



**San Bernardino County**  
**Land Use Services Department**  
**Planning Division**

385 North Arrowhead Avenue, 1<sup>st</sup> Floor • San Bernardino, CA 92415

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**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:** September 23, 2021

**SUBJECT:** **Notice of Completion and Availability of a Draft Environmental Impact Report for the  
Bloomington Business Park Specific Plan Project- SCH No. 2020120545**

The County of San Bernardino (County), as the Lead Agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Bloomington Business Park Specific Plan Project (hereafter referred to as the "Project"). The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

**Project Title:** Bloomington Business Park Specific Plan

**Project Number:** PROJ-2020-00204

**Project Applicant:** Howard Industrial Partners

**Public Review Period:** September 29, 2021 – November 15, 2021

**Responses and Comments:** Please send your responses and comments to Aron Liang 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

**Public Hearing:** Following the close of the public review period, public hearings before the Planning Commission and Board of Supervisors will be scheduled to consider approval of the Project and certification of the Final EIR.

**Assessor's Parcel Number(s) (APNs):**

Planning Area A				Planning Area B	Upzone Site
Site 1 APNs	Site 2 APNs	Site 3 APNs	Site 4 APN		
0256-121-45	0256-111-55	0256-101-34	0256-091-07	0256-091-44	0249-161-10
0256-121-46	0256-111-02	0256-101-35		0256-091-06	0249-161-11
0256-121-47	0256-111-56	0256-101-36		0256-091-23	0249-161-12
0256-121-48	0256-111-03	0256-101-45		0256-091-24	0249-161-13
0256-121-37	0256-111-04	0256-101-48		0256-091-29	0249-161-14
0256-121-38	0256-111-05	0256-101-49		0256-091-30	0249-161-15
0256-121-39	0256-111-06	0256-101-57		0256-091-32	0249-161-20
0256-121-40	0256-111-07	0256-101-06		0256-091-33	0249-161-21
0256-121-41	0256-111-08	0256-101-07		0256-091-43	0249-161-22
0256-121-42	0256-111-09	0256-101-10		0256-101-32	0249-161-23
0256-121-43	0256-111-10	0256-101-11		0256-101-33	0249-161-34
0256-121-44	0256-111-26	0256-101-12		0256-101-55	0249-161-35
0256-241-01	0256-111-29	0256-101-14		0256-101-56	0249-161-37
0256-241-02	0256-111-11	0256-101-15		0256-101-16	0249-161-38
0256-241-03	0256-111-18	0256-101-37		0256-101-17	0249-161-46
0256-241-04	0256-111-19	0256-101-38		0256-101-18	0249-161-47
0256-241-05	0256-111-58	0256-101-59		0256-101-19	0249-161-48
0256-241-06	0256-111-59	0256-101-60		0256-101-20	0249-161-49
0256-241-07	0256-111-60	0256-101-02		0256-111-23	0249-161-50
0256-241-08	0256-111-61	0256-101-03		0256-111-27	0249-161-51
0256-241-09	0256-111-44	0256-101-04		0256-111-31	0249-161-52
0256-241-10	0256-111-45	0256-101-05		0256-111-32	0249-161-53
0256-241-11	0256-111-48	0256-101-58		0256-111-34	0249-161-54
0256-241-12	0256-111-49			0256-111-35	
0256-241-13	0256-111-50			0256-111-37	
0256-241-14	0256-111-51			0256-111-38	
0256-241-15	0256-111-52			0256-111-39	
0256-241-16	0256-111-53			0256-091-04	
0256-241-17	0256-111-42			0256-091-03	
0256-241-18	0256-111-40			0256-111-22	
0256-241-19	0256-111-43			0256-111-28	
	0256-111-41				

**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. 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.

## Project Description:

The Project includes two sites:

### 1. Bloomington Business Park Specific Plan

The Specific Plan area is 213-acres and the Specific Plan is separated into two planning areas: Planning Area A and Planning Area B. Planning Area A is approximately 141.4 acres and has a proposed opening year of 2022. 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 <sup>1</sup>
<b>Total</b>	<b>213</b>	<b>Up to 3,235,836 SF</b>

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

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).

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 Draft EIR analyzes 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 is 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 2022. 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 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. This development option is analyzed in the Draft EIR at the project-level.

### ***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 2022 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. Applications for this development option have not been submitted to the County. The Draft EIR provides project-level impact analysis for this option, unless otherwise stated (e.g., Opening Year – Option 2 is analyzed at the project-level in the aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, greenhouse gas, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, and utilities analyses in the Draft EIR).

### ***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 floor area ratios (FAR) for Planning Area A and Planning Area B that make up the Specific Plan Area. 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. These impacts are analyzed at the programmatic level based on the future buildout of the entire Specific Plan (i.e., buildout of both Planning Area A and Planning Area B to their maximum FAR, which is inclusive of both Opening Year Option 1 and Option 2 at a project level).

## **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.

The Project does not propose physical developments or improvements at the Upzone Site; therefore, these impacts are analyzed at the programmatic level in the Draft EIR.

**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) for Opening Year Development - Option 1
- Vesting 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)

**Document Availability:** The Draft EIR and documents incorporated by reference in the Draft EIR are available for review at the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. The Draft EIR is 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.
- Bloomington Branch Library, 18028 Valley Boulevard, Bloomington, CA 92316; (909) 820- 0533; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday

**Where to Send Comments:** Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. All written comments must be provided to the County during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be received by November 15, 2021.

