



San Bernardino County

Land Use Services Department Planning Division

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

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NOTICE OF PREPARATION OF A RECIRCULATED DRAFT EIR 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: November 12, 2024

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

Notice to Reviewers: *This Notice of Preparation (NOP) of a Recirculated Draft Environmental Impact Report ("EIR") has been prepared to provide notice that the County of San Bernardino ("County") will be revising and recirculating the Draft EIR and holding a Public Scoping Meeting for the Bloomington Business Park Specific Plan Project ("Project"). The original Draft EIR was circulated for public review from September 29, 2021 to December 15, 2021 and the Final EIR was certified on November 15, 2022.*

The County of San Bernardino will be the Lead Agency and will revise and recirculate a Draft EIR for the proposed Bloomington Business Park Specific Plan Project, as described below. We are interested in your agency's views as to the appropriate scope and content of the Recirculated 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 within the scope of the Draft EIR topics that require recirculation.

Because the County has already prepared an EIR 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 summarized for this NOP. The County welcomes public input during the 30-day NOP review period.

Project Title: Bloomington Business Park Specific Plan Project

Project Number: PROJ-2020-00204

Project Applicant: Howard Industrial Partners

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 Project includes two sites – the Bloomington Business Park Specific Plan area (Specific Plan Area) and Upzone Site – which are located in the unincorporated community of Bloomington, in southwestern area of the County's Valley Region, as shown on Figure 1, *Local Vicinity*. The Specific Plan Area consists of approximately 213 acres generally

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

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.

Project Description: The Project includes two sites:

1. Bloomington Business Park Specific Plan

The Specific Plan Area is 213 acres and is separated into two planning areas: Planning Area A and Planning Area B. Planning Area A is approximately 141.4 acres and, due to delays in the Project, has a currently proposed opening year of 2026. Planning Area B includes approximately 71.6 acres and a proposed buildout year of 2040. The Specific Plan allows development within Planning Area A to have a floor area ratio (FAR) of 0.5 and a FAR of 0.05 within Planning Area B. Table 1, *Specific Plan Program Summary*, provides a summary of the buildout of the Specific Plan by the planning areas. As shown, the maximum development potential would be 3,235,836 square feet (SF).

Table 1: Specific Plan Project Summary

Planning Areas	Acres	Development Capacity
Planning Area A (Opening Year Development)	141.4	Up to 3,079,910 SF based on maximum 0.5 FAR
Planning Area B (Future Development)	71.6	Up to 155,926 SF based on maximum 0.05 FAR ¹
Total	213	Up to 3,235,836 SF

¹ Individual projects may have a maximum FAR of 0.50 as long as 155,926 SF in total is not exceeded.

Adoption of the proposed Specific Plan requires a Policy 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 Single Residential with 1-Acre Minimum Lot and Additional Agriculture Overlay (RS-1-AA) and Single Residential with 20,000 SF lot minimums (RS-20M) to Specific Plan (SP).

The proposed Project includes three separate components that will require permits and approvals (“entitlements”):

- 1) Bloomington Business Park Specific Plan (“Specific Plan”), which is a land-use guiding document for the development of industrial and business park uses for the necessary on- and off-site and infrastructure to serve these uses. The approximately 213-acre Specific Plan Area is divided into two planning areas: the approximately 141.4-acre Planning Area A and the approximately 71.6-acre Planning Area B;
- 2) Opening Year Development within the Specific Plan’s Planning Area A (“Opening Year development of Planning Area A”); and
- 3) Rezoning a residential site (“Upzone Site”) to a higher density in compliance with the Housing Crisis Act of 2019 (Senate Bill 330) to offset the rezoning of the Specific Plan Area from residential to a non-residential use.

Specific Plan

Opening Year Development of Planning Area A

The Recirculated Draft EIR will analyze two different industrial business park development options for the opening year of 2022 within the Specific Plan’s Planning Area A, “Opening Year Development – Option 1” and “Opening Year Development – Option 2”, which are defined below. Both options include four development sites. (There is no project-specific development

proposed in Planning Area B, and therefore, Planning Area B will be analyzed programmatically as part of the analysis for the overall “Future Development Area – Specific Plan Building” discussed below).

