

APPENDIX A: NOP & NOP COMMENTS

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Expanded Version for Website

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;
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- 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 February 8, 2021

Responses and Comments: Please send your responses and comments by Monday, February 8, 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

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PROJ-2020-00204

scoping meeting. Spanish translation services will be available at the virtual scoping meeting. The date and meeting details are as follows:

Date: Thursday, January 14, 2021

Time: 6:00 PM (Pacific Standard Time)

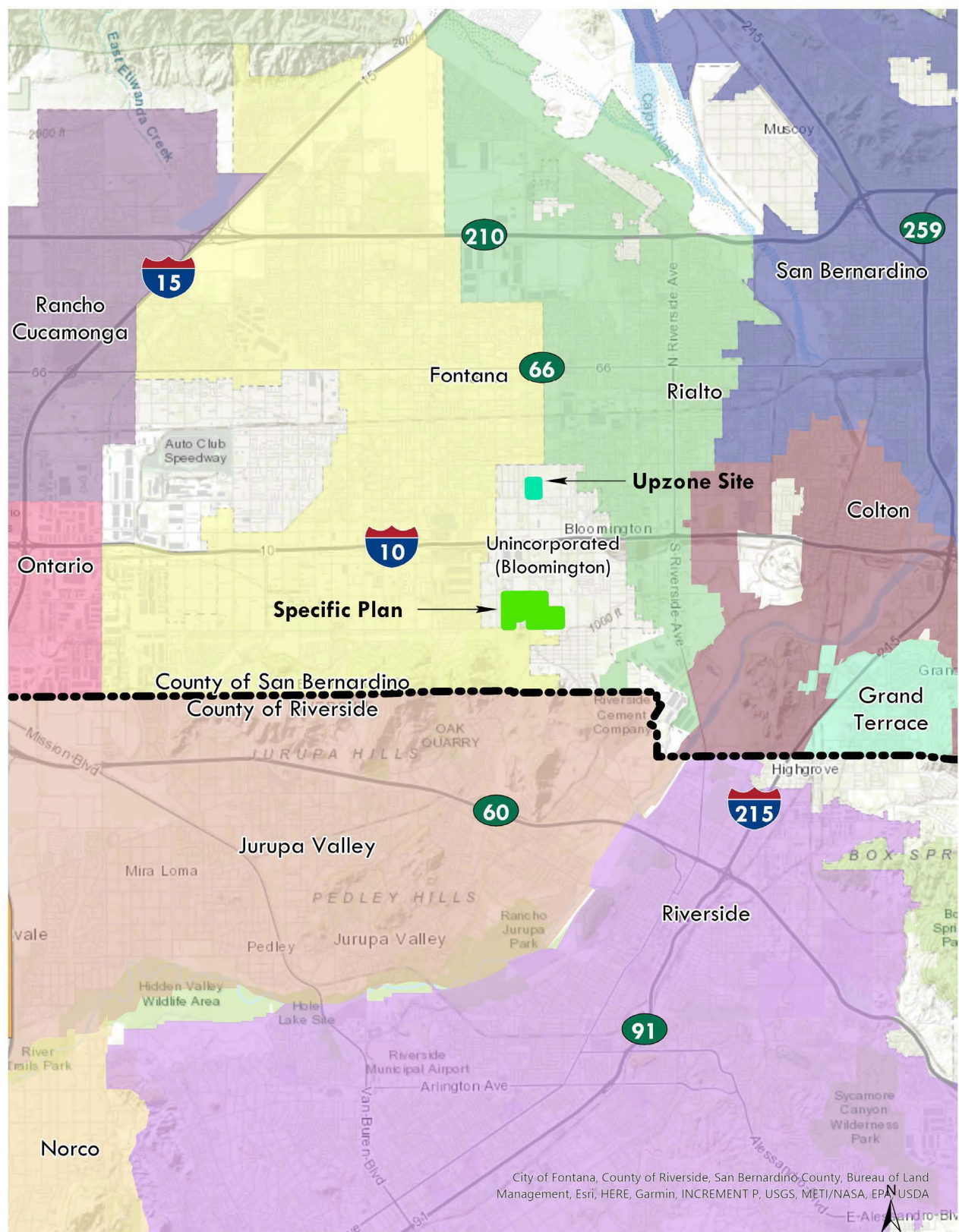
Place: The Zoom meeting link and call-in phone number will be made available on the County's website a minimum of 72 hours prior to the hearing, which can be accessed at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>

