

ORDINANCE NO. 4404  
LAND USE ZONING DISTRICT MAP FH29 AMENDMENT

**AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, 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 the County of San Bernardino, State of California, pursuant to the Planning and Zoning Law of the State of California and the County Code of the County of San Bernardino.

**SECTION 2.** The Land Use Zoning District Map is amended as shown on the attached map marked "LUZD MAP FH29" from Single Residential 1-acre minimum lot size Additional Agriculture (RS-1-AA) to Community Industrial (IC) in conjunction with a Conditional Use Permit for an intermodal transportation storage facility on an 8.89-acre site (Project) located on the southeast corner of Jurupa Avenue and Cactus Avenue in the community of Bloomington (Project site).

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

1. The proposed amendment is internally consistent with all other provisions of the Countywide Plan, Policy Plan. Based on the evidence contained in the Project's supporting documents, the proposed amendment is consistent with and will further the goals and policies of the Policy Plan as further indicated below:

**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 Project proponent is required to construct and install all necessary improvements to serve the Project and maintain service levels in the community. The Project proponent is also required to pay all applicable development impact fees as well as property taxes so as 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.

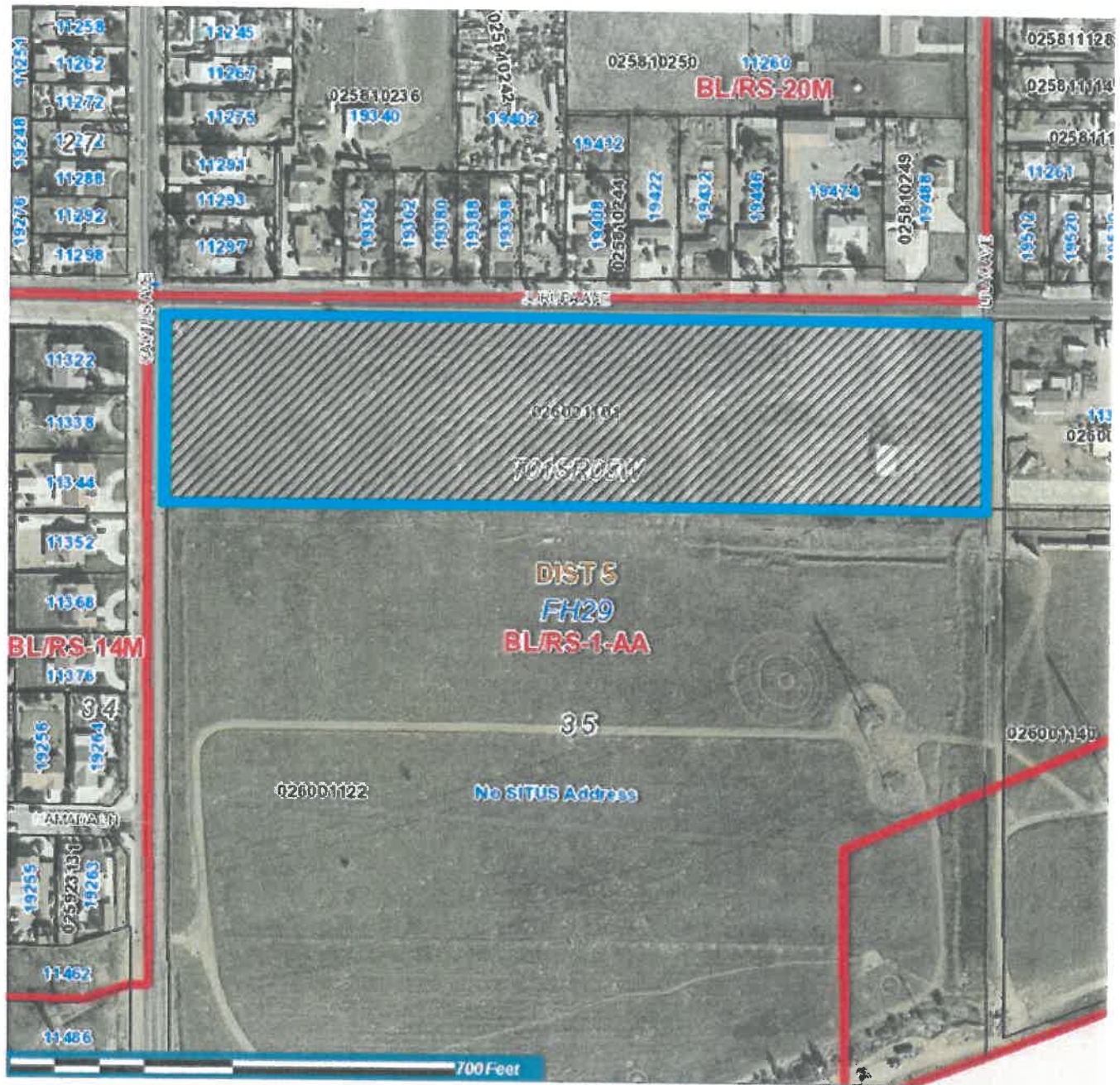
*Consistency: The proposed Project is located in an area where light industrial use exists and is expanding. Site design provides sufficient setbacks, landscaping and buffering so as to minimize potential negative impacts on existing adjacent neighborhoods.*

2. The proposed 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 because the Project will generate increased revenue to the community as a result of increased property taxes and development impact fees, resulting in enhanced local public services. The Project will also promote significant economic development within the local community, including construction jobs, all of which support local businesses and will provide a much needed legal parking area for individual trailer parking to local residents.
3. The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised. The Project will promote significant economic development within the community, including construction jobs and will provide a much needed legal parking area for individual trailer parking to local residents.
4. The proposed land use district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The recent adoption of the Countywide, Policy Plan established a land use pattern for the surrounding area, including the Project site. The proposed zoning amendment is consistent with the pattern established by the Countywide Plan and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.
5. The proposed land use zoning district change does not conflict with provisions of the Development Code. The proposed Project is in compliance with Development Code. Conditions of approval and the plan

check process will ensure compliance of countywide development standards and standards for specific land uses and activities proposed by the Project.

6. The proposed land use zoning district change will not have a substantial adverse effect on surrounding property. The Project includes appropriate mitigation measures and conditions of approval to ensure countywide performance standards are met and that the Project will not have an adverse effect on the surrounding property.
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. The site has been conditioned to ensure adequate water and wastewater needs of the Project have been met. Fire protection will also be provided by the San Bernardino County Fire Protection District, which has reviewed the Project and provided conditions of approval. The Project will have sufficient permitted solid waste storage capacity to accommodate the Project's solid waste disposal needs. The County has evaluated drainage associated with the Project and determined that impacts will be less than significant with the implementation of specified conditions of approval.
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 conditions of approval and mitigation measures. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination will be filed as part with the San Bernardino County Clerk of the Board's office. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.





*Art Aguirre*

Lynna Howell

By: Juanita Luna  
Deputy

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