



**Land Use Services Department**  
**Planning Division**

# **BOARD OF SUPERVISORS HEARING**

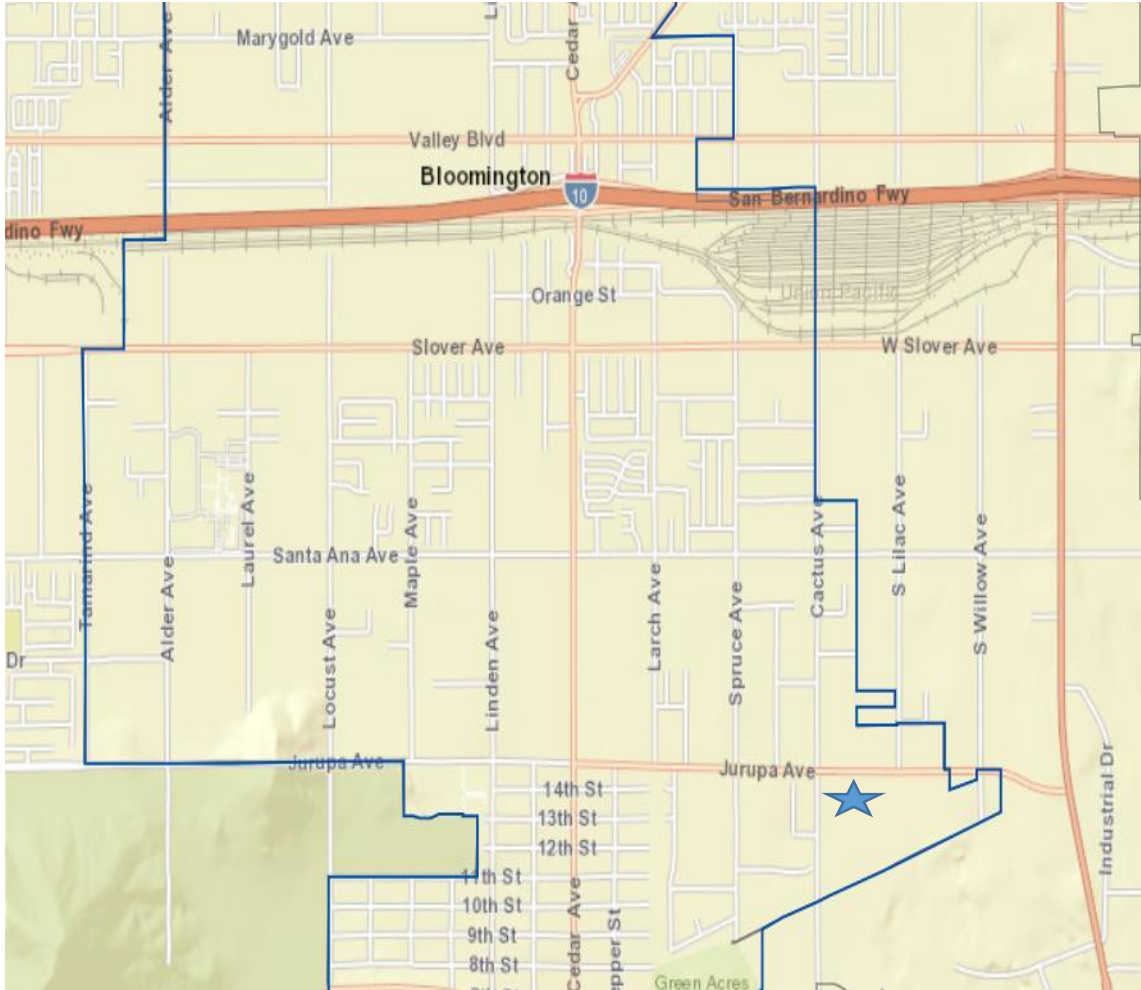
Land Use Services Department

Applicant: Bobby Nassir

Heidi Duron  
Planning Director  
April 6, 2021



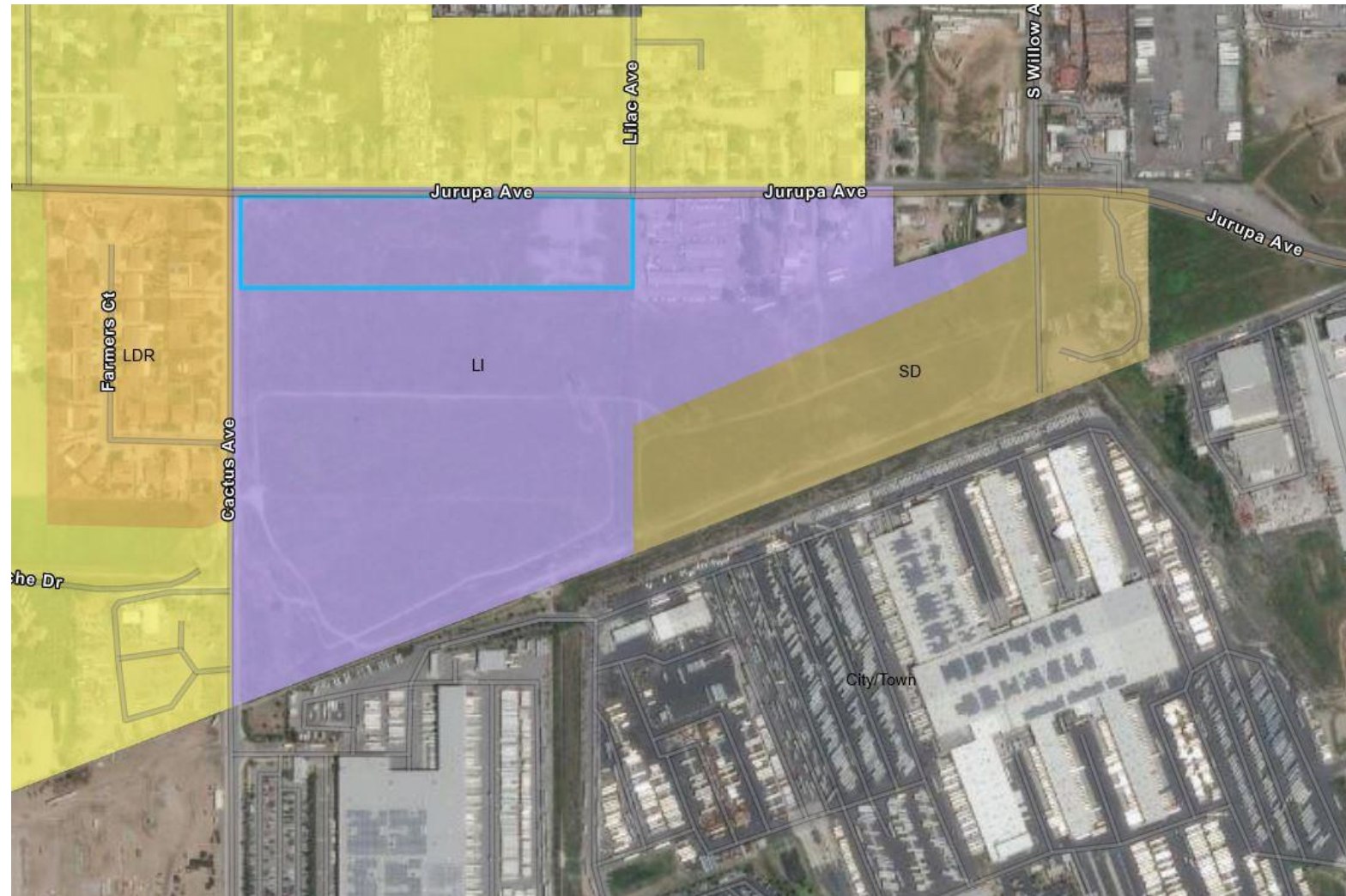
- Zoning amendment from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to Community Industrial (IC) on 8.89 acres. (to be consistent with Countywide Plan)
- Conditional Use Permit for an intermodal storage facility.



## Project Location

- Bloomington community one mile south of I-10.
- Southeast corner of Jurupa Avenue and Cactus Avenue.