Document Availability: *Notice of Preparation*

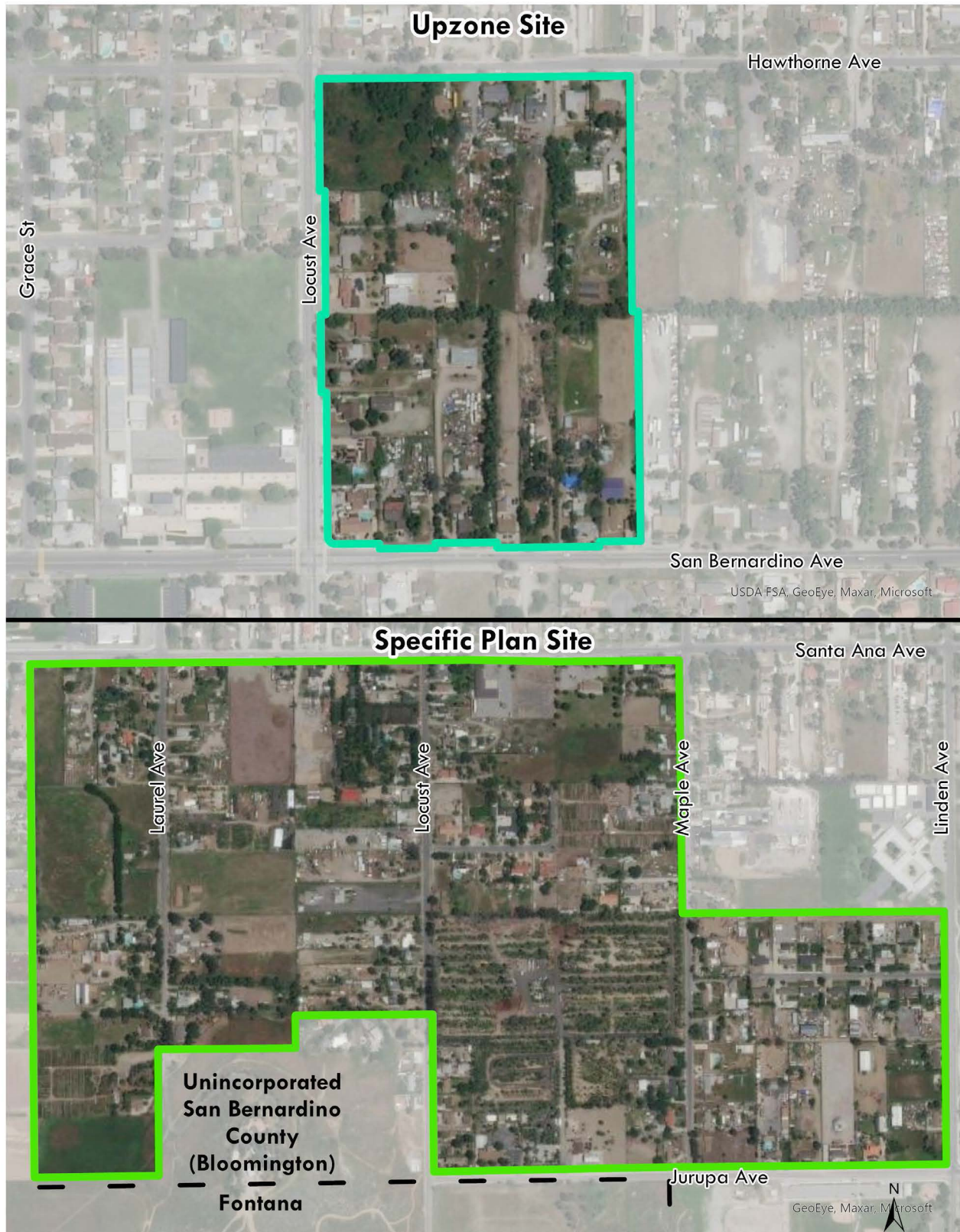
This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. Due to the Governor's Executive Order N-54-20, the NOP will not be available at a physical location. If unavailable on the website, you may obtain the 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.



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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: 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 summarized for this Notice of Preparation (NOP). A copy an expanded 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: 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;
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- 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 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

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

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PROJ-2020-00204

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. See expanded NOP online for figures.

Project Description: The Project includes a Specific Plan, General Plan Amendment, Zoning Map Amendment, Site Plan Approvals, Tentative Parcel Maps, and Conditional Use Permits to allow 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. 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). See expanded NOP online for figures. Furthermore, the Project would change the land use designation of an existing residential site, referred to as 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) to avoid an overall net loss of residential unit capacity in Bloomington from rezoning the Specific Plan area as pursuant to Senate Bill 330 (also known as the Housing Crisis Act of 2019). See expanded NOP online for figures.

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)). The following environmental topics will be analyzed within the forthcoming 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, and Wildfire.

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

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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

The expanded version of this NOP, which includes figures, can be viewed on the County's 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.



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RECIRCULATED 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 (Revised January 8, 2021)

SUBJECT: Recirculated 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 summarized for this Notice of Preparation (NOP). A copy of an expanded 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. The NOP has been recirculated to provide this notice in English and Spanish, and the public comment period has been extended accordingly as well as the addition of a Spanish-speaking virtual scoping meeting (detailed below).

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Project Number: PROJ-2020-00204

Project Applicant: Howard Industrial Partners

Assessor's Parcel Number(s):

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Project Description: The Project includes a Specific Plan, General Plan Amendment, Zoning Map Amendment, Site Plan Approvals, Tentative Parcel Maps, and Conditional Use Permits to allow 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. 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). See expanded NOP online for figures. Furthermore, the Project would change the land use designation of an existing residential site, referred to as 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) to avoid an overall net loss of residential unit capacity in Bloomington from rezoning the Specific Plan area as pursuant to Senate Bill 330 (also known as the Housing Crisis Act of 2019). See expanded NOP online for figures.

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)). The following environmental topics will be analyzed within the forthcoming 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, and Wildfire.

