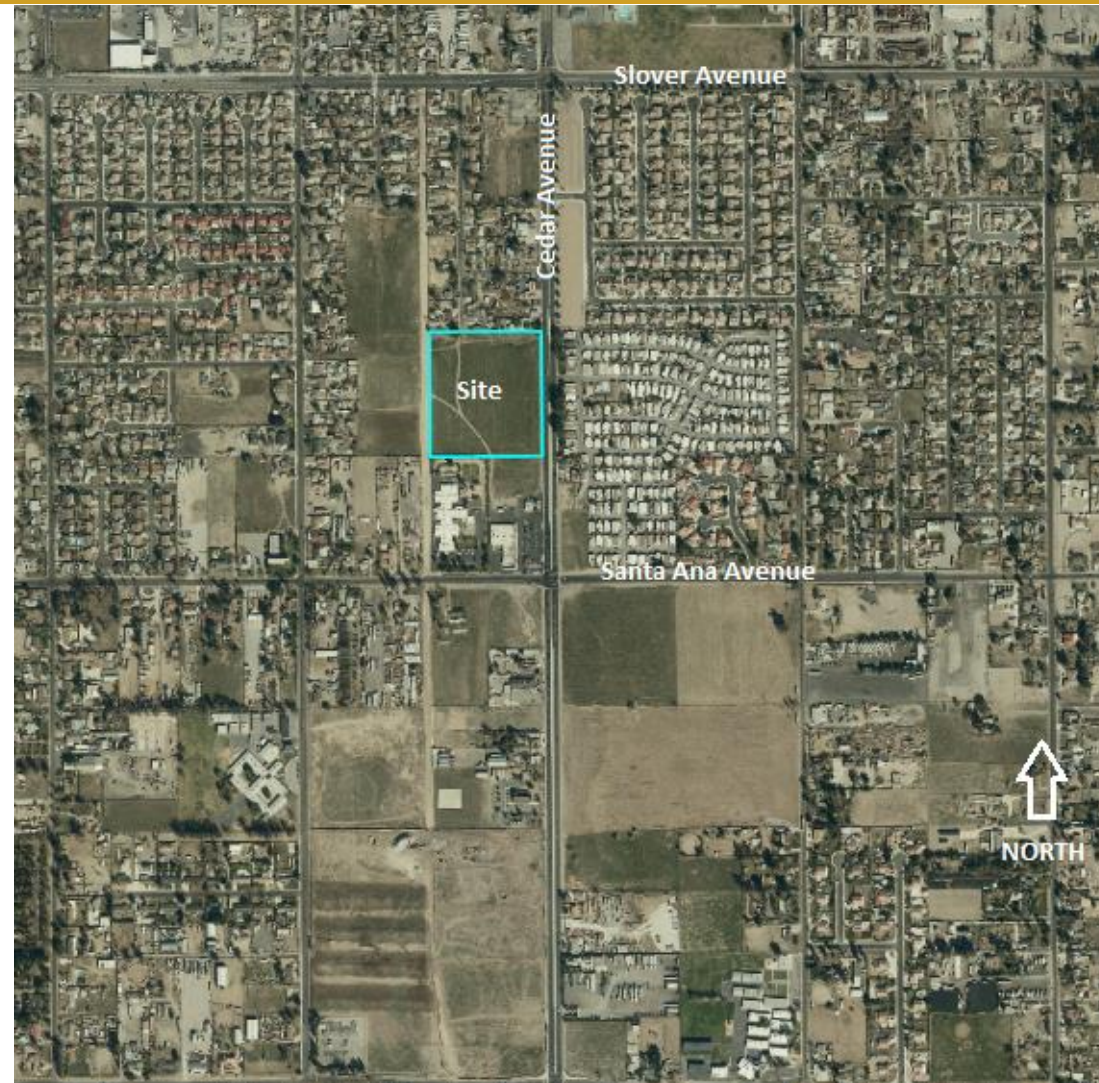
Project: Cedar Avenue Truck and Trailer Storage
Zoning Amendment and Conditional Use Permit
Agenda Item #72