Opening Year Development – Option 1

Development applications—including three Vesting Tentative Parcel Maps—have been submitted to the County for the construction and operation of three warehouse structures and a truck trailer parking lot on four development sites (Development Sites 1 through 4) encompassing 115 acres with an opening year of 2026. Construction of the Option 1 Development is expected to be phased with Development Sites 1 and 2 constructed as part of Phase 1 and Development Sites 3 and 4 constructed as part of Phase 2. However, all four Sites may be developed in one phase. For purposes of the Recirculated Draft EIR analysis, the buildout of the remaining Specific Plan is expected to be constructed as part of Phase 3. Opening Year Development – Option 1 would result in the construction of 2,113,640 SF of light industrial building space, which is 966,273 SF below that allowed for Planning Area A in the Specific Plan, as shown on Figure 2, *Opening Year – Option 1 Site Plan*.

Opening Year Development – Option 2

Since Opening Year – Option 1 encompasses approximately 115 acres of development within the approximately 141.1-acre Planning Area A, the Opening Year – Option 2 scenario is included in the Draft EIR to represent a maximum reasonable development scenario for the opening year of 2026 in Planning Area A. In this option, the warehouse footprints at Development Sites 1 and 3 would be expanded (Development Sites 2 and 4 would remain the same as in Opening Year – Option 1). As a result, the four Development Sites would incorporate all 141.4 acres of Planning Area A. This scenario would result in the development of 2,712,040 SF of light industrial building space, which is 523,796 SF below the overall capacity allowed by the Specific Plan and 367,873 SF below the capacity of Planning Area A, as shown on Figure 3, *Opening Year – Option 2 Site Plan*. Applications for this development option have not been submitted to the County.

Future Development Area – Specific Plan Buildout

Specific Plan Buildout would result in buildout of the maximum development capacity that would be allowed by the respective FAR for Planning Area A and Planning Area B that make up the Specific Plan Area, as shown on Figure 4, *Specific Plan Planning Areas*. Under the Specific Plan Buildout scenario, all 213 acres would be developed with light industrial uses such as e-commerce, manufacturing uses, warehouses, business parks, and trailer parking by the year 2040.

2. Upzone Site

The Project includes a Policy Plan Amendment that would re-designate the entire Upzone Site from Low Density Residential (LDR) to Medium Density Residential (MDR) and a Zoning Amendment to rezone the Upzone site from Residential Single with 20,000 SF Lot Minimums (RS-20M) to Residential Multiple (RM). The RS-20M zone would allow the development of up to 52 residential units on the 24-acre Upzone Site. The RM zone would allow the development of up to 480 dwelling units. Accordingly, the Project would increase the residential development capacity of the Upzone Site by up to 428 dwelling units, offsetting the housing capacity that would be lost from rezoning the 213-acre Specific Plan area to a non-residential zone.

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
- Policy Plan Amendment
- Zoning Amendment
- Approval of Conditional Use Permit(s) within the initial development area
- Vesting Tentative Parcel Map(s)

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

Other Potential Government Agency Approvals (Responsible Agencies):

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

Environmental Issues: The purpose of the Recirculated EIR is to provide additional analysis and content to address the following five issues in the Draft EIR that were identified in the Superior Court of the State of California for the County of San Bernardino's Ruling on Petition for Writ of Mandate on September 17, 2024:

- Air Quality
- Energy
- Greenhouse Gas Emissions
- Noise
- Alternatives

The County Board of Supervisors previously adopted the proposed Project and certified an EIR on November 15, 2022. Several parties filed lawsuits challenging the adequacy of the certified EIR, and the cases were consolidated in the San Bernardino County Superior Court. On September 17, 2024, the court issued a judgement granting the CEQA writ petition related to Alternatives, Air Quality Impacts (Friant Ranch Analysis), Air Quality Impacts (Mitigation), Greenhouse Gas Emissions Impacts, Energy Impacts, and Noise Impacts ordering the County to set aside certification of the EIR and related Project approvals. The court denied the CEQA writ petition on all other grounds raised.