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Condado de San Bernardino

División de Planificación del Departamento de Land Use Services
385 North Arrowhead Avenue, 1er Piso • San Bernardino, CA 92415
Teléfono (909) 387-8311 • Fax (909) 387-3223

AVISO RECIRCULADO DE PREPARACIÓN Y AVISO DE REUNIÓN PÚBLICA

DESDE: Departamento de Servicios de Uso de La Tierra del Condado de San Bernardino
385 North Arrowhead Avenue, Primer Piso
San Bernardino, CA 92415-0187

A: Agencias Responsables, Agencias Fideicomisarias y Partes Interesadas

FECHA: 30 de diciembre de 2020 (revisado el 8 de enero de 2021)

SUJETO: Aviso recirculado de preparación de un proyecto de informe de impacto ambiental para el proyecto de plan específico de Bloomington Business Park¹

El Condado de San Bernardino ("Condado") será la Agencia Líder y preparará un Informe de Impacto Ambiental (Environmental Impact Report o EIR, por sus siglas en inglés) para el proyecto propuesto de plan específico de Bloomington Business Park ("Proyecto") descrito a continuación. Estamos interesados en las opiniones de su agencia en cuanto al alcance y contenido apropiados de la información ambiental del Proyecto EIR relacionada con las responsabilidades legales de su agencia relacionadas con el proyecto. Necesitaremos el nombre de una persona de contacto para su agencia. Para las personas interesadas, nos gustaría estar informados de los temas ambientales de interés para usted con respecto al proyecto.

Debido a que el Condado ya ha determinado que se requiere un EIR para el Proyecto propuesto, y según lo permitido por las Directrices Estatales CEQA Sección 15060(d) (Revisión Preliminar), el Condado no preparará un Estudio Inicial para el Proyecto. Además, el proyecto propuesto, su ubicación y sus posibles efectos ambientales se resumen para este Aviso de Preparación (NOP). Una copia de un NOP ampliado con cifras está disponible en el sitio web del Condado o a petición con el planificador del proyecto como se detalla a continuación. El Condado acoge con beneplácito las aportaciones públicas durante el período de revisión del NOP. El NOP ha sido recirculado para proporcionar este aviso en inglés y español, y el período de comentarios públicos se ha ampliado en consecuencia, así como la adición de una reunión de ámbito virtual en español (detallada a continuación).

Título del proyecto: Bloomington Business Park Specific Plan Project

Número de proyecto: PROJ-2020-00204

Solicitante del proyecto: Howard Industrial Partners

Número(s) de parcela del evaluador:

Zona del Plan Específico:

- 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

Sitio de Upzone:

- 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

Ubicación del proyecto: El área del Plan Específico y el sitio de "upzone" están en la comunidad no incorporada de Bloomington, en el área sudoeste de la región del valle del condado. El área del Plan Específico consta de aproximadamente 213 acres generalmente limitados por Santa Ana Avenue hacia el norte, Maple Avenue y Linden Avenue hacia el este, Jurupa Avenue hacia el sur, y Alder Avenue hacia el oeste. El área del Plan Específico está dividida por la Avenida de la Langosta. El área del Plan Específico se desarrolla principalmente con una mezcla de grandes usos residenciales y comerciales unifamiliares y parcelas vacías. El sitio de "upzone" consta de aproximadamente 24 acres limitados por San Bernardino Avenue al sur, Hawthorne Avenue al norte, Locust Avenue al oeste, y usos residenciales unifamiliares al este.

RECIRCULADO AVISO DE PREPARACIÓN/AVISO PÚBLICO DE LA REUNIÓN DE ALCANCE
PROJ-2020-00204

El sitio de "upzone" se desarrolla actualmente con una mezcla de usos residenciales unifamiliares y parcelas vacías. Consulte NOP ampliado en línea para obtener cifras.

Descripción del proyecto: El proyecto incluye un Plan Específico, Enmienda del Plan General, Enmienda del Mapa de Zonificación, Aprobaciones del Plan de Sitio, Mapas de Parcelas Tentativas y Permisos de Uso Condicional para permitir el desarrollo de un parque empresarial industrial que proporcione una mezcla de usos de almacén, fabricación, oficina y parque empresarial con soporte limitado comercial durante una construcción estimada de 20 años. El Plan Específico de aproximadamente 213 acres se divide en dos áreas: área de desarrollo inicial (aproximadamente 141 acres) y área de desarrollo futuro (aproximadamente 72 acres). El área de desarrollo inicial permitiría un espacio de alto cubo/fabricación/almacén/oficina a un potencial de desarrollo máximo de aproximadamente 3.070.983 pies cuadrados (SF) sobre la base de la relación de superficie propuesta (FAR) de 0,5:1. El área de desarrollo futuro permitiría los mismos usos del suelo en un potencial de desarrollo máximo de aproximadamente 156,816 SF sobre la base de una FAR propuesta de 0.05:1. En el marco del Plan Específico podría desarrollarse un potencial de desarrollo máximo de hasta aproximadamente 3.227.799 SF. La designación de uso de la tierra del área del Plan Específico cambiaría de Residencial de Muy Baja Densidad (VLDR) y Residencial de Baja Densidad (LDR) a Desarrollo Especial (SD) y la zonificación cambiaría de RS-1-AA (Residencial Singular con un lote de 1-Acre mínimo y Adicional Cubrir Agricultura) y RS-20M (Residencial Singular con 20,000 SF lote mínimos) a SP (Plan Específico). Consulte NOP ampliado en línea para obtener cifras. Además, el Proyecto cambiaría la designación de uso de la tierra de un sitio residencial existente, conocido como el "sitio de upzone", de Residencial de Baja Densidad (LDR) a Residencial de Densidad Media (MDR) y enmendar la zona de RS-20M (Residencial Singular con un lote 20,000 SF mínimo) a RM (Residencial Múltiple) para evitar una pérdida neta general de la capacidad de la unidad residencial en Bloomington de la rezonificación del área del Plan Específico de conformidad con el Proyecto de Ley 330 del Senado (también conocida como la Ley de Crisis de Vivienda de 2019). Consulte NOP ampliado en línea para obtener cifras.

