



**LAND USE SERVICES DEPARTMENT
PLANNING DIVISION
PLANNING COMMISSION STAFF REPORT**



HEARING DATE:

AGENDA ITEM 3

Project Description

Vicinity Map -

APN: 0252-173-67, & 66
Applicant: BLOOMINGTON INDUSTRIAL PROPERTY OWNER, LLC.
Community: BLOOMINGTON/5TH SUPERVISORIAL DISTRICT
Location: NORTH SIDE OF SLOVER AVENUE, APPROXIMATELY 1000 FEET WEST OF LINDEN AVENUE
Project No: P201300121/CF
Staff: John Oquendo
Rep: Douglas E. Franz, AIA
Proposal: A) CONDITIONAL USE PERMIT TO CONSTRUCT A 708,240 SQUARE FOOT INDUSTRIAL BUILDING TO BE USED AS A HIGH CUBE WAREHOUSE ON 36.70 ACRES; AND
 B) TENTATIVE PARCEL MAP (TPM 19448) TO SUBDIVIDE 54.2 ACRES INTO TWO PARCELS.



156 Hearing Notices Sent On: September 3, 2014
P.C. Field Inspection Date: September 9, 2014

Report Prepared By: John Oquendo
Inspected By: Audrey Matthews

SITE INFORMATION:

Parcel Size: 54.2 acres
