

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO  
AND RECORD OF ACTION**

April 6, 2021

**FROM**

**TERRI RAHHAL, Director, Land Use Services Department**

**SUBJECT**

Jurupa Intermodal Storage Facility Zoning Amendment and Conditional Use Permit

**RECOMMENDATION(S)**

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

1. Adopt the Mitigated Negative Declaration.
  2. 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.
  3. Make alterations, if necessary, to the proposed ordinance.
  4. Approve introduction of the proposed ordinance.
  5. Read title only of proposed ordinance, waive reading of the entire text and adopt **Ordinance No. 4404**.
  6. Adopt the recommended Findings for approval of the Zoning Amendment and Conditional Use Permit.
  7. Approve the Conditional Use Permit for an intermodal storage facility on 8.89 acres, subject to the recommended Conditions of Approval.
  8. Direct the Clerk of the Board to File the Notice of Determination.
    - Applicant: Bobby Nassir
    - Community: Bloomington
    - Location: Southeast corner of Jurupa Avenue and Cactus Avenue
- (Presenter: Heidi Duron, Planning Director, 387-4110)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Create, Maintain and Grow Jobs and Economic Value in the County.  
Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

**BACKGROUND INFORMATION**

The applicant, Bobby Nassir, is requesting the following actions: (1) Adoption of a Mitigated Negative Declaration, (2) Approval of a Zoning Amendment from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to Community Industrial (IC) and (3) Approval of a

**Jurupa Intermodal Storage Facility Zoning Amendment and Conditional Use Permit**  
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Conditional Use Permit (CUP) for an intermodal transportation storage facility on 8.89 acres (Project).

Project Analysis

The project site has been designated Limited Industrial (LI) by the recent adoption of the Countywide Plan. However, a countywide zoning amendment is required to be consistent with the Countywide Plan, which is still pending. Instead of waiting for the countywide update to zoning districts, the applicant has proposed a Zoning Amendment to establish a zoning district of Community Industrial (IC) for the project site. This action is consistent with Section 6(c) of the Resolution adopting the Countywide Plan, which states that “[d]uring the interim period [after the adoption of the Countywide Plan and until zoning districts are updated], if a nonconformity exists between the Land Use Designation and the Land Use District (Zone) of a parcel, and a property owner desires to use or develop their property in conformance with the Land Use Designation, a property owner may submit an application for a zone change consistent with the Land Use Designation along with the appropriate development or use application for approval by the County.” The application submitted for the Project is a CUP for an intermodal transportation storage facility. The CUP will authorize storage of metal containers and tractor trailers on the site during off-season delivery periods and/or between deliveries. The site design accommodates emergency access and circulation to ensure that fire protection can be efficiently provided. Additionally, setbacks are maintained and landscaping is proposed to provide effective buffering and mitigation of visual impacts on surrounding properties. The entry to the storage area is located at the easternmost edge of the property, on Lilac Avenue, away from the existing residential uses to the north and west. A detailed project analysis is included as an attachment to this report/recommendation in the Planning Commission staff report.

California Environmental Quality Act Compliance

An Initial Study (IS) was prepared to identify potential impacts the Project may have on the environment, as well as project design features and mitigation measures that will reduce potential impacts to less-than-significant levels. The IS concludes that all potentially significant environmental impacts of the proposed Project can be mitigated to a less-than-significant levels with the implementation of mitigation measures. Therefore, the recommendation includes adoption of a Mitigated Negative Declaration and filing a Notice of Determination.

Planning Commission Recommendation

San Bernardino County (County) Code requires a recommendation from the Planning Commission before the Board of Supervisors (Board) approves, modifies or disapproves a Zoning Amendment. At the Planning Commission hearing on February 4, 2021, the Planning Commission recommended approval of the Project by a unanimous vote of 5-0. After the Planning Commission hearing county staff discovered a minor error in the zoning amendment recommendation. The Planning Commission staff report inadvertently identifies the proposed zoning district as Light Industrial (IL) instead of Community Industrial (IC). The staff report correctly indicates that the County Code does not currently provide a Light Industrial (IL) zoning district and, pursuant to direction provided by the Board when adopting the Countywide Plan, the appropriate zoning district selected for this Project is Community Industrial (IC). The clerical error in the Planning Commission staff report has been corrected in the materials presented for Board action and does not affect the Planning Commission recommendation.

**PROCUREMENT**

Not applicable.

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**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on March 9, 2021; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on March 12, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on March 16, 2021.

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Record of Action of the Board of Supervisors  
County of San Bernardino

Hearing Opened  
Public Comment: Stephanie Brown, Gary Grossich  
Hearing Closed

**APPROVED**

Moved: Joe Baca, Jr. Seconded: Dawn Rowe  
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: April 6, 2021



cc: LUSD - Rahhal w/ NOD & Rec.  
File - Land Use Services Department w/ attachments  
JLL 04/8/2021