# Policy Plan Land Use Designations



- RL: Rural Living 1 du/2.5 ac max
- VLDR: Very Low Density Res. 0-2 du/ac max
- LDR: Low Density Res. 2-5 du/ac max
- MDR: Medium Density Res. 5-20 du/ac
- C: Commercial
- LI: Limited Industrial
- GI: General Industrial
- PF: Public Facility
- RLM: Resource/Land Management
- OS: Open Space
- SD: Special Development





**At northern project boundary looking east along Jurupa Avenue.**

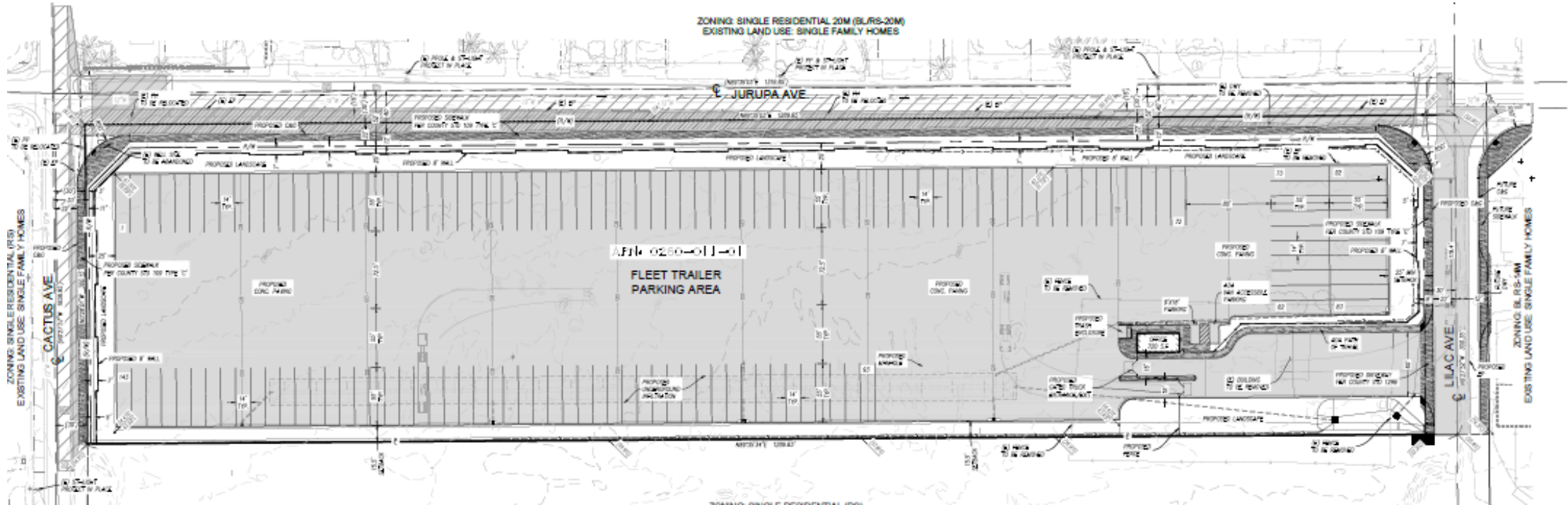


**At northern project boundary looking west from Lilac Avenue along Jurupa Avenue.**





# Site Plan



- An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is proposed for adoption.
- A Notice of Availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
  - No comments were received.



- The Planning Commission conducted a public hearing on February 4, 2021.
  - No comments were received.
- The Planning Commission recommended Board of Supervisors approval of the Project by a unanimous vote.
  - Recommendation included modified conditions and direction to increase wall height to provide additional buffer adjacent to residents to the west.

Conduct a public hearing to consider the Jurupa Intermodal Storage Facility Zoning Amendment and Conditional Use Permit on 8.89 acres, and:

- a. Adopt the Mitigated Negative Declaration.
- b. Consider a proposed ordinance amending the zoning from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to Community Industrial (IC) on 8.89 acres.
- c. Make alterations, if necessary, to the proposed ordinance.
- d. Approve introduction of the proposed ordinance.
- e. Read title only of proposed ordinance, waive reading of the entire text and adopt the ordinance.
- f. Adopt the recommended Findings for approval of the Project.
- g. Approve the Conditional Use Permit for an intermodal storage facility on 8.89 acres, subject to the recommended Conditions of Approval.
- h. Direct the Clerk of the Board to File the Notice of Determination.