Terrain: Generally flat, gently sloping

Vegetation: Ruderal Vegetation; Ornamental Landscaping

SURROUNDING LAND DESCRIPTION:

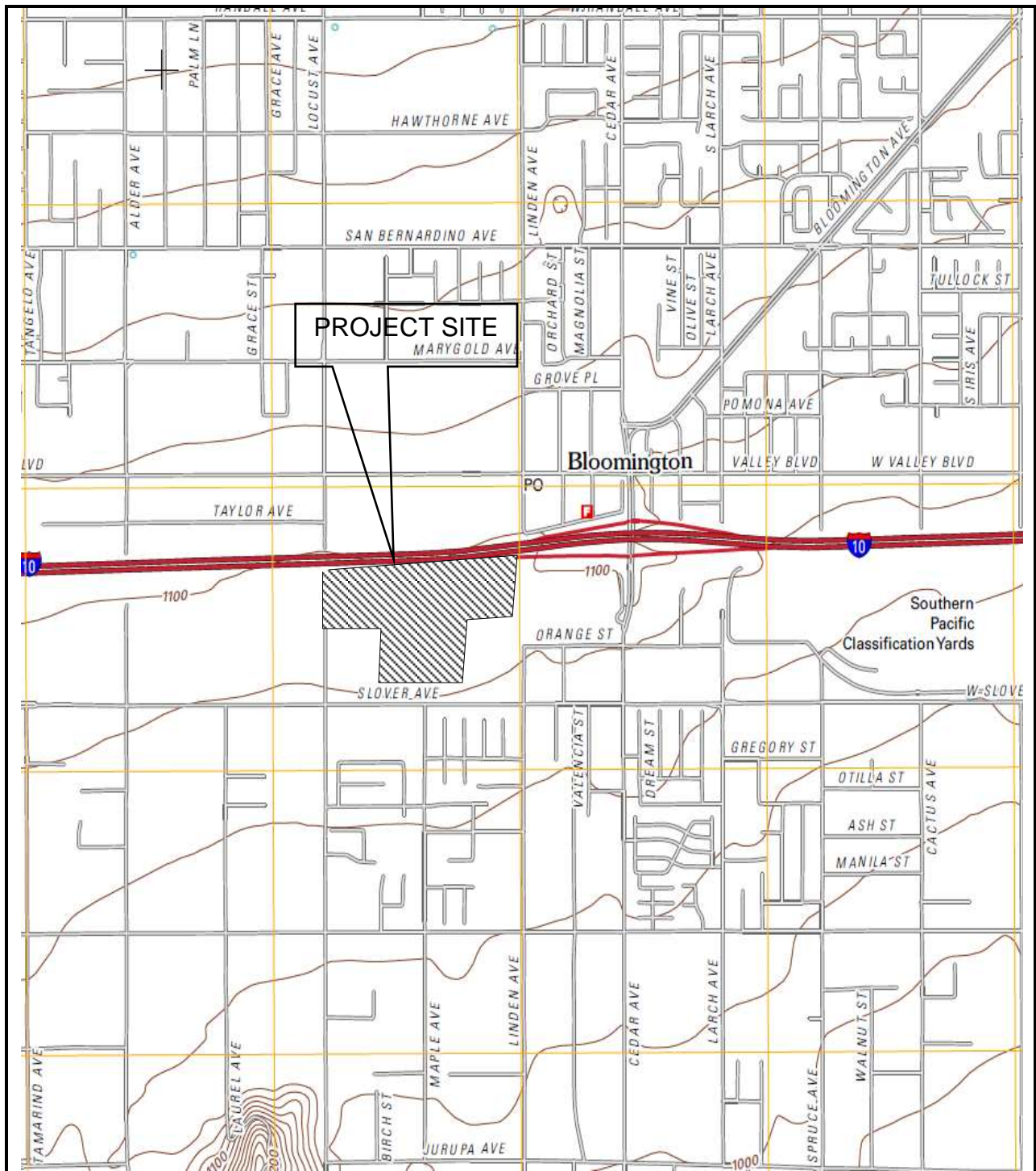
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	YRC-Freight Inc. -Transport Facility	BL/IC, Bloomington Community Plan-Community Industrial
North	Southern Pacific Freight Railroad Line /I-10	BL/IR, Bloomington Community Plan-Regional Industrial
South	Single Residential; Industrial	BL/RS-1-AA, BL/RS and BL/IC- Bloomington Community Plan-Single Residential, One acre minimum lot size, Additional Agriculture Overlay, Bloomington Community Plan, Single Residential and Bloomington Community Plan Community Industrial Community Industrial
East	Single Residential; Vacant; Industrial	BL/IC, Bloomington Community Plan-Community Industrial
West	Various Residential; Industrial	BL/IC, Bloomington Community Plan-Community Industrial

