



San Bernardino County

Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415

Phone Number (909)387-8311 • Fax Number (909) 387-3223

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

DATE: December 30, 2020

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Bloomington Business Park Specific Plan Project¹

The County of San Bernardino (“County”) will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the proposed Bloomington Business Park Specific Plan Project (“Project”) described below. We are interested in your agency’s views as to the appropriate scope and content of the Draft EIR’s environmental information pertaining to your agency’s statutory responsibilities related to the project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

Because the County has already determined that an EIR is required for the proposed Project, and as permitted by State CEQA Guidelines Section 15060(d) (Preliminary Review), the County will not prepare an Initial Study for the Project. Further, the proposed Project, its location, and its potential environmental effects are described below. The County welcomes public input during the Notice of Preparation (NOP) review period.

Project Title: Bloomington Business Park Specific Plan Project

Project Number: PROJ-2020-00204

Project Applicant: Howard Industrial Partners

Reference: Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

Assessor's Parcel Number(s):

Specific Plan Area:

- 0256-091-03, -04, -24, -23, -06, -07, -30, -29, -32, -33, -43, -44;
- 0256-101-56, -55, -32, -33, -34, -35, -45, -48, -49, -57, -58, -02, -03, -04, -05, -06, -07, -59, -60, -10, -11, -12, -35, -37, -38, -14, -15, -16, -17, -18, -19, -20;
- 0256-111-02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -18, -19, -22, -23, -26, -27, -28, -29, -31, -32, -34, -37, -38, -39, -40, -41, -42, -43, -44, -45, -48, -49, -50, -51, -52, -53, -55, -56, -58, -59, -60, -61;
- 0256-241-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19;
- 0256-121-37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48

Upzone Site:

- 0249-161-10, -11, -12, -13, -14, -15, -20, -21, -22, -23, -34, -35 -37, -38, -46, -47, -48, -49, -50, -51, -52, -53, -54

Project Location: The Specific Plan area and upzone site are located in the unincorporated community of Bloomington, in southwestern area of the County's Valley Region. The Specific Plan area consists of approximately 213 acres generally bounded by Santa Ana Avenue to the north, Maple Avenue and Linden Avenue to the east, Jurupa Avenue to the south, and Alder Avenue to the west. The Specific Plan area is bisected by Locust Avenue. The Specific Plan area is primarily developed with a mix of large lot single-family residential and commercial uses and vacant parcels. The upzone site consists of approximately 24 acres bounded by San Bernardino Avenue to the south, Hawthorne Avenue to the north, Locust Avenue to the west, and single-family residential uses to the east. The upzone site is currently developed with a mix of single-family residential uses and vacant parcels. Figure 1 shows the regional location of the Specific Plan area and upzone site, and Figure 2 shows aerial views of both sites.

Public Review Period: December 30, 2020, through January 29, 2021

Responses and Comments: Please send your responses and comments by Friday, January 29, 2021, to Aron Liang, Senior Planner at Aron.Liang@lus.sbcounty.gov or at the following address:

Aron Liang, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Notice of Scoping Meeting:

The Project is considered a project of statewide, regional, or areawide significance, and, therefore, the County will conduct a scoping meeting for the Project pursuant to State CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR) for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR. Due to the ongoing pandemic and to slow the spread of COVID-19, the Project will have a virtual scoping meeting. The date and meeting details are as follows:

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE
PROJ-2020-00204

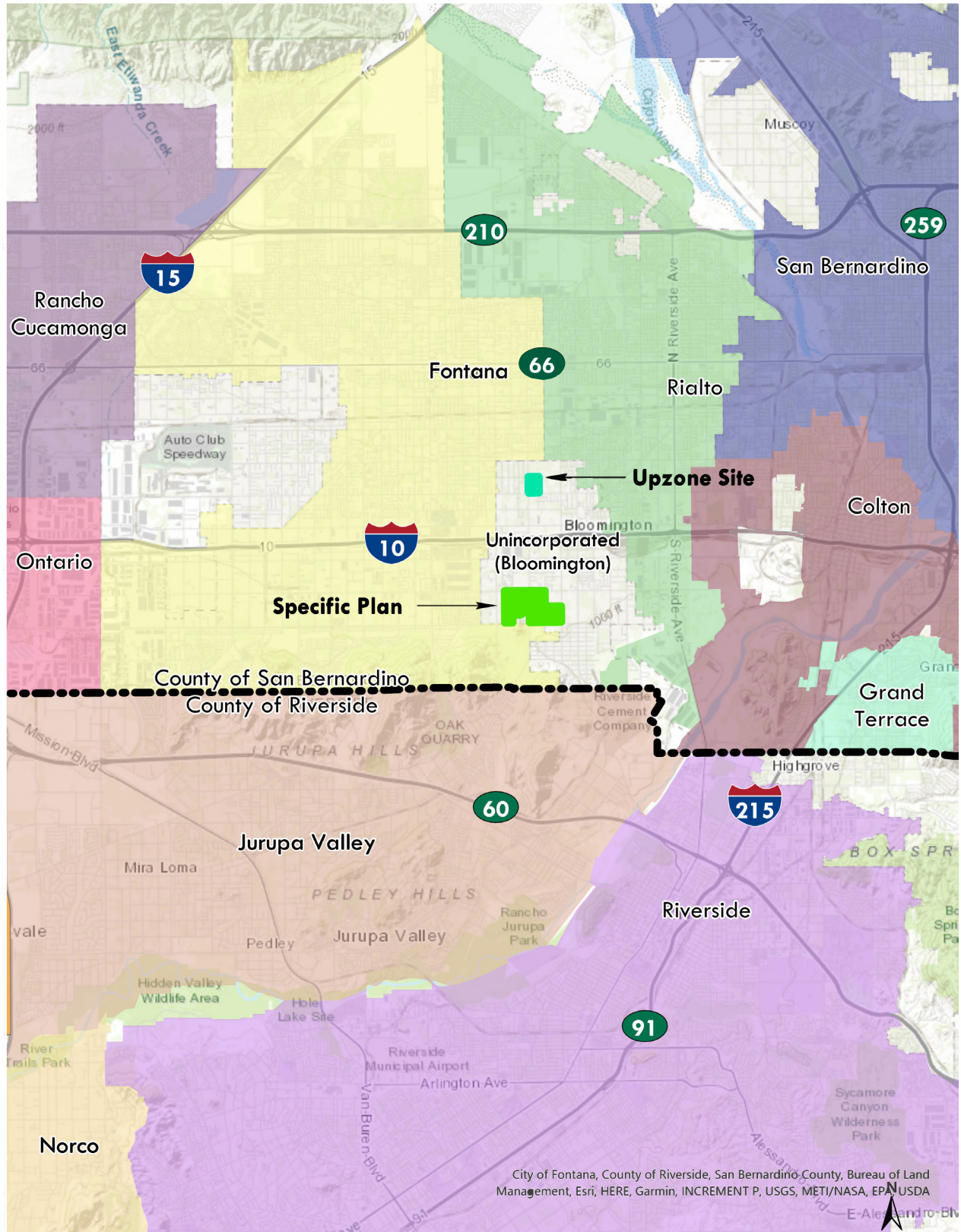
Date: Thursday, January 14, 2021
Time: 6:00 PM (Pacific Standard Time)
Place: The Zoom meeting link and call-in phone number will be made available on the County's website a minimum of 72 hours prior to the hearing, which can be accessed at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>