**Environmental Topics Evaluated:** The Draft EIR examined the potential of the proposed Project to generate impacts related to the following environmental topics:

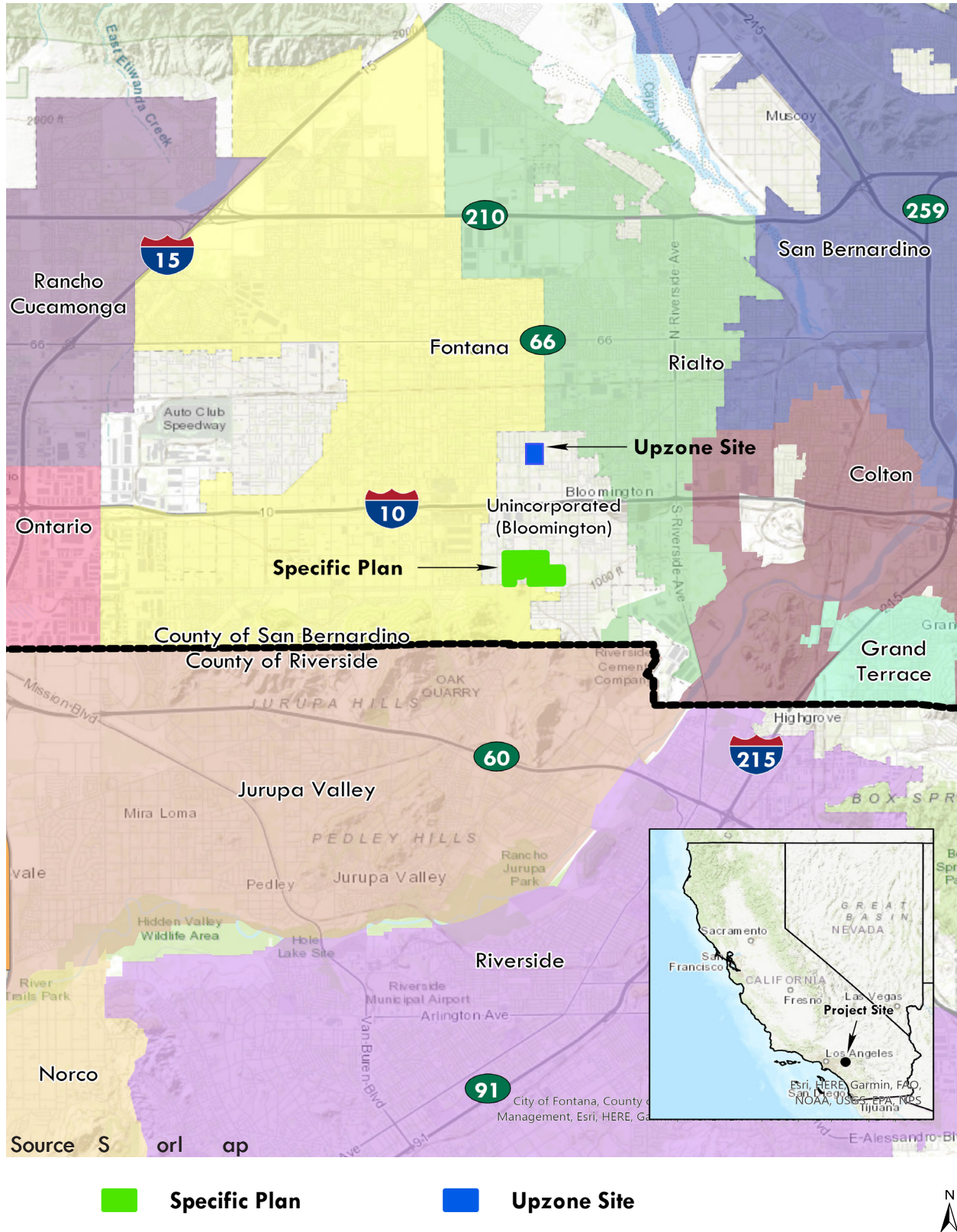
- |                                      |                                 |
|--------------------------------------|---------------------------------|
| • Aesthetics                         | • Land Use and Planning         |
| • Agriculture and Forestry Resources | • Mineral Resources             |
| • Air Quality                        | • Noise                         |
| • Biological Resources               | • Population and Housing        |
| • Cultural Resources                 | • Public Services               |
| • Energy                             | • Recreation                    |
| • Geology and Soils                  | • Transportation                |
| • Greenhouse Gas Emissions           | • Tribal Cultural Resources     |
| • Hazards and Hazardous Materials    | • Utilities and Service Systems |
| • Hydrology and Water Quality        | • Wildfire                      |
|                                      | • Project Alternatives          |

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** Implementation of the proposed Bloomington Business Park Specific Plan Project could result in potentially significant impacts to air quality, biological resources, cultural

resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and tribal cultural resources. The Draft EIR includes mitigation measures that would reduce these effects to a less than significant level, with the exception of impacts to air quality, which would remain significant and unavoidable. The proposed certification of the EIR includes adoption of CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

For additional information please contact Aron Liang, Senior Planner, by email at [Aron.Liang@lus.sbcounty.gov](mailto:Aron.Liang@lus.sbcounty.gov).

# Regional Location





# Aerial View