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	Rialto	N/A
Water Service:	West Valley Water District	Will Serve
Sewer Service:	Septic System	N/A

STAFF RECOMMENDATION: That the Planning Commission **APPROVE** the Conditional Use Permit.

In accordance with Section 86.12.040 of the San Bernardino County Development Code, any final action on this item may be appealed to the Board of Supervisors within 10 days following the Planning Commission action.

VICINITY MAP

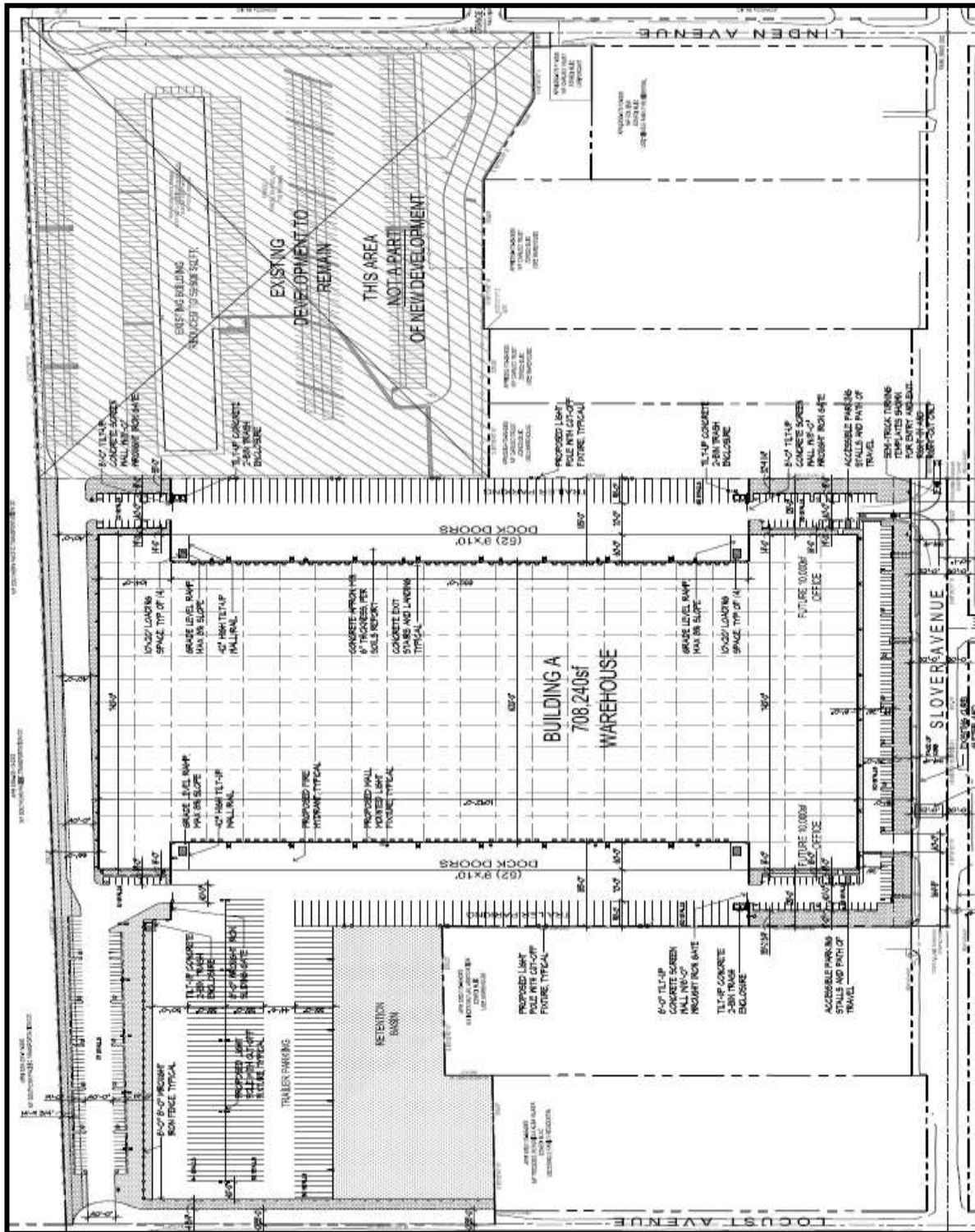


Source: USGS QUAD, 2012

AERIAL VIEW AND LAND USE ZONING DISTRICT MAP



SITE PLAN





VIEW OF THE SITE LOOKING NORTH FROM SLOVER AVENUE



LOOKING WEST ON SLOVER AVENUE



LOOKING SOUTH EAST FROM SLOVER AVENUE



VIEW OF THE SITE LOOKING NORTH EAST FROM LOCUST AVENUE



VIEW NORTH EAST FROM LINDEN AVENUE



VIEW SOUTH OF MAPLE AVENUE/SLOVER AVENUE INTERSECTION

PROJECT DESCRIPTION AND BACKGROUND

The applicant, Bloomington Industrial Property Owner, LLC., is requesting approval of a Conditional Use Permit (CUP) (P201300121/CF) to develop a 708,240 square-foot (sf) industrial building to be used as a “High Cube” warehouse distribution facility (Project) on 36.70 acres (ac), with a Tentative Parcel Map (PM19448) to subdivide the existing 54.3 ac site into two parcels. High Cube Warehouse is defined as follows: “Warehouse/Distribution Centers are used primarily for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouse. These facilities are typically constructed utilizing concrete tilt-up technique, with a typical ceiling height of at least 24 feet. Warehouse/Distribution Centers are generally greater than 100,000 sf in size with a land coverage ratio of approximately 50% and a dock-high loading ratio of approximately 1:5,000-10,000 sf. They are characterized by a small employment count due to a high level of automation.” Additionally, the proposed warehouse will contain 20,000 sf of ancillary office space. The Project site is located on the north side of Slover Avenue approximately 1000 feet (ft) west of Linden Avenue, in the Fifth Supervisorial District.