Cuestiones Ambientales: No se ha preparado un Estudio Inicial para el Proyecto, ya que el Condado ha determinado que se requerirá claramente un EIR (Sección 15063(a) de las Directrices estatales de CEQA). Los siguientes temas ambientales serán analizados dentro del próximo EIR: Estética, Agricultura y Recursos Forestales, Calidad del Aire, Recursos Biológicos, Recursos Culturales, Energía, Geología y Suelos, Emisiones de Gases de Efecto Invernadero, Peligros y Materiales Peligrosos, Hidrología y Calidad del Agua, Uso y Planificación de la Tierra, Recursos Minerales, Ruido, Población y Vivienda, Servicios Públicos, Recreación, Transporte, Recursos Culturales Tribales, Servicios Públicos y Sistemas de Servicios, y Incendios Forestales.

Período de Revisión Pública Extendida: 30 de diciembre de 2020, hasta el 8 de febrero de 2021

Respuestas y comentarios: Por favor envíe sus respuestas y comentarios antes del lunes 8 de febrero de 2021, a Aron Liang, Planificador Senior en Aron.Liang@lus.sbcounty.gov o en la siguiente dirección:

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

Aviso de la reunión de alcance:

El Proyecto se considera un proyecto de importancia estatal, regional o de toda la zona, y, por lo tanto, el Condado llevará a cabo una reunión de alcance para el Proyecto conforme a las Directrices Estatales CEQA Sección 15082(c) (Aviso de Preparación y Determinación del Alcance del EIR) con el propósito de solicitar comentarios de ciudades adyacentes, agencias responsables, agencias fiduciarias y partes interesadas que soliciten notificación sobre el alcance y el contenido apropiados del Proyecto EIR. Debido a la pandemia en curso y a la disminución de la propagación de Covid-19, el Proyecto tendrá una reunión de ámbito virtual. Los servicios de traducción al español estarán disponibles en la reunión. La fecha y los detalles de la reunión son los siguientes:

Fecha: Jueves, 14 de enero, 2021

Hora: 6:00 PM (Hora Estándar del Pacífico)

Lugar: Los enlaces de la reunión Zoom y los números de teléfono de llamada para cada reunión respectiva estarán disponibles en el sitio web del Condado un mínimo de 72 horas antes de la audiencia, a la que se puede acceder en <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>

Disponibilidad de documentos: Aviso de preparación

La versión ampliada de este NOP, que incluye cifras, se puede ver en el sitio web del Condado en: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. Debido a la Orden Ejecutiva del Gobernador N-54-20, el NOP no estará disponible en un lugar físico. Si no está disponible en el sitio web, puede obtener el documento en formato electrónico llamando por teléfono al Departamento de Servicios de Uso de la Tierra al (909) 387-4421, o enviando un correo electrónico al Planificador Senior al Aron.Liang@lus.sbcounty.gov. Para solicitar una versión en PDF del documento a la base de datos del Departamento de Servicios de Uso de Suelo, consulte el número de proyecto anterior. Si necesita información adicional, comuníquese con Aron Liang, Planificador Senior, al (909) 601-4672.

Comment letters recived in response to the Notice of Preparation

From: Abby De Vera <yoooabby@gmail.com>
Sent: Thursday, January 28, 2021 11:46 PM
To: Liang, Aron
Subject: Bloomington Business Park Specific Plan

Hello Aron,

I hope this email finds you in good health. I realize tomorrow (1/29) is the last day of the Public Review period and there is only so much more time left until there is a decision made on the Bloomington Business Park Specific Plan Project.

As you may know we, the residents of Bloomington and surrounding communities, are concerned for our quality of life and safety. We all strongly oppose this project because of many factors.

One of our biggest concerns is the impact it would have on the health of our people. We realize that the people who make up this city are working class residents. With our health at stake, we may no longer be able to work as efficiently as before. Although it will undoubtedly affect our families, this will also directly impact our local economy. The people of San Bernardino County know and realize that our taxes are what mainly keep our city afloat.

In the long run, the environmental alteration this project would cause would be devastating both health wise and economically speaking. Without unpolluted air, there are no healthy workers. With no healthy workers, there is no working class and with no working class, there is no substantial economy.

I hope you will consider these words as we all mean them with the utmost passion. Hope to hear from you soon!

Sincerely,

Abigail De Vera
She/her
Local Resident

--

Abigail De Vera Student, Jurupa Hills High School, 2019 yoooabby@gmail.com (626) 678-3821

**Law Office of Abigail Smith,
A Professional Corporation**

2305 Historic Decatur Road, Suite 100, San Diego, CA 92106

Abigail A. Smith, Esq.
Email: abby@socalceqa.com
Telephone: (951) 808-8595
Facsimile: (951) 972-8488

VIA E-MAIL ONLY

February 8, 2021

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
Email: Aron.Liang@lus.sbcounty.gov

***Re: Public Comments – Notice of Preparation – Bloomington Business Park
Specific Plan Project; Project-2020-0204***

Dear County of San Bernardino:

On behalf of the Sierra Club - San Gorgonio Chapter, I submit the following comments on the Notice of Preparation (“NOP”) for the Bloomington Business Park Specific Plan project.