The purpose of the forthcoming Recirculated Draft EIR is to provide analysis to address the CEQA issues found by the Superior Court decision and provide compliance with CEQA for the reconsideration of the Bloomington Business Park Specific Plan Project.

Public Review Period: Tuesday, **November 12, 2024** through Thursday, **December 12, 2024**

Responses and Comments: Please send your responses and comments by **5 p.m. on Thursday December 12, 2024** to Maryn Wells, Senior Planner at Maryn.Wells@lus.sbcounty.gov or at the following address:

Maryn Wells, 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 County will hold a scoping meeting for the Project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

Date: Monday, December 2, 2024
Time: 5:00 PM (Pacific Standard Time)
Place: Ayala Park Community Center, 17909 Marygold Ave., Bloomington, CA 92316

Document Availability: This Notice of Preparation can be viewed on the County of San Bernardino website at: <https://lus.sbcounty.gov/planninghome/environmental/valley-region/>

The documents are also available for review during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

Figure 1: Local Vicinity

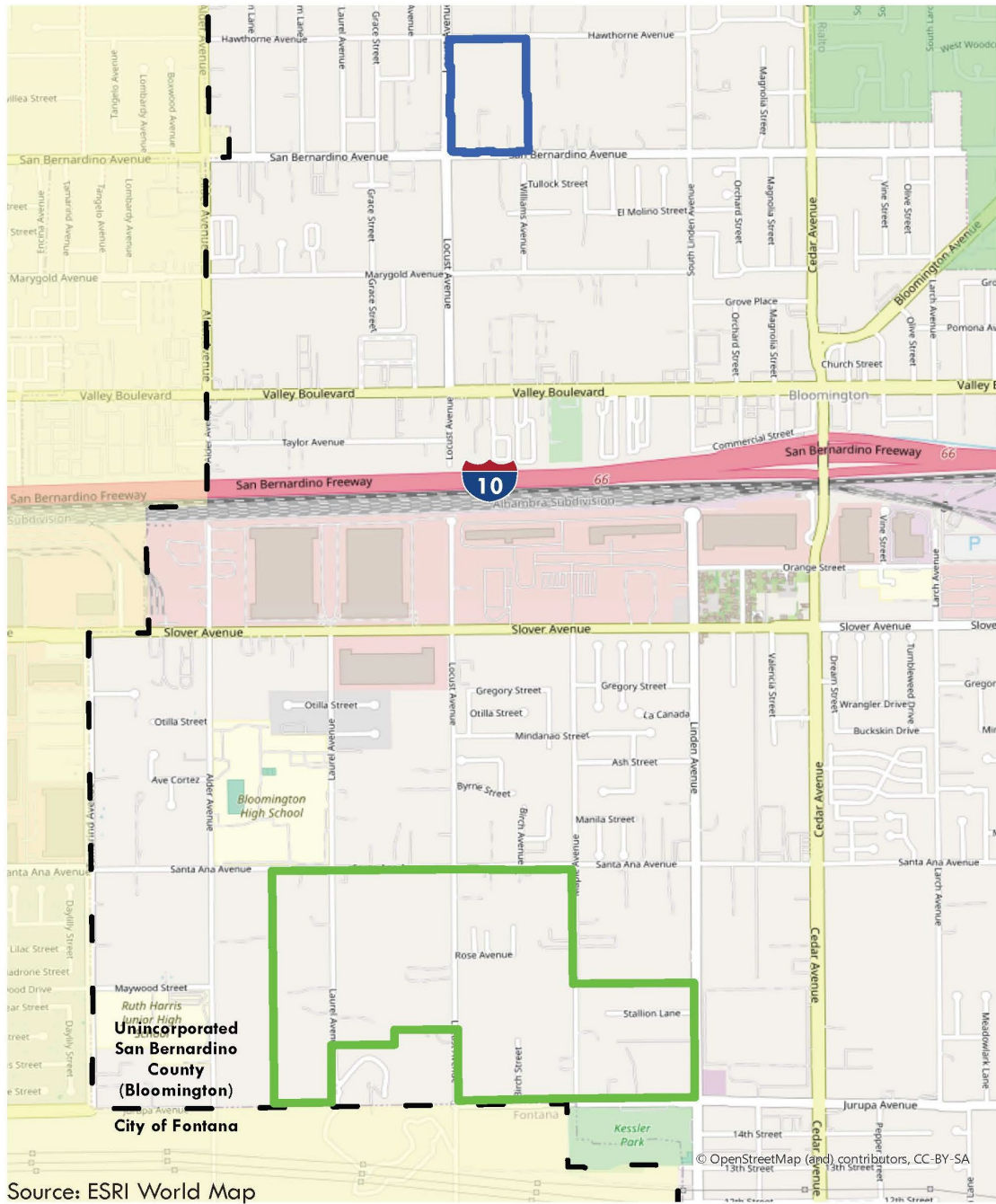