The Project site consists of a T-shaped 36.7 ac portion of an existing 54.2 ac freight transfer facility; this area will be separated from the existing development through the tentative parcel map (TPM19448) which is proposed concurrently with this proposed CUP. The General Plan land use zoning designation for the site is IC (Community Industrial), which permits the development of warehouse distribution facilities larger than 80,000 sf subject to the approval of a CUP. Proposed site improvements include landscaping (covering 15.9% of the net site area), paved driveways and parking areas for both passenger vehicles and truck trailers. Truck bays and corresponding loading areas are located along the east and west elevations of the proposed building. The Project proposes two driveways on the southern edge of the Project at Slover Avenue, and a single driveway at Locust Avenue; with an emergency only access at Linden Avenue through the remaining portion of the YRC freight facility.

The Project site is located generally south of the I-10 Freeway, west of the Cedar Avenue off-ramp, in the unincorporated community of Bloomington. The site is developed and currently occupied by the YRC freight trucking facility, a facility containing three industrial buildings totaling 197,771 sf, with extensive paved areas for truck, trailer, and passenger vehicle parking. This facility was approved on July 11, 2000, under CUP No. 10287CN1/10287RM. An Environmental Impact Report (SCH# 1999051051042) was prepared for the Project, and a Statement Facts, Findings, and Overriding Considerations was also adopted by the County of San Bernardino Board of Supervisors. Approximately 138,171 sf of the existing building area will be razed to allow for the construction of the proposed Project. A portion of the existing freight transfer facility is intended to remain and operate following construction of the proposed Project. The Project is located immediately south of an existing Southern Pacific Railroad (SPRR) rail line. A mix of vacant land, existing industrial, and various residential land uses occur in the remaining directions. The terrain is relatively level with no unique topographical or riparian features. The site is not within any identified hazard overlay. The Project does occur within potential habitat area for Burrowing Owl, a special species of concern as identified by the California Department of Fish and Wildlife.

ANALYSIS:

The Project, a request to subdivide 54.4 ac and develop a 708,240 sf industrial building on a 36.7 ac portion of an existing freight transfer facility, complies with the applicable development standards of the San Bernardino County Development Code (Development Code) including standards related to parking, setbacks, landscaping, lot coverage, Floor to Area Ratio, and height limits. Notices were circulated to surrounding property owners upon acceptance of the

Project. Additionally, staff has circulated the Project plans and studies to reviewing departments and agencies. Reviewing departments have provided the appropriate clearances and conditions of approval to allow for final action from the Planning Commission. One property owner comment and one request for notification were received during the public notification procedures. A Drainage Study, Water Quality Management Plan, Traffic Study, Greenhouse Gas Study, General Biological Resources Report, Noise Study, Water Supply Assessment, and Air Quality Analysis were all evaluated in conjunction with the Project review, and were determined to sufficiently address concerns with the Project.

CEQA Compliance: In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been completed for the proposed Project and it concludes that the Project will not have a significant adverse impact on the environment with the implementation of all the conditions of approval and environmental mitigation measures. Therefore, adoption of a Mitigated Negative Declaration is recommended.