Project Design: Avoidance of Impacts to Sensitive Receptors

When designing and locating projects such as large-scale industrial warehouse buildings, Sierra Club strongly encourages the County to follow the recommendation of the California Air Resources Board (“CARB”) that any warehouse/distribution land uses should not be located within 1,000 feet of residential uses or areas designated for residential development. See, www.arb.ca.gov/ch/handbook.pdf. Here, it appears that existing single-family residences are located adjacent to the Project site. Appropriate buffering must be incorporated to ensure the Project does not adversely affect sensitive receptors such as children and seniors. Appropriate buffering should be considered as mitigation for potentially significant environmental impacts.

Land Use Designations: Environmental Justice Considerations

Importantly also, the Project must address and fully incorporate “environmental justice” planning principles in the designation of land uses. According to Gov’t Code Section 65040.12, subd. (e)(1), the term “environmental justice” “means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with

respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” Gov’t Code Section 65040.12 (e)(2)(D) provides that “environmental justice” includes, “[a]t a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.” Consistent with environmental justice principles, the Project shall not assign land uses in manner so that disadvantaged and low income residential communities are located adjacent to or in proximity of industrial land uses. *See*,¹

To the extent that the Project will impact disadvantaged communities, all feasible, enforceable mitigation must be proposed to lessen the impact. For instance, the SCAG’s 2012-2035 Regional Transportation Plan (“RTP”)² states that “potential mitigation for environmental justice impacts” includes: “*fund proactive measures* to improve air quality in neighboring homes, schools and other sensitive receptors”; “*provide education programs* about environmental health impacts to better enable residents to make informed decisions about their health and community”; and “engage in *proactive measures to train and hire local residents* for construction or operation of the project to improve their economic status and access to health care.” (emphasis added).

Air Quality

Sierra Club urges the County to impose all feasible measures on the Project to address conformance with applicable air quality standards as well as state legislation and regulations targeting the reduction of Greenhouse Gas Emissions (GHGs). Enforceable mitigation measures shall be adopted to address tail pipe emissions insofar as the majority of harmful air quality emissions and GHGs are attributable to mobile sources. For instance, it is estimated that NOx emissions will need to be reduced by approximately three-quarters by 2030 to meet emission reduction targets.³ Thus the County must require implementing projects to utilize the cleanest available truck technologies.

To this end, the Project should establish fleet efficiency requirements for tenant vehicle fleets. This should include, at a minimum, requirements that Project tenants shall use exclusively zero emission light and medium-duty delivery trucks and vans; and shall use only zero emission service equipment such as forklifts and yard trucks. The use of near-zero and zero-emission technologies in heavy-duty applications such as “last mile delivery” must be incorporated. As the State moves toward its goal of zero emission goods movement, the County must ensure that projects are in line with this important objective including requiring the phase-in of zero emission or clean technology for heavy duty trucks. According to CARB, actions to deploy both zero emission and cleaner combustion technologies will be essential to meet air quality goals in California⁴. The Project should incorporate the policies

¹ <https://oag.ca.gov/environment/sb1000>

http://opr.ca.gov/docs/20181120-EJ_Chapter_Public_Comment.pdf

² http://rtpscs.scag.ca.gov/Documents/2012/final/2012fRTP_ExecSummary.pdf

³ <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf>

⁴ <https://ww3.arb.ca.gov/planning/sip/2016sip/2016mobsrc.pdf>

and goals of the State's Zero Emission Vehicle (ZEV) Action Plan and Executive Order B-48-18 (calling for a target of 5 million ZEVs in California by 2030). This includes increasing the availability of electric vehicle charging stations and other zero-emission vehicle infrastructure including direct current fast chargers.⁵ Executive Order N-79-20⁶ advances these directives including setting benchmarks for the exclusive sale of zero emission vehicles and requiring zero emission drayage trucks in the near future. However, critical to these goals, is infrastructure to support the charging of vehicles including heavy duty trucks. As such the Project must be conditioned to fully support the charging of electric vehicles including trucks; and it shall require the phase-in of electric vehicles with record keeping to ensure the measure is enforceable. Vehicle electrification has the potential to drastically reduce the harmful impacts associated with warehouse and distribution centers.⁸

In addition, the Project must fully evaluate its health risk impacts and ensure that localized impacts are less than significant including adopting appropriate mitigation.

Truck Routes

The County must designate enforceable truck routes to ensure that Project trucks are limited to major streets and highways and do not pass through residential neighborhoods or near schools. The County must take all steps to ensure that trucks serving the Project site do not idle or park on public streets.