Heidi Duron
Planning Director
February 8, 2022



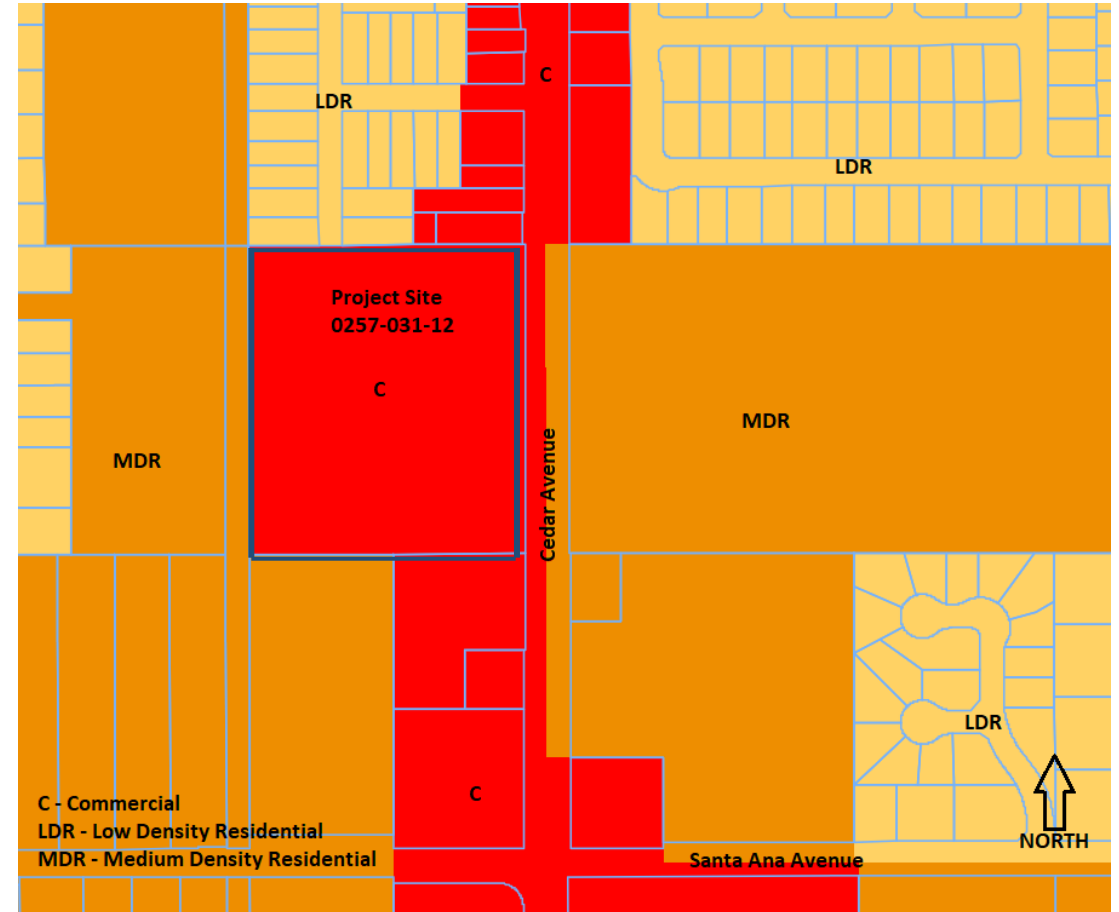
- Zoning Amendment from General Commercial Sign Control Overlay to Service Commercial on 8.95 acres.
- Conditional Use Permit for a 260-truck and trailer storage yard with a 2,400 square-foot modular office building, with an attached 4,800 square-foot service bay building.

