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San Bernardino County

COUNTY OF SAN BERNARDINO
CALIFORNIA

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

CLERK OF THE BOARD

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 21, 2021

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Slover and Alder Avenue Industrial Project ¹

Received on: 12/21/2021

Remove on: 2/2/2022

The County of San Bernardino ("County") will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the proposed Duke Warehouse at Slover and Alder 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 summarized for this Notice of Preparation (NOP). A copy of the NOP with figures is available on the County's website or upon request with the project planner as detailed below. The County welcomes public input during the NOP review period.

Project Title: Duke Warehouse at Slover and Alder Project

Project Number: PROJ-2021-00081

Project Applicant: Duke Realty Corporation

Assessor's Parcel Number(s): 0256-031-19, 0256-031-18, 0256-031-17, 0256-031-07, 0256-031-08, 0256-031-09, and 0256-031-10

Project Location: The Project site is in the unincorporated community of Bloomington, in the southwestern area of the County's Valley Region. The Project site consists of 13.23 acres located at the southeast corner of Slover Avenue and Alder Avenue. The Project site consists of two single-family residences on the northwest and southwest corner, three commercial/industrial buildings, a construction storage site, and trailer parking lot. Multiple shipping containers and other storage units are located on the northeast portion of the site. The project site is located in the Limited Industrial (LI) Land Use Category, Community Industrial (CI) Zoning District.

Project Description: The proposed Project would be consistent with the Policy Plan LI Land Use Designation and IC Zoning District. Approval of a Conditional Use Permit is being requested to allow for warehousing and distribution uses. The Project proposes to develop an approximately 259,481 square foot high-cube warehouse building, inclusive of 5,000 square feet of office space on approximately 13.23 acres. The proposed building would be 44 feet in height. The Project also includes the construction of a surface parking lot, landscaping, signage, and utility improvements to serve the site. In addition, offsite improvements would include curb, gutter, and sidewalk improvements along the project frontage. A total of 40 dock doors are proposed. The dock doors would be placed along the northern side of the warehouse building, along Slover Avenue and away from sensitive land uses. The parking lot would include 131 passenger vehicle stalls and 85 trailer stalls to the north and to the east of the proposed building. Construction is estimated to be completed in approximately 7 months. Operation would occur 24 hours a day, 7 days a week.

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE
PROJ-2021-00081

Environmental Issues: An Initial Study has not been prepared for the Project as the County has determined that an EIR will clearly be required (State CEQA Guidelines Section 15063(a)). Based on the anticipated impacts, the County anticipates that the following environmental topic areas will be addressed in the EIR: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Project Alternatives.

Public Review Period: December 22, 2021, through January 21, 2022

Responses and Comments: Please send your responses and comments by January 21, 2022, 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. The Project will have an in-person scoping meeting with details on location and time outlined below. The date and meeting details are as follows:

Date: Thursday January 6th, 2022
Time: 6:00 PM (Pacific Standard Time)
Place: Meeting via Zoom webinar
Link: <https://us06web.zoom.us/j/87661949804?pwd=QlgrbnJlM0hiTXVFaFdER0oxWmVDZz09>
Passcode: 303009

A Spanish interpreter will be provided for the Zoom meeting

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>. The documents are also available 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.

To request a PDF version of the document from the Land Use Services Department, please reference If you require additional information please contact Aron Liang, Senior Planner, at (909) 387-0235 or (909) 601.4672.

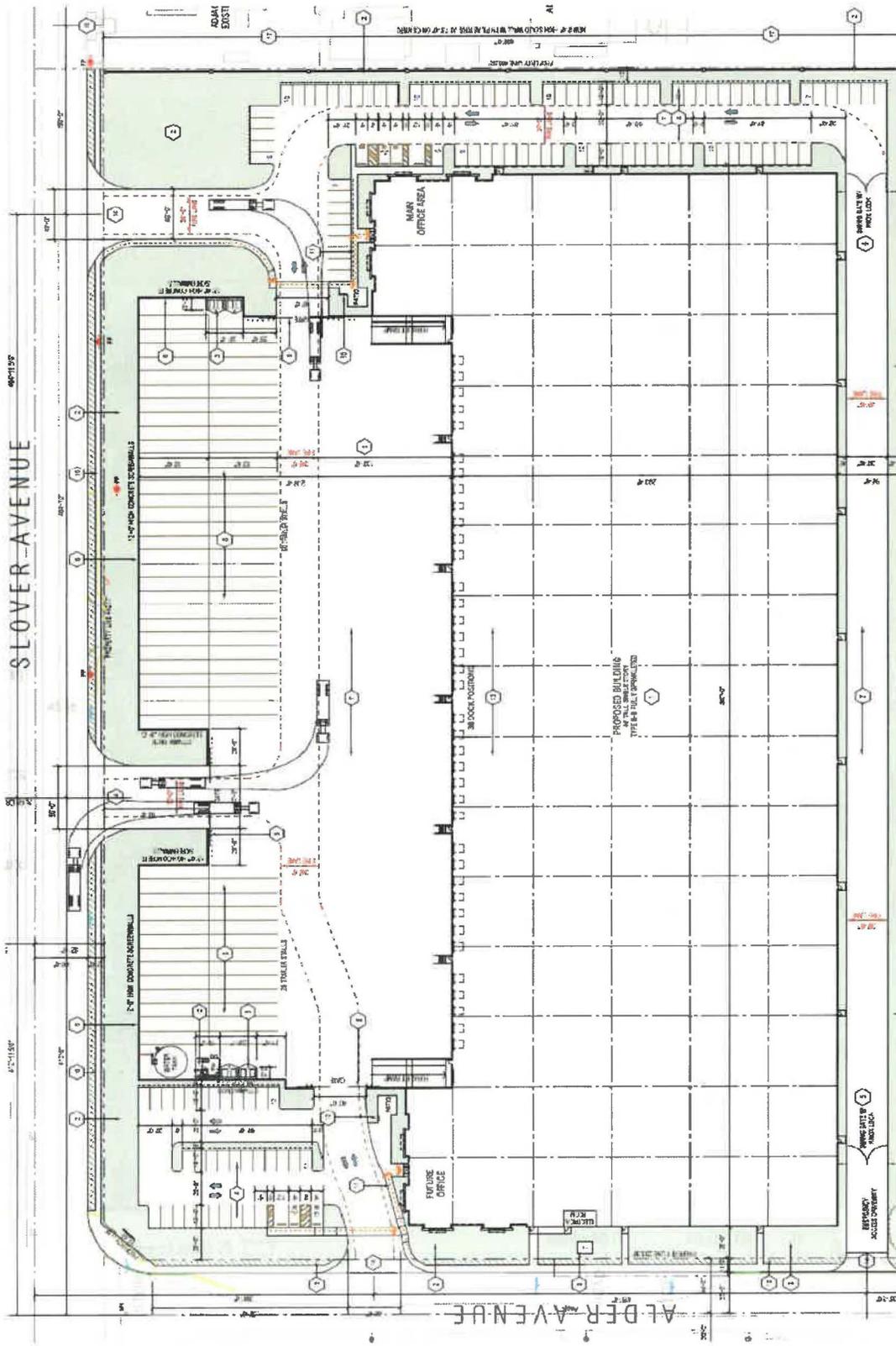
Project Location Map



Duke Warehouse on Slover & Alder

Figure 1

Project Site Plan



Duke Warehouse at Slover & Alder

Figure 2