Energy

The Project shall propose measures to ensure compliance with and the advancement of the policies and goals of SB 100 which commits to 100% clean energy in California by 2045. Requiring commercial and industrial projects to utilize solar energy is one means to ensure that the State can meet its laudable energy efficiency goals. Moreover, energy efficiency measures reduce GHG emissions. Electricity generation accounts for approximately 30% of California's GHG emissions.⁹

Greenhouse Gas Emissions

With respect to GHGs, Executive Order S-3-05 establishes a 2030 target of a 40 percent GHG reduction below 1990 levels; Executive Order S-3-05 establishes a GHG emission reduction target of 80% below 1990 levels by 2050; and Executive Order B-16-2012 establishes a target for the reduction of GHG emissions from the transportation sector of 80%

⁵ See, <https://business.ca.gov/industries/zero-emission-vehicles/zev-action-plan/>

See also, <https://www.ca.gov/archive/gov39/2018/01/26/governor-brown-takes-action-to-increase-zero-emission-vehicles-fund-new-climate-investments/index.html>

⁶ <https://www.gov.ca.gov/2020/09/23/governor-newsom-announces-california-will-phase-out-gasoline-powered-cars-dramatically-reduce-demand-for-fossil-fuel-in-californias-fight-against-climate-change/>

⁷ <https://www.gov.ca.gov/wp-content/uploads/2020/09/9.23.20-EO-N-79-20-text.pdf>

⁸ <https://www.npr.org/2020/06/26/883634480/californias-landmark-electric-truck-rule-targets-diesel-death-zone>

⁹ <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf>

below 1990 levels by 2050. The County must take all steps to ensure that future projects are in conformance with these GHG emission reduction targets.

For instance, as the transportation sector is the largest source of GHG emissions in the State, accounting for roughly 40 percent of California's GHGs, the Project must incorporate transportation measures to reduce fuel use in cars and trucks. This would include reducing vehicle miles traveled (VMT). Providing carpool incentives to employees and transit stops are examples of ways to reduce VMT.

Specifically with respect to goods movement, CARB is working towards the implementation of a sustainable freight transport system that relies on zero and near-zero emission equipment powered by renewable energy sources. According to CARB, a zero and near-zero emission freight system will demand not only new equipment and fuels but also new transportation infrastructure and industry operating practices. The County must therefore incorporate measures into the Project that enable the State to meet its sustainable freight transport goals.

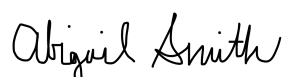
A robust analysis of the Project's GHG emissions with enforceable GHG mitigation is particularly important because global climate change has already resulted in irreversible environmental damage. Particularly where the transportation sector is the largest source of GHG emissions in California, the Project must fully evaluate the cumulative impact of the proposed land use changes, and land use plans shall be designed to lessen the Project's cumulative impacts by reducing vehicle miles traveled (VMT). Again to this end, the Project must also include measures to increase the use of public transit and alternatives to vehicle use such as transit stops and extension of bike trails and lanes.

Land Use Plans

The Project must be fully consistent with all applicable land use plans, including the San Bernardino County General Plan with respect to unincorporated areas, such as policies related to reducing VMT; policies that prioritize public health in terms of encouraging the use of zero-emission equipment and infrastructure; land use policies that intend to regulate the types and locations of development in unincorporated areas to minimize VMT; policies that are designed to meet State GHG emission reduction targets, policies that consider the recommendation of CARB regarding the siting of new sensitive land uses; and many more. *See*, http://countywideplan.com/wp-content/uploads/2021/01/CWP_PolicyPlan_HardCopy_MainText_Tables_20201027_adopted.pdf.

Further, all applicable mitigation measures from the San Bernardino Countywide Plan Final EIR must be incorporated into the Project and made fully enforceable. *See*, http://countywideplan.com/wp-content/uploads/2020/08/MMRP_Final_Web.pdf

Sincerely,



Abigail Smith

From: Ana Carlos <ana26ana.ac@gmail.com>
Sent: Sunday, February 7, 2021 9:30 PM
To: Liang, Aron
Cc: anakitty26@yahoo.com
Subject: Bloomington Business Park

CAUTION: This email originated from OUTSIDE of the County of San Bernardino. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you suspect this is a phishing or malicious email, please contact your help desk for assistance.

I am opposed to this project.

My children attend schools near the proposed site.

I am concerned about air pollution that trucks will bring. Air pollution is associated with asthma and recently a study found that exposure to air pollution at an early age can cause cognitive delays. I have young children and I would literally have a warehouse in my backyard. If this project goes through all homes directly against the proposed sites and even across the street from the proposed site should be given purifying air filters for their homes.

All homes directly against the proposed site and even across the street should be given 20% of their homes value for the amount of money their home value will decrease.

I am concerned with traffic from trucks driving through the remaining residential neighborhoods. I feel that the streets but especially the Cedar offramp is not going to be able to handle the traffic.

There is a problem with flooding in our neighborhood and I feel that a hydrologist that is not "hired" by developers should be required to give a report.

I think the county should take into account the school district will lose enrollment and that teachers and staff may lose jobs.

I think that noise pollution will be a problem for any homes located directly attached to the proposed site.

I think it is not beneficial to the environment for thousands of trees in my neighborhood to be torn down. We have many native animals in my neighborhood that reside here including coyotes, hawks, owls, bats, and rabbits. From what I understand, it is illegal to tear down a nest of owls and hawks, and I know that there are many large trees in my neighborhood used by these animals. There should be a Wildlife Service Agency that should be called to protect these native animals. These types of animals need extremely tall trees for nesting.

Bringing these types of projects into the heart of South Bloomington is called "Environmental Racism"- this "refers to how minority group neighborhoods- populated primarily by people of color and members if low-socioeconomic backgrounds- are burdened with a disproportionate number of hazards." (UNM definition) .

A study should be conducted to determine the relationship between the developers and the previous county supervisor that allowed developers to begin the zoning changes and determine nothing illegal or corrupt took place.