Vicinity Map



Current Land Use Category

| | |
|--------------|---|
| SITE | Commercial (C) |
| NORTH | Low Density Residential (LDR)/Commercial (C) |
| SOUTH | Medium Density Residential (MDR)/Commercial (C) |
| EAST | Medium Density Residential (MDR) |
| WEST | Medium Density Residential (MDR) |



| | |
|--------------|---|
| SITE | General Commercial (CG) |
| NORTH | General Commercial (CG)/Single Residential (RS) |
| SOUTH | Single Residential 20,000 sf min lot size (RS 20M) /General Commercial (CG) |
| EAST | Multiple Residential (RM) |
| WEST | Single Residential 20,000 sf min lot size (RS 20M) |

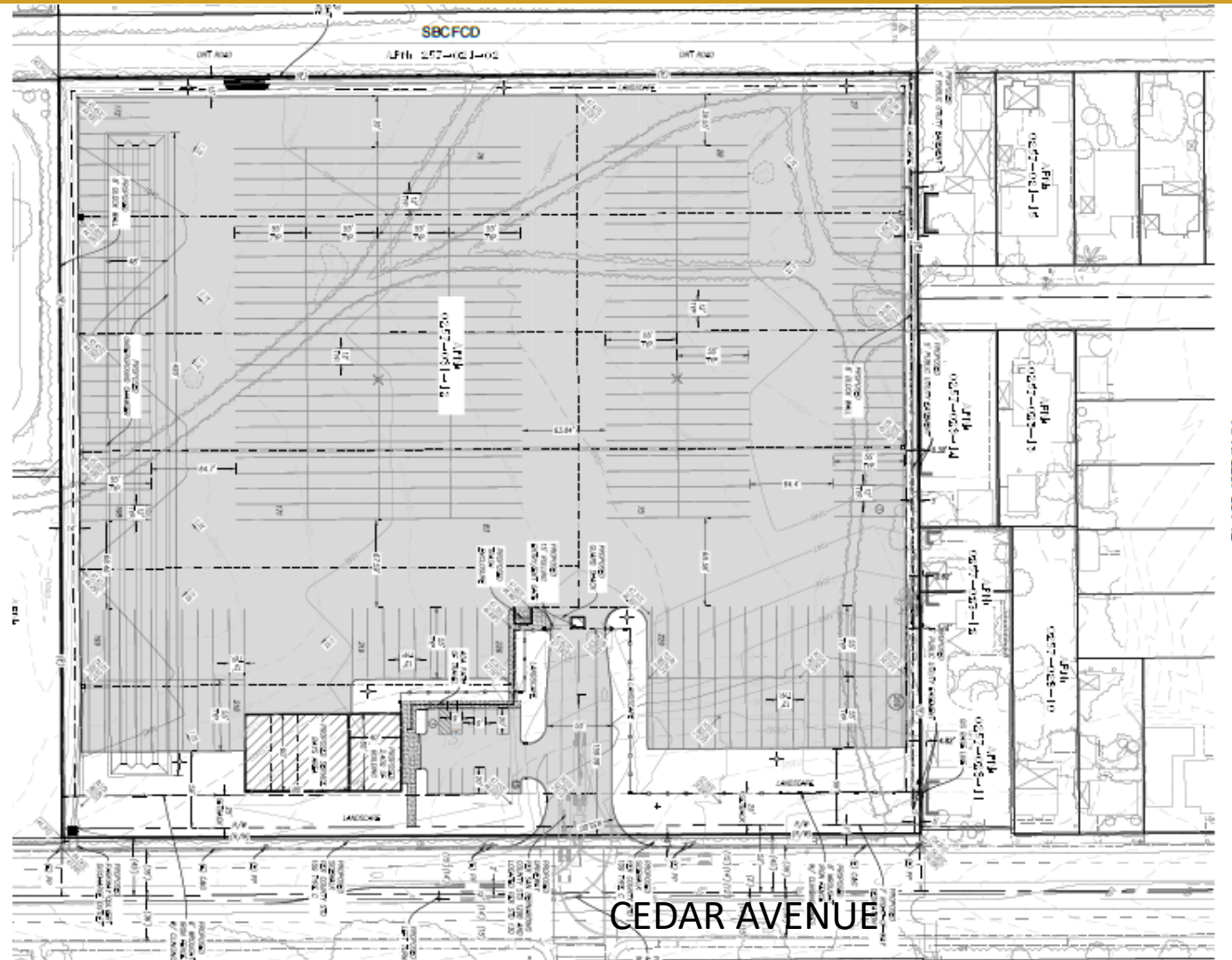


Proposed and Future Zoning

| | |
|--------------|---|
| SITE | Service Commercial (CS) |
| NORTH | General Commercial (CG)/Single Residential (RS) |
| SOUTH | Multiple Residential (RM)/General Commercial (CG) |
| EAST | Multiple Residential (RM) |
| WEST | Multiple Residential (RM) |



Proposed Site Plan



NORTH





NE Corner looking West



SE Corner looking NW



Completed Project

Proposed Entrance from Cedar Avenue



- 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.
- The Project did not exceed any threshold under CEQA that would necessitate the preparation of an Environmental Impact Report.
- A notice of availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - 126 comment letters/emails were received from members of the public as well as the Bloomington Municipal Advisory Counsel in opposition, citing concerns for traffic, noise, and appropriate use of the property.
 - One comment was received in support of the Project.

- The Planning Commission conducted a public hearing on July 22, 2021.
 - 13 people spoke in opposition of the Project.
- The Planning Commission recommended Board of Supervisors approval by 3-1 vote.
- Email received after the Planning Commission Hearing from the Attorney General's Office seeking clarification on the Project and related technical studies.
- Updated Air Quality and Health Risk Assessments were prepared for the Project.

- An updated 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 Recirculated IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
