



San Bernardino County

Legislation Text

File #: 5524, Agenda Item #: 72

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

February 8, 2022

FROM

DAVID DOUBLET, Director, Land Use Services Department

SUBJECT

Cedar Avenue Truck and Trailer Storage Facility, Zoning Amendment, Conditional Use Permit

RECOMMENDATION(S)

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.
 - An ordinance of San Bernardino County, State of California, amending the San Bernardino County Land Use Zoning District Map FH29.
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 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 on 8.95 acres subject to the recommended Conditions of Approval.
9. Direct the Clerk of the Board of Supervisors to File the Notice of Determination.
 - Applicant: David Weiner
 - Community: Bloomington
 - Location: 10746 Cedar Avenue, westside of Cedar Avenue between Santa Ana Avenue and Slover Avenue in the Community of Bloomington.

(Presenter: David Doublet, Director, 387-4431)

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 2021-22 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

The applicant, David Weiner, has proposed a project consisting of three actions: (1) Adoption of a Mitigated Negative Declaration (MND), (2) Adoption of a Zoning Amendment from General Commercial-Sign Control Overlay (CG-SCp) to Service Commercial (CS) on 8.95 acres, and (3) Approval of a Conditional Use Permit (CUP) 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 on 8.95 acres subject to the recommended Conditions of Approval. The project site is located at 10746 Cedar Avenue, on the westside of Cedar Avenue between Santa Ana Avenue and Slover Avenue in the Community of Bloomington. A detailed project description, planning analysis and environmental discussion is provided in the Planning Commission Staff Report included with this report/recommendation.

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study was prepared to identify potential impacts the proposed project may have on the environment, as well as mitigation measures that may be necessary to reduce said impacts to less-than-significant levels. The Initial Study concluded that the project will not have a significant adverse impact on the environment with the implementation of mitigation measures identified in the Initial Study, which have been incorporated in the conditions of approval for the CUP. During the public review of the Initial Study, 123 written public comments were received by email and letter opposed to the project, including from the Bloomington Municipal Advisory Council (MAC), and one in favor. In addition, letters were received from the California Department of Fish and Wildlife, Colton Joint Unified School District (CJUSD), West Valley Water District, and Inland Empire Biking Alliance expressing various concerns related to the project. One letter in support was received by the Cedar House Life Change Center.

The San Bernardino County Code requires a recommendation from the Planning Commission for final action by the Board of Supervisors for all Zoning Amendments. On July 22, 2021, the Planning Commission conducted a public hearing on the project and received 13 in-person commenters opposed to the project. After considering all comments and responses provided by staff, the Planning Commission recommended approval of the project with modified conditions of approval by a vote of 3-1 (Commissioners Weldy, Stoffel and Haughey in favor; Commissioner Gongora opposed; Commissioner Allard recused). The modified conditions were based on updated conditions provided by Land Development after the posting of the staff report and outlined in a memo provided to the Planning Commission, included with this report/recommendation.

After the Planning Commission hearing, staff received additional comments from the California Department of Justice (DOJ) Deputy Attorney General's Office and Center for Community Action and Environmental Justice (CCA EJ). In response to concerns raised by the various commentors, the Applicant prepared an updated Air Quality Assessment and Health Risk Assessment for the project and recirculated the Initial Study (Recirculated Initial Study) for further review and comment. Like the Initial Study, the Recirculated Initial Study concludes that the project will not have a significant adverse impact on the environment with the implementation of mitigation measures to reduce impacts to Biological Resources, Tribal Cultural Resources, Greenhouse Gas and Traffic. The Recirculated Initial Study includes minor changes in mitigation measures related to the biological resources (BIO-1 and BIO-2) and greenhouse gas (GHG-1) assessment.

The Recirculated Initial Study was made available for public comment from November 1, 2021 to November 30, 2021. In response, comments were received from the DOJ, CCA EJ, CJUSD, South Coast Air Quality Management District, and 59 individual residents. Responses to these comments were prepared and are included as part of this report/recommendation. The Final Mitigated Negative Declaration for the Board's consideration includes the Initial Study, Revised Initial Study, Comments and Response to Comments thereto.

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on January 24, 2022; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on January 24, 2022; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on January 24, 2022.