Document Availability: *Notice of Preparation*

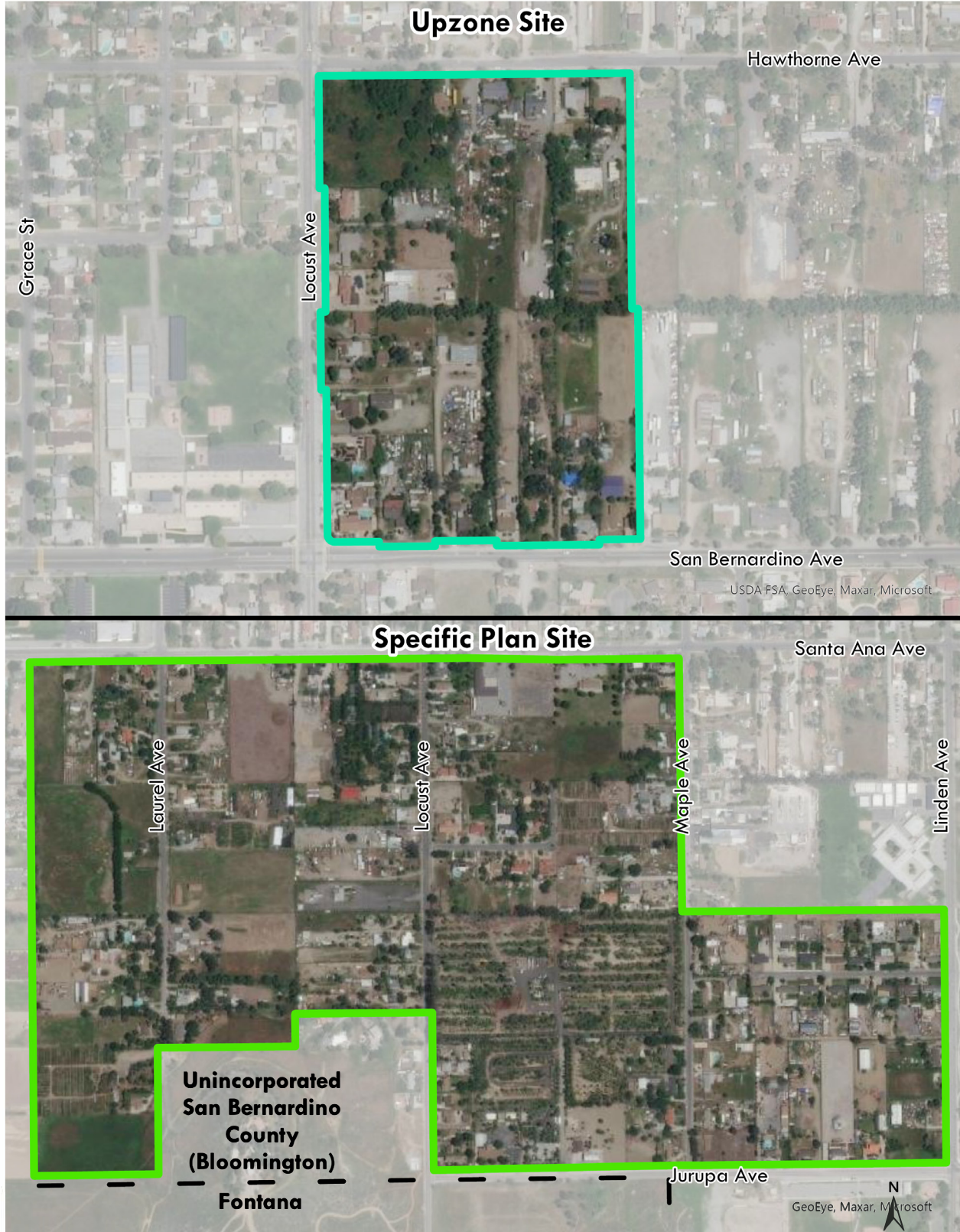
This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. Due to the Governor's Executive Order N-54-20, the NOP will not be available at a physical location. If unavailable on the website, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 387-4421, or by emailing the Senior Planner at Aron.Liang@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

If you require additional information please contact Aron Liang, Senior Planner, at (909) 601-4672.

Regional Location



Aerial View



Project Description:

The proposed Specific Plan is intended to provide a management tool to guide land use development of an industrial business park providing for a land use mix of warehouse, manufacturing, office, and business park with limited support commercial over an estimated 20-year buildout. The approximately 213-acre Specific Plan is divided into two areas: initial development area (approximately 141 acres) and future development area (approximately 72 acres). The initial development area would allow for high-cube/manufacturing/warehouse/office space at a maximum development potential of approximately 3,070,983 square feet (SF) based on the proposed floor area ratio (FAR) of 0.5:1. The future development area would allow for the same land uses at a maximum development potential of approximately 156,816 SF based on a proposed FAR of 0.05:1. A maximum development potential of up to approximately 3,227,799 SF could be developed under the Specific Plan.

Adoption of the Specific Plan requires a General Plan Amendment and Zoning Map Amendment. The land use designation of the Specific Plan area would change from Very Low Density Residential (VLDR) and Low Density Residential (LDR) to Special Development (SD) and the zoning would change from RS-1-AA (Single Residential with 1-Acre Minimum Lot and Additional Agriculture Overlay) and RS-20M (Single Residential with 20,000 SF lot minimums) to SP (Specific Plan).