A Notice of Intent to Adopt/ Notice of Availability for the Mitigated Negative Declaration was sent to surrounding property owners, posted in the office of the Clerk of the Board – Government Center office, and circulated through the State Office of Planning and Research’s clearinghouse for a 30-day review which concluded on March 28, 2014, pursuant to CEQA Guidelines. An electronic copy of the document was also posted on the Planning Division website. One comment letter was received prior to the conclusion of the comment period and is included as Exhibit D of this Staff Report. Due to the extensive comments provided in this letter, staff has prepared a separate response memo, included as Exhibit E of this Staff Report. The following are key elements of the Initial Study:

Traffic: The San Bernardino Public Works Traffic Division has reviewed the Traffic Study for the Bloomington Truck Terminal prepared by LSA Associates dated January 3, 2014. The report assesses the potential impacts the Project may have upon traffic volumes and roadway improvements in the area. The operational impacts of the Project were analyzed using the Institute of Transportation Engineers (ITE) trip generation rates for High-Cube Warehouse/Distribution Centers. The relationship between capacity and traffic volumes is generally expressed in terms of Level of Service (LOS); a letter grade (A through F) is assigned based upon the traffic conditions experienced by motorists. Definitions of the grades of level of service grades discussed here can be found in the Transportation Research Board Special Report 209, Highway Capacity Manual. The minimum LOS for the Valley Areas of the County of San Bernardino is LOS D or better. Improvements and/or mitigation measures are generally recommended for study areas operating at LOS E or F. The report reveals that all seven study intersections for “with project” scenarios will maintain services levels above LOS D. Accordingly, no significant impact is anticipated from the construction and operation of the Project as proposed.

Air Quality: The Project specific Air Quality Assessment prepared by LSA Associates (June 2013) shows that both short-term and long-term emissions from the Project will not exceed the significance thresholds established by the South Coast Air Quality Maintenance District. Also, the Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. A dust control plan will be required as a condition of approval to regulate construction activities that could create windblown dust.

Noise: The Planning Division has reviewed the Noise Impact Analysis prepared by LSA Associates (June 2013) and determined that it sufficiently address potential impacts generated

from the construction and operation of the Project. The study recommends several mitigation measures which have been incorporated into the conditions of approval.

Biological Resources: A general biological resources survey was prepared for the Project. The findings contained in the report reveal no significant impact will result for implementation of the Project. The report does recommend a preconstruction nest bird survey three days before the commencement of construction; this requirement has been incorporated into the conditions of approval.

Greenhouse Gasses: The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011, and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The Plan is consistent with AB 32 (California Global Warming Solutions Act) and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

Implementation of the County's GHG Plan is achieved through the development review process. All new development is required to quantify the Project's GHG emissions and adopt feasible mitigation to reduce Project emissions below a level of significance. A review threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to identify projects requiring analysis and mitigation. . Based on a CalEEMod statistical analysis, warehouse projects that exceed 53,000 square feet typically generate more than 3,000 MTCO₂e. For projects exceeding 3,000 MTCO₂e per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed project garnered 100 points on the Screening Tables through the application of Energy Efficient Reduction measures, Construction Debris Diversion Measures, and Per Capita Water Use Reductions, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the Project design or will be included as Conditions of Approval for the Project.

RECOMMENDATION: Based on the analysis and proposed findings presented in this report, staff recommends that the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration based on a finding that the Initial Study was completed in compliance with CEQA, that it has been reviewed and considered prior to approval of the Project, and that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of the County of San Bernardino;
 - 2) **APPROVE** the Conditional Use Permit for the proposed use based on the Findings contained in the Staff Report and subject to the Conditions of Approval;
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- 3) **APPROVE** the Tentative Parcel Map based on the Findings contained in the Staff Report and subject to the Conditions of Approval;
- 4) **FILE** the Notice of Determination.

ATTACHMENTS:

- Exhibit A: Findings
 - Exhibit B: Conditions of Approval (Conditional Use Permit)
 - Exhibit C: Initial Study
 - Exhibit D: Johnson and Sedlack Comment Letter with Attachments
 - Exhibit E: Memo to the Planning Commission Responding to the Comment Letter
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