



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

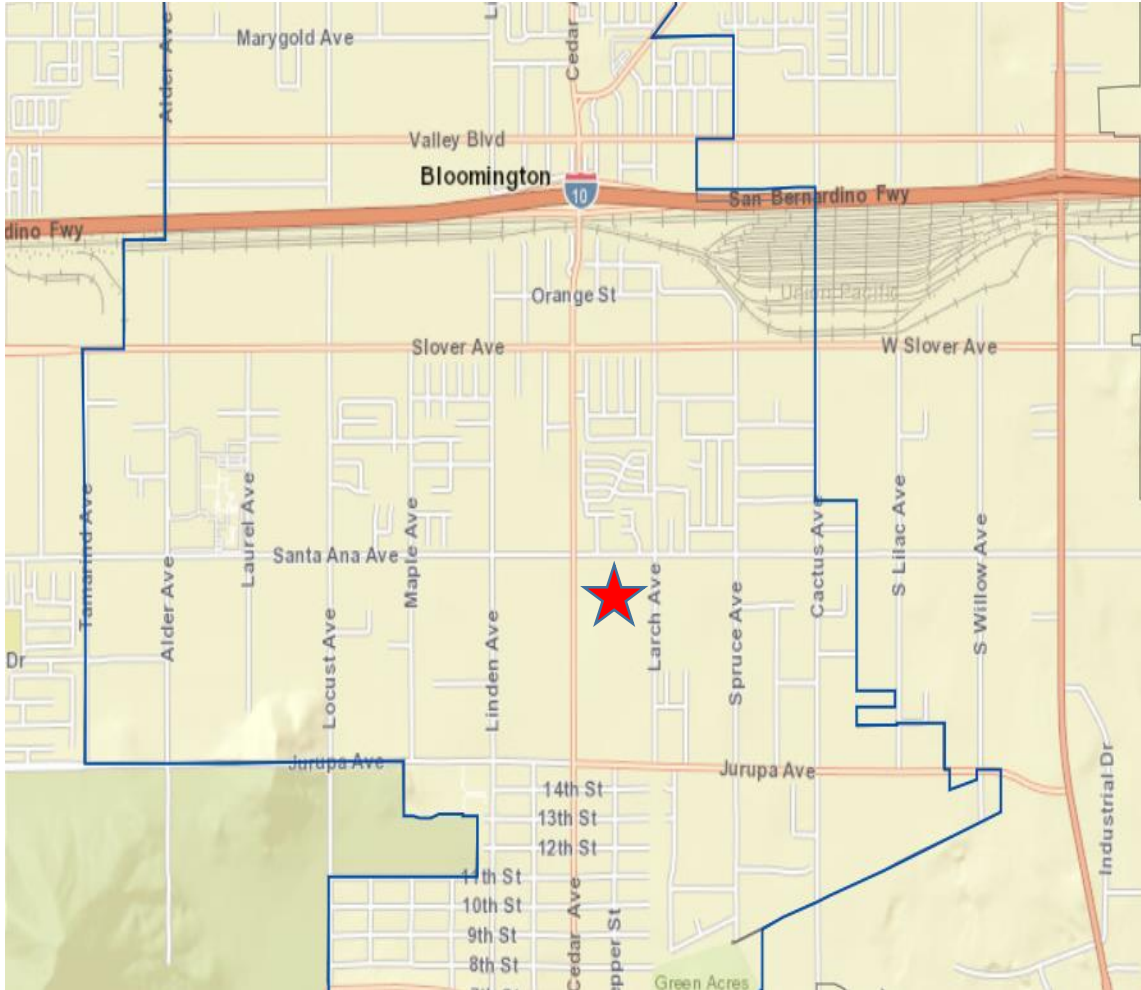
Land Use Services Department

Applicant: Chandi Enterprises, LLC

Heidi Duron
Planning Director
April 6, 2021



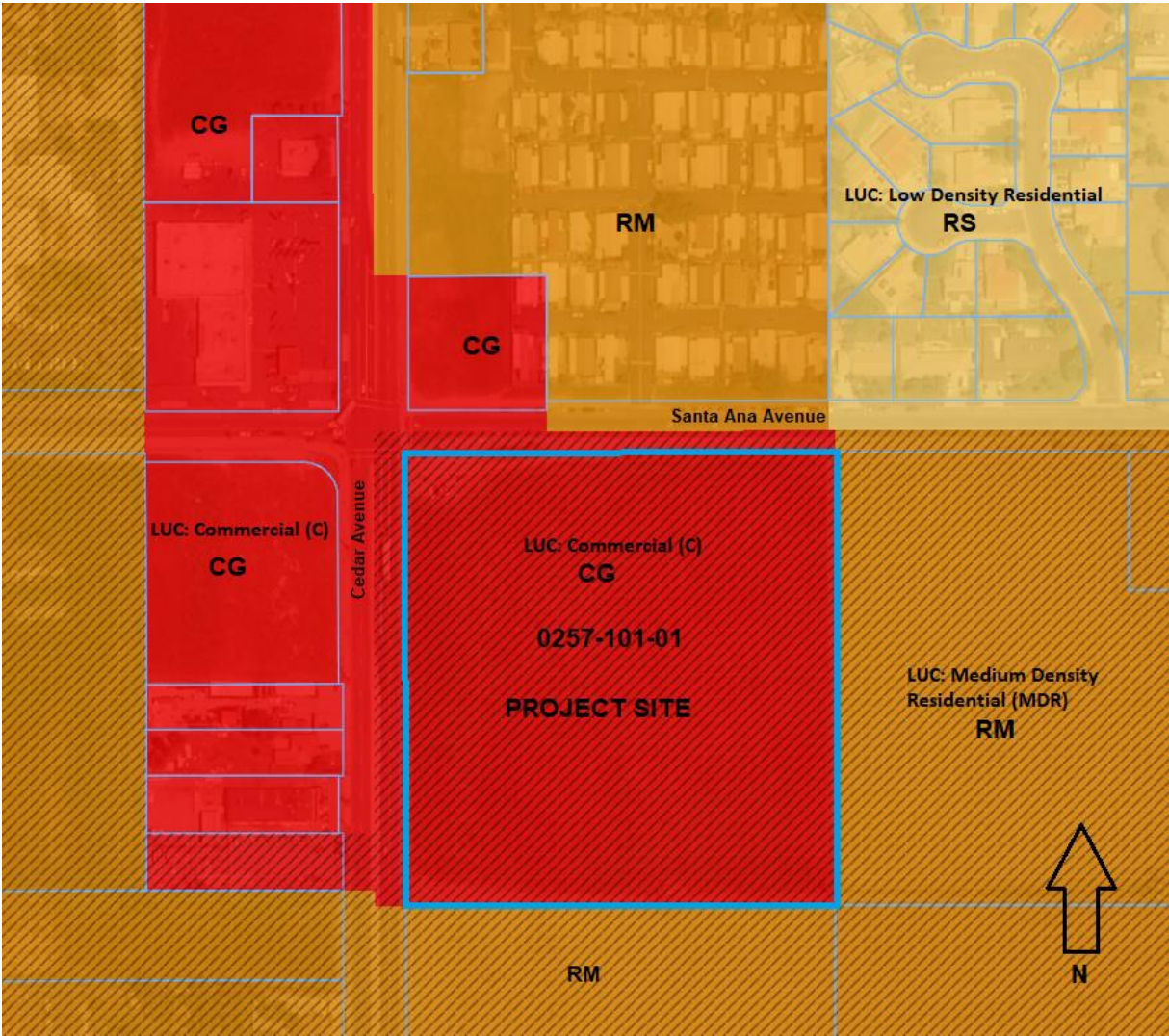
- Zoning amendment from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to General Commercial (CG) on 8.9 acres.
- Conditional Use Permit for a Commercial/Retail Center to include a 7-pump truck fueling canopy, 8-pump auto fueling canopy, 9,900-square foot convenience store, and two quick service drive-thru restaurants.
- Tentative Parcel Map 20192 to subdivide 8.9 acres into four parcels.



Project Location

- Bloomington community 3/4 mile south of I-10.
- 10951 Cedar Avenue, Southeast Corner of Cedar and Santa Ana.





Looking west along Santa Ana Avenue.