Since the Specific Plan area's zoning would change from residential to a non-residential use, a net loss of residential unit capacity in Bloomington could result. However, in conformance with Senate Bill 330, also known as the Housing Crisis Act of 2019, which requires replacement capacity for any displaced residential unit potential at the time of a project's approval based on the zoning of the site in effect on January 1, 2018, the Project includes the rezoning of a residentially zoned site (referred to as the upzone site) to a higher residential density zone that would offset the loss of residential unit capacity at the Specific Plan area. Residential zoning at the Specific Plan area would allow up to 213 residential units and the upzone site would allow a total of approximately 53 residential units based on the zoning in effect at both sites on January 1, 2018. The Project would amend the land use designation for the upzone site from Low Density Residential (LDR) to Medium Density Residential (MDR) and amend the zone from RS-20M (Single Residential with 20,000 SF Minimum Lot) to RM (Multiple Residential). As a result of the designation and zone change, the upzone would allow a total of approximately 480 residential units, thereby avoiding an overall net loss of residential unit capacity from rezoning the Specific Plan area to a non-residential land use.

Required Approvals:

Implementation of the Project would require, but is not limited to, the following discretionary approvals by the County (lead agency):

- Adoption of the Specific Plan
- Certification of the Final EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- General Plan Amendment
- Change of Zone
- Site Plan Approval(s)
- Approval of a Conditional Use Permit(s) within the initial development area
- Tentative Parcel Map(s)

Other Potential Government Agency Approvals (Responsible Agencies)

- South Coast Air Quality Management District (SCAQMD)
- Santa Ana Regional Water Quality Control Board (RWQCB)

EIR Scope:

The County has determined that the proposed Project will require preparation of an EIR pursuant to the California Environmental Quality Act (CEQA).

The following environmental topics will be evaluated in the EIR:

Aesthetics: The EIR will describe the aesthetic and urban design implications of the proposed Project, including its visual relationships to the surrounding vicinity and the potential impacts of warehouse development (the proposed array of building masses, heights, view sheds etc.) on important surrounding vantage points.

Agriculture and Forestry Resources: The EIR will evaluate potential impacts related to land used or zoned for agriculture or forestry resources, or designated as farmland by the state.

Air Quality: The EIR will describe the potential short- and long-term impacts of the warehouse development on local and regional air quality based on methodologies defined by the SCAQMD.

Biological Resources: The EIR will evaluate potential impacts on biological resources resulting from development of the proposed warehouse. Mitigation measures will be defined as necessary to avoid or reduce the potential impacts.

Cultural Resources: The EIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological) resources that could result from the proposed warehouse development.

Energy: The EIR will evaluate inefficient, or unnecessary consumption of energy resources or conflicts obstruct a state or local plan for renewable energy or energy efficiency.

Geology and Soils: The EIR will describe the potential geotechnical and paleontological implications of development of the proposed warehouse.

Greenhouse Gas Emissions: The EIR will describe the potential impacts on local greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies, that could result from the proposed warehouse development.

Hazards and Hazardous Materials: The EIR will describe the potential for hazardous material use or hazardous waste investigation and cleanup activities anticipated from the warehouse development and will describe any associated potential impacts and mitigation needs. Potential construction period hazards, hazardous material impacts, and mitigation needs will also be described.

Hydrology and Water Quality: The EIR will evaluate potential impacts on hydrology and water quality resulting from development of the proposed warehouse, including possible effects related to drainage and flooding.

Land Use and Planning: The EIR will describe the potential effects of development of the proposed warehouse on existing and planned land use characteristics in the Project vicinity, including the warehouse's relationship to other adopted regional and local plans.

Mineral Resources: The EIR will evaluate whether the project will result in the loss of availability of a known mineral resource or a local mineral resource recovery area.

Noise: The EIR will describe potential construction and long-term operation noise (traffic, mechanical systems etc.) impacts and related mitigation needs.

Population and Housing: The EIR will describe the anticipated effects of the warehouse development on existing and projected population and housing characteristics. This information will be used to forecast public service and utility needs in the Project area.

Public Services: The EIR will describe potential impacts on public services (police and fire protection, parks and recreation, and schools) and any mitigation needs.

Transportation: The EIR will describe the transportation and circulation implications of the proposed warehouse project, including its resulting vehicle miles travelled. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation.

Tribal Cultural Resources: The EIR will describe potential impacts to tribal cultural resources and describe the results of tribal consultation.

Utilities and Service Systems: The EIR will describe potential warehouse impacts on local utility and service systems, including water supply, water and wastewater treatment, and solid waste and recycling.

Wildfires: The EIR will describe potential increases in exposure/risk to wildfires to the project site and surrounding areas.

Alternatives: Pursuant to State CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the Project.