

Property Address: 18225 Santa Ana Ave. Bloomington, CA 92316 (Orange Empire Dog Club)
APN: 025611122
Zoning: Bloomington Specific Plan – Industrial/Business Park

3.2 Allowable Land Uses

The land use designation over the entire Specific Plan area is Industrial/Business Park. This designation is intended to accommodate a variety of warehousing and distribution facilities, assembly, e-commerce, processing and manufacturing of goods and materials, outdoor truck trailer parking, including facilities for outdoor storage of trucks and trailers utilized by businesses within the Specific Plan.

Table 3-1, Permitted Uses, shows the allowable principal and accessory land uses permitted within the Industrial/Business Park designation. Permitted uses are subject to additional design guidelines outlined in Chapter IV, Design Guidelines, and land use entitlement procedures and actions outlined in Chapter V, Implementation.

Land within the Specific Plan area and structures/facilities thereon may only be developed and/or used for those uses listed in Table 3-1, Permitted Uses. The symbols shown in Table 3-1 are defined as follows:

- “P” means the use is permitted, subject to applicable development standards and land use entitlement processes outlined in Chapter V, Implementation of the Specific Plan.
- “A” means the use is permitted, provided the use is accessory and subordinate to the primary permitted use and located on the same parcel as the primary use. Accessory uses may be established only concurrent with or after the primary or principal use on the property is established.

3.2.1 Land Uses Not Listed

A land use not specifically listed in Table 3-1 shall be considered a prohibited land use unless an unlisted use can be determined to be allowed within the Specific Plan through the Bloomington Business Park

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“Determination of Similar Use” process as outlined in Chapter V, Implementation. As detailed more fully in Chapter V, in order to make such a determination the following findings must be made:

- The characteristics of, and activities associated with the use are similar in nature to those of one or more of the uses listed in Table 3-1 as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, dust, odor, noise, emissions, or similar impacts than the uses listed as permitted or accessory in the table; and
- The use will meet the purpose/intent of the Specific Plan Development Plan as defined in Chapter II, Section 2.1; and

- The use will be consistent with the goals, objectives, and policies of the County General Plan and/or the Specific Plan purpose and goals as outlined in Chapter I.

3.2.2 Non-Conforming Land Uses

The Specific Plan area contains a number of existing uses that would not be allowed within the Specific Plan under the provisions of Chapter III, Development Standards. These include residential and small agriculture related uses that have existed in the Specific Plan area for many years. With the adoption of the Specific Plan and its provisions for industrial/business park development, these existing uses become “legal non-conforming uses” as they are not listed as permitted uses in the Specific Plan. The designation of “legal non-conforming” applies to these residential and other uses as they were lawful before the Specific Plan was adopted but would be prohibited under the provisions of the Specific Plan. The status of these uses is detailed more fully in Chapter V, Implementation.

3.3 Development Standards

The following development standards apply to all implementing development projects under the Specific Plan, with the exception of legal non-conforming uses which are addressed in Chapter V, Implementation. As provided throughout the Specific Plan, the term “Director” means the Planning Director or the designee of the Planning Director.

Permitted Land Uses

Table 3-1 describes allowable uses within the Industrial/Business Park land use designation.

Table 3-1 Permitted Uses

| Legend: | Permitted Use: P | Accessory Use: A |
|----------|---|------------------|
| Use Type | Industrial/ Business Park Designation | Additional Notes |

Professional Office and Service Uses

| | | |
|---|---|---|
| Administrative and Professional Offices | P | |
| Cargo Containers Used as Storage | A | |
| Data Processing Centers & Data Storage | P | Excludes employee intensive call centers |
| Delicatessens, Cafes & Refreshment Stands | A | When developed in conjunction with the principal use of the parcel. |
| Industrial Sales | A | Direct to consumer sales of goods or products either manufactured, warehoused or wholesaled on-site |
| Mobile Food Vending | P | |

Industrial, Warehousing, Processing, & Manufacturing Uses

| | | |
|---|---|---|
| Apparel and Industrial Design | P | |
| Beverage Manufacturing, Non-alcoholic | P | |
| Beverage Bottling & Distribution | P | |
| Breweries & Wineries | P | |
| Commercial Bakeries | P | |
| Computer & Electronic Parts Manufacturing & Assembly | P | |
| Distribution Warehouses & E-commerce Fulfillment Centers | P | |
| Fabricating & Machining | P | |
| Food Processing & Canning | P | |
| Furniture & Related Product Manufacturing | P | |
| Industrial Robotics Manufacturing/Assembly | P | |
| Machinery Manufacturing | P | |
| Off-site Vehicle, Truck & Outdoor Trailer Parking Lots ¹ | A | Use must be affiliated with, and services an existing approved principal use within the Specific Plan |
| Plastics Fabrication & Molding | P | |
| Printing & Publishing | P | |
| Research & Development Facilities | P | |
| Shipping & Parcel Delivery/Sorting Center | P | |
| Storage - Personal Storage, Mini-Storage | P | |
| Storage - Vehicles Storage | P | |
| Storage - Warehouse, Indoor/Outdoor Storage | P | Outdoor storage shall be screened from view from all public streets |
| Truck Terminal | P | |
| Wholesaling and Distribution | P | |

Notes:

1. Permitted as a primary use subject to Director review of a trip generation and distribution comparison to any other permitted use, as long as the proposed use does not lead to a decrease in LOS at any studied intersection which cannot be mitigated.