Ana Carlos

11193 Alder Ave

Bloomington, Ca 92316



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



January 29, 2021
Sent via email

Governor's Office of Planning & Research

Jan 29 2021

STATE CLEARINGHOUSE

Mr. Aron Liang
Senior Planner
County of San Bernardino
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Subject: Notice of Preparation of a Draft Environmental Impact Report
Bloomington Business Park Specific Plan Project
State Clearinghouse No. 2020120545

Dear Mr. Liang:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the County of San Bernardino for the Bloomington Business Park Specific Plan Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The proposed Project includes a specific plan, general plan amendment, and zone change on approximately 237 acres. The project has two locations, the Specific Plan area and the Upzone site, both of which are located in the unincorporated community of Bloomington, California. The Specific Plan area (approximately 213 acres) is bounded by Santa Ana Avenue to the north, Jurupa Ave to the south, Maple Avenue and Linden Avenue to the east, and Alder Avenue to the west. The Specific Plan area is bisected by Locust Avenue. The Upzone site (approximately 24 acres) is bounded by San Bernardino Avenue to the south, Hawthorne Avenue to the north, and Locust Ave to the west. Specific details of the proposed Project include:

1. A Specific Plan is intended to provide a management tool to guide land use development of the following:
 - The Specific Plan area will consist of a land use mix of warehouse, manufacturing, office, and a business park over an estimated 20-year buildout.
 - The Specific Plan area will be developed in two phases. The initial development area would allow for manufacturing/warehouse/office space at a maximum development potential of approximately 156,816 sq ft. The future development would allow the same land uses at a maximum development potential of approximately 156,816 sq ft.
 - 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).
 - Zone Change will correspond to the proposed changes on the Land Use Map, as noted above. The zoning classification would change from Single Residential with 1-Acre Minimum Lot and Additional Agriculture Overlay

(RS-1-AA) and Single Residential with 20,000 square feet lot minimums (RS-20M) to Specific Plan (SP).

2. The Upzone site will require the rezoning of a residentially zoned site to a higher residential density zone which is needed to offset the loss of residential unit capacity at the Specific Plan area. The land use designation for the Upzone site would be amended from Low Density Residential (LDR) to Medium Density Residential (MDR). The zone would be amended from Single Residential with 20,000 square feet minimum lot (RS-20M) to Multiple Residential (RM).

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County of San Bernardino in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct, and indirect impacts on fish and wildlife (biological) resources.

CDFW recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

The CDFW recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. CDFW's California Natural Diversity Database (CNDDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDDB@wildlife.ca.gov to obtain current information on any

previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed Project.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist, and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Burrowing Owl (*Athene cunicularia*)

The Project site has the potential to provide suitable foraging and/or nesting habitat for burrowing owl. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. Take is defined in Fish and Game Code section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill."

CDFW recommends that the County of San Bernardino follow the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012); available for download from CDFW's website: <https://www.wildlife.ca.gov/conservation/survey-protocols>. The Staff Report on Burrowing Owl Mitigation, specifies three steps for project impact evaluations:

- a. A habitat assessment;
- b. Surveys; and
- c. An impact assessment

As stated in the Staff Report on Burrowing Owl Mitigation, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project. To ensure that Project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address Project-related changes on drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).
3. An evaluation of impacts to adjacent open space lands from both the construction of the Project and any long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. The DEIR should analyze the cumulative effects of the plan's land use designations, policies, and programs on the environment. Please include all potential direct and indirect Project related impacts to riparian areas, wetlands, vernal

pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

CDFW recommends the DEIR describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would “feasibly attain most of the basic objectives of the Project,” and would avoid or substantially lessen any of the Project’s significant effects (CEQA Guidelines § 15126.6[a]). The alternatives analysis should also evaluate a “no project” alternative (CEQA Guidelines § 15126.6[e]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts, to the extent feasible. The County of San Bernardino should assess all direct, indirect, and cumulative impacts that are expected to occur as a result of the implementation of the Project and its long-term operation and maintenance. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization, and mitigation measures will reduce indirect impacts to fully protected species.
2. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
3. *California Species of Special Concern (CSSC)*: CSSC status applies to animals generally not listed under the federal Endangered Species Act or the CESA, but

which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. CSSCs should be considered during the environmental review process. CSSC that have the potential or have been documented to occur within or adjacent to the project area, including, but not limited to: burrowing owl, Plummer's mariposa-lily, California glossy snake, Northwestern San Diego pocket mouse, Parry's spineflower, and Riversidian Alluvial Fan Sage Scrub. For significant nesting populations, such as the burrowing owl, annual monitoring during the nesting season for the period of construction is recommended.

4. *Mitigation*: CDFW considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement, and preservation should be evaluated and discussed in detail. Where habitat preservation is not available onsite, offsite land acquisition, management, and preservation should be evaluated and discussed in detail.

The DEIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts to meet mitigation objectives to offset project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

If sensitive species and/or their habitat may be impacted from the Project, CDFW recommends the inclusion of specific mitigation in the DEIR. CEQA Guidelines section 15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc. v. County of Orange* (2005) 131 Cal. App. 4th 777).

CDFW recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term conservation value for the suite of species and habitat being impacted by the

Project. Furthermore, in order for mitigation measures to be effective, they need to be specific, enforceable, and feasible actions that will improve environmental conditions.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be initiated in the near future in order to accumulate sufficient propagule material for subsequent use in future years. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate.

Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project; examples could include retention of woody material, logs, snags, rocks, and brush piles.

6. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird

except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

CDFW recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

7. *Moving out of Harm's Way*: To avoid direct mortality, CDFW recommends that the lead agency condition the DEIR to require that a CDFW-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise be injured or killed, and individuals should be moved only as far as necessary to ensure their safety (i.e., CDFW does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss.
8. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

ADDITIONAL COMMENTS AND RECOMMENDATIONS

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens (for example the Riverside-Corona Resource Conservation District in Riverside). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: <http://saveourwater.com/what-you-can-do/tips/landscaping/>

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). Information can be submitted online or via completion of the CNDDB field survey form at the following link: <https://wildlife.ca.gov/Data/CNDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

Mr. Aron Liang
County of San Bernardino
January 29, 2021
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CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DEIR for the Bloomington Business Park Specific Plan Project (SCH No. 2020120545) and recommends that the County of San Bernardino address the CDFW's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, please contact Julisa Portugal, Environmental Scientist, at (909) 260-1998 or at Julisa.Portugal@wildlife.ca.gov.

Sincerely,

DocuSigned by:

8091B1A9242F49C...

Scott Wilson
Environmental Program Manager

ec: Kim Freeburn, Senior Environmental Scientist, Supervisor

Inland Deserts Region
kim.freeburn@wildlife.ca.gov

HCPB CEQA Coordinator
Habitat Conservation Planning Branch
CEQACommentLetters@wildlife.ca.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

REFERENCES

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>

From: Robert Swanson <Robert.Swanson@doj.ca.gov>
Sent: Tuesday, January 12, 2021 1:44 PM
To: Liang, Aron
Subject: Bloomington Business Park Specific Plan Project

Hi Aron,

Could you please add me to the notification list for the Bloomington Business Park Specific Plan Project? We will be tracking this project and its environmental documents.

Thank you,

Rob Swanson

Deputy Attorney General | Environment Section
California Department of Justice
1300 I Street, 15th Floor | Sacramento, CA 95814
Tel.: 916-210-7808

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February 8, 2021

To: 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



From: Ivette Torres, Policy Coordinator (Contact Person)
Quan Williams, Policy & Research Specialist
Center for Community Action and Environmental Justice
7701 Mission Blvd
Jurupa Valley, CA. 92509

Re: Bloomington Business Park Specific Plan Project
Project Number: PROJ-2020-00204
Project Applicant: Howard Industrial Partners

Dear Aron Liang, Senior Planner with the County of San Bernardino,

CCAIEJ's Position

We at the Center for Community Action and Environmental Justice (CCAIEJ) are concerned that the project planned by the Howard Industrial Partners via the Bloomington Business Park Specific Plan Project violates the state's environmental justice goals for this region and we ask that you reject the project.

Introduction

The project site is in one of California's many disadvantaged communities.

This project site is 83% Hispanic and has a CalEnviroScreen Score of 85-90% in high pollution burden. According to California's Office of Statewide Health Planning and Development, Bloomington's children under 18 years old have one of the highest rates of asthma in the state.

This project will probably increase truck traffic, reduce air quality, and reduce green spaces which all would further harm a community that is already overburdened by air pollution.

CCAIEJ asks that you reject the project.

CCAIEJ Concerns

Environmental racism is still a factor in many project plans in general. Developers too often select unincorporated areas, like this project site in Bloomington, where many of the residents are low-income people of color, and they build warehouses and toxic sites that reduce the quality

of life of the residents who inhabit that community. We at CCAEJ work to protect communities from environmental racism. Our mission includes bringing communities to find opportunities for cooperation, agreement, and problem-solving to improve their social and natural environment. Unfortunately, and based on the project description and the demographics it impacts, we were unable to rule out environmental racism as a factor in the Bloomington Business Park Specific Plan Project. Additionally, we have other specific concerns about this project.

Concern: No Initial Study

This project lacks an initial study and that is problematic. Achieving an initial study would have allowed for better community engagement regarding:

- ❖ Identification of all impacts of the project,
- ❖ Getting community input on significant effects,
- ❖ Educating the community on the process for determining environmental impacts, and
- ❖ Next steps on stakeholder engagement for the EIR.

Failing to do an initial study was a major missed opportunity.

Concern: Negative Impact on Air Quality

CCAIEJ is concerned that this project will further reduce the air quality for a community already overburdened with air pollution. The CalEnviroScreen 3:0 has this project site listed with the following percentages of pollution burden:

→ Overall Pollution Burden Percentile:	91%
→ Ozone:	98%
→ PM 2.5:	94%
→ Toxie Releases	66%
→ Traffic:	88%
→ Hazardous Waste:	87%

These numbers are alarmingly high and tell a story that the residents in this area are suffering from poor air quality and pollution. Environmental justice would be disapproving of the project altogether because this community cannot afford a project that will further pollute the air they breathe. The community of Bloomington and San Bernardino County have been fighting to approve policies that clean up their air not worsen it. For example, the following policy from San Bernardino County:

“IMP-2021-HZ-14 Emissions rules - Participate in South Coast AQMD's development of Indirect Source Rules, Drayage Truck Rule, Advanced Clean

Truck Rule, and Heavy Duty Low Nox Rule. Rules would apply to warehouses, trucking, and rail activities. A primary focus should be on reducing the exposure of sensitive populations and EJFAs to emissions. Lead: South Coast AQMD and California Air Resources Board Support: Public Health, Land Use Services - Planning, and Public Works - Transportation