- Mitigation measures were included for: Biological Resources, Tribal Cultural Resources, Greenhouse Gas, and Traffic.
- The Project still did not exceed any threshold that would necessitate the preparation of an Environmental Impact Report.

- 59 comment letters/emails were received from members of the public as well as the Attorney General Bureau of Environmental Justice, Center for Community Action and Environmental Justice, Colton Joint Unified School District, and South Coast Air Quality Management District.
- Areas of concern raised in the comments:
 - Air Quality
 - Greenhouse Gas Emissions
 - Health Risk
 - Traffic
 - Pedestrian Safety

- Public improvements to property frontage:
 - Placement of overhead utility lines underground
 - Streetlights
 - Landscaping and pedestrian friendly walkway along Cedar Avenue
- Off-site improvements:
 - Traffic signal at the Cedar Village Mobile Home Park intersection.
 - Storm drain and water runoff improvements which will provide for treated water run off and reduced flooding and erosion in the area.
- Construction will provide for energy efficiency through the installation of solar panels on the buildings, water efficient fixtures throughout the facility and efficient low water landscaping.

That the Board of Supervisors:

1. Conduct a public hearing for the Cedar Avenue Truck and Trailer Storage Facility, Zoning Amendment, and Conditional Use Permit on an 8.95-acre parcel in Bloomington.
2. Adopt the Mitigated Negative Declaration.
3. Consider a proposed ordinance amending the zoning from General Commercial-Sign Control Overlay to Service Commercial (Zoning Amendment) on 8.95 acres.
4. Make alterations, if necessary, to the proposed ordinance.
5. Approve introduction of the proposed ordinance.
6. Adopt the ordinance.
7. Adopt the recommended findings for approval of the Zoning Amendment and Conditional Use Permit.
8. Approve the Conditional Use Permit for the Project subject to the recommended Conditions of Approval.
9. Direct the Clerk of the Board of Supervisors to File the Notice of Determination.