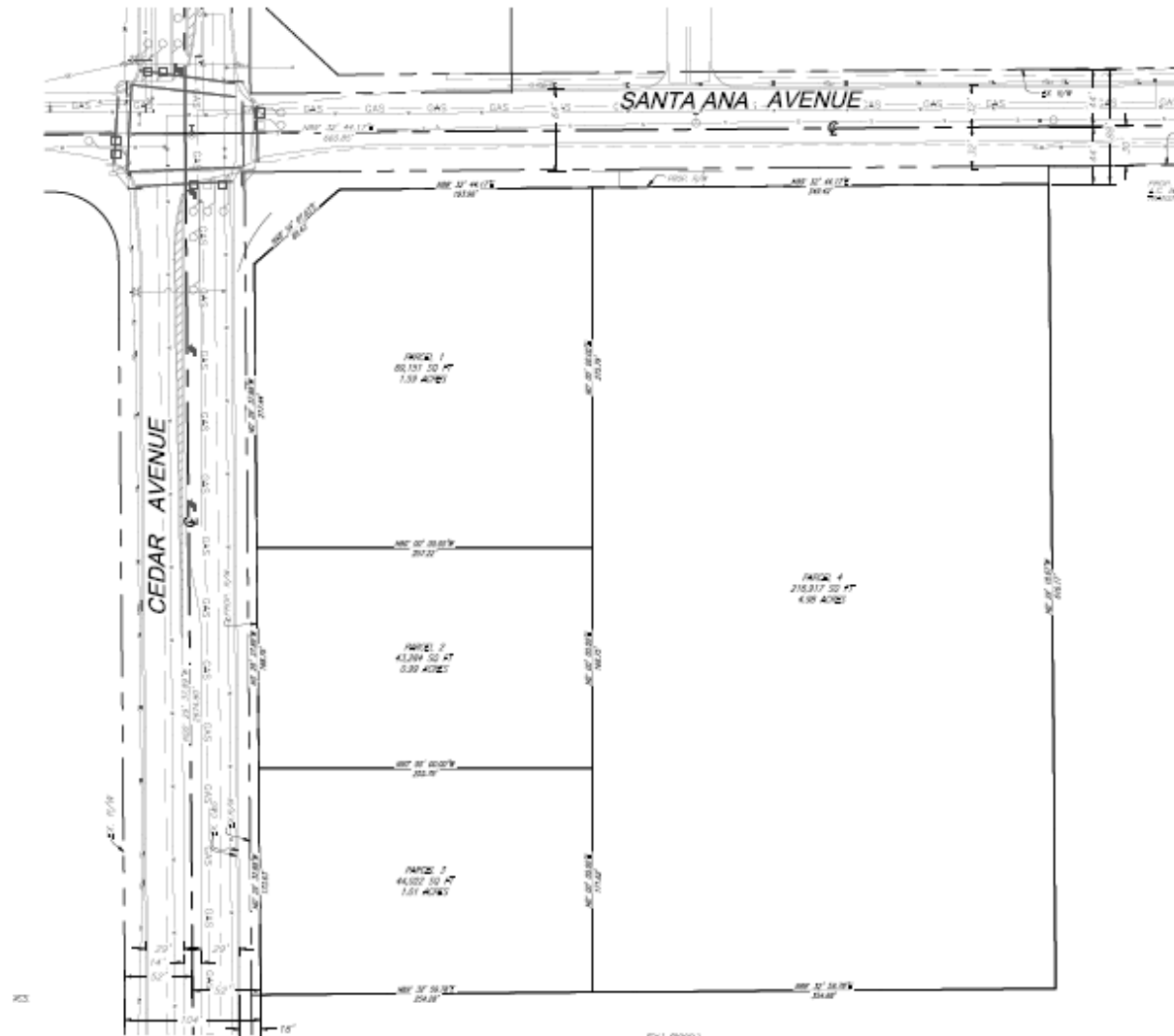


Corner of Cedar Avenue and Santa Ana Avenue looking southeast.





Tentative Parcel Map 20192



- 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.

Public Comments

- Comment letters were received by the California Department of Fish and Wildlife (CDFW) and the Colton Joint Unified School District (CJUSD).
- Responses have been incorporated in IS/MND record.
- No new significant impacts to the environment have been identified.

- The Planning Commission conducted a public hearing on February 18, 2021.
 - Six residents spoke in opposition to the Project.
 - Concerns raised regarding the use of the site as a truck stop.
- The Planning Commission recommended Board of Supervisors approval of the Project by 4-0 vote, with one Commissioner abstaining from vote.
 - Recommendation included modified conditions.

Conduct a public hearing to consider the Bloomington Commercial Center Zoning Amendment, Conditional Use Permit and Tentative Parcel Map on an 8.9-acre parcel; 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 General Commercial (CG) on 8.9 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 a Commercial/Retail Center to include truck and auto fueling, a convenience store, two drive thru restaurants, subject to the recommended Conditions of Approval.
- h. Approve Tentative Parcel Map 20192 to subdivide 8.9 acres into four parcels, subject to the recommended Conditions of Approval.
- i. Direct the Clerk of the Board to File the Notice of Determination.