Figure 2: Opening Year – Option 1 Site Plan

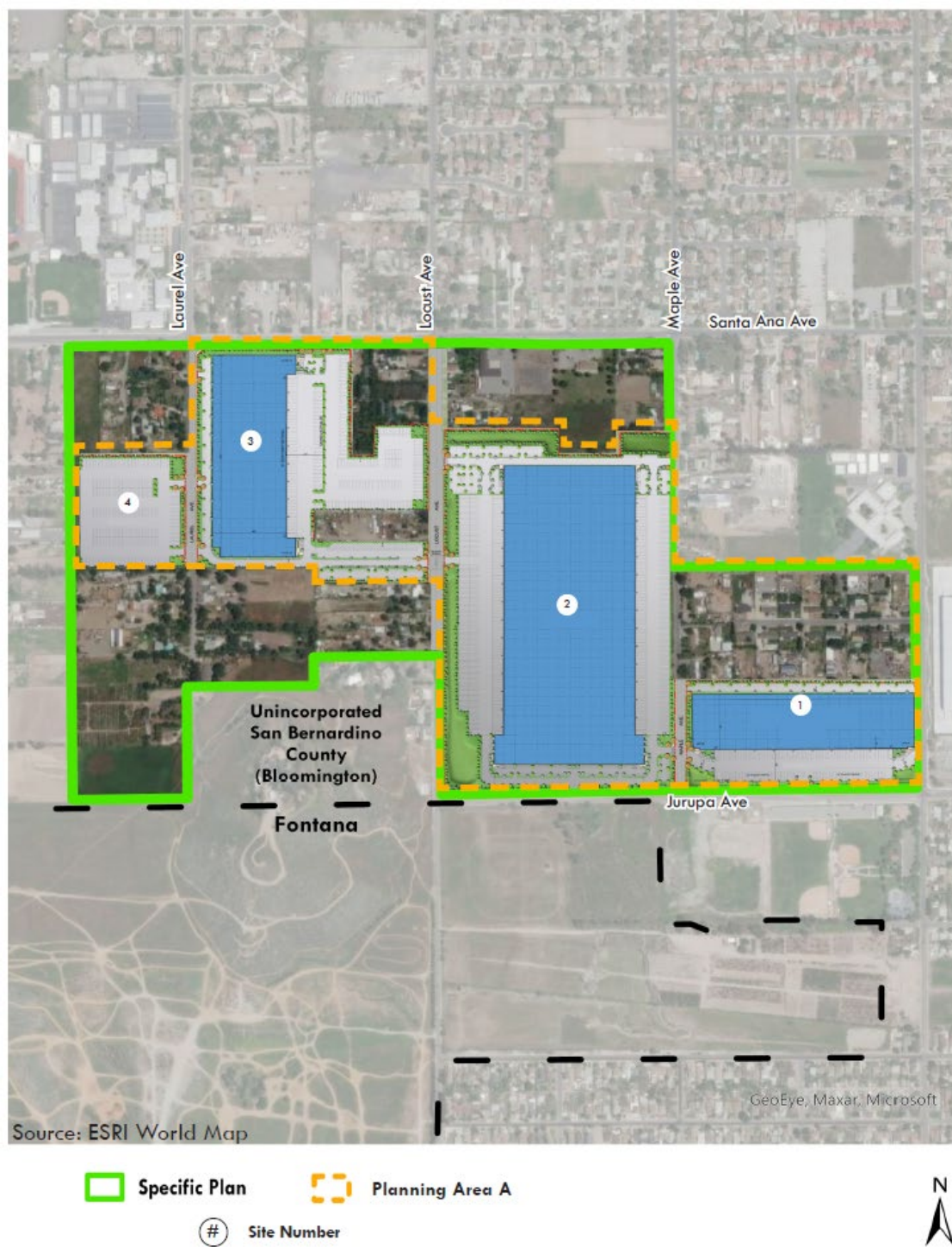


Figure 3: Opening Year – Option 2 Site Plan

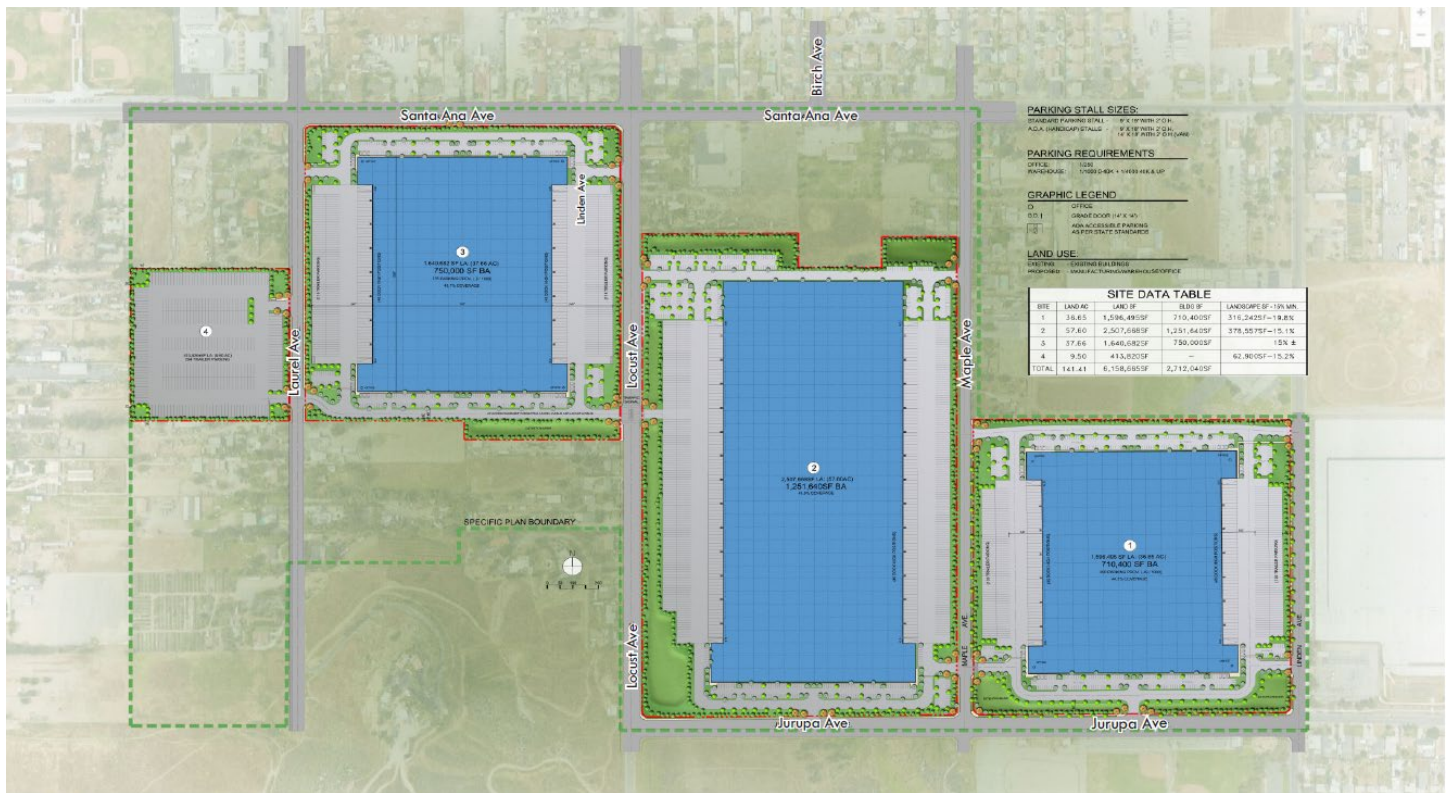
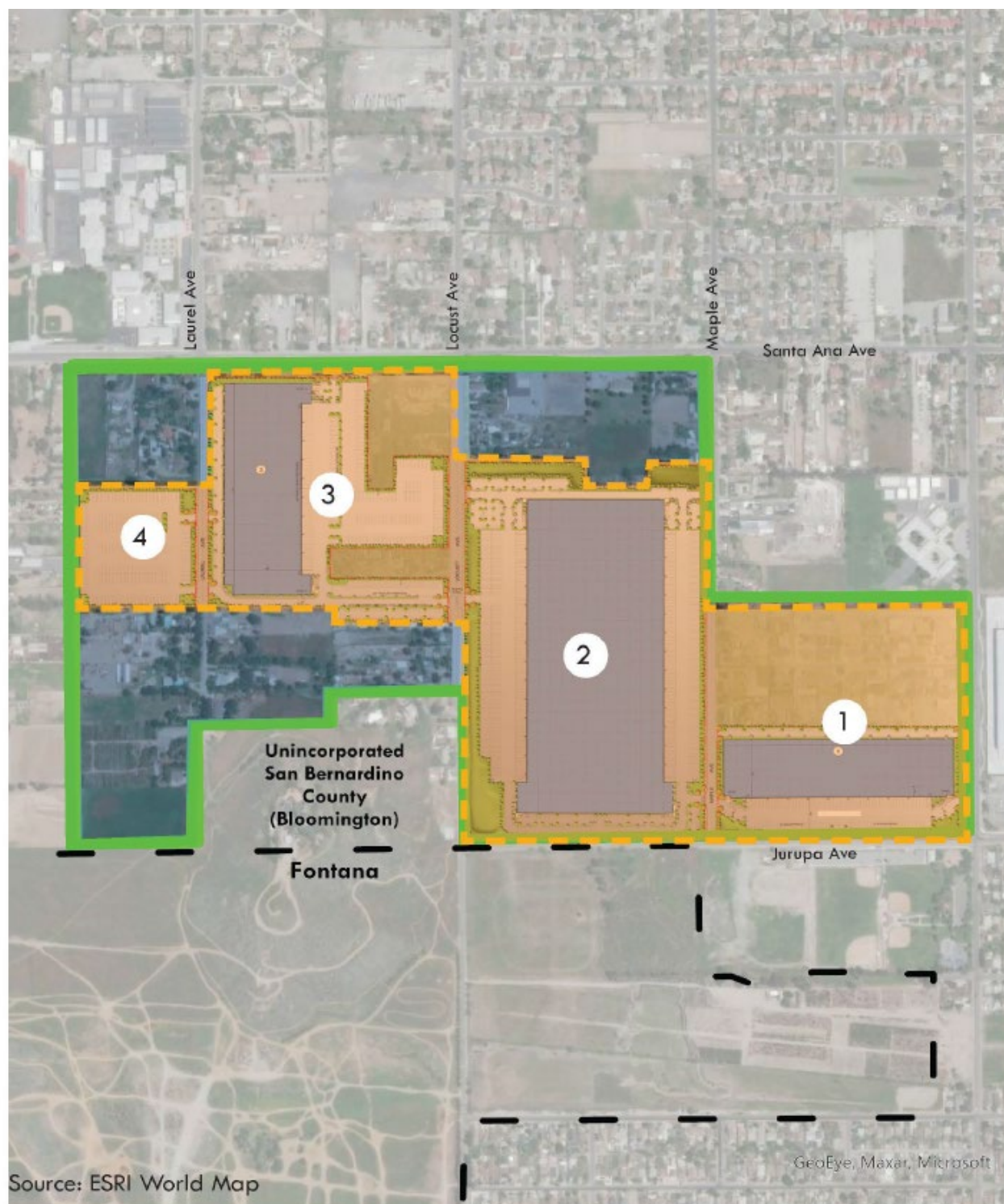


Figure 4: Specific Plan Planning Areas



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|---|---|
|  Specific Plan |  Planning Area A |
|  Site Number |  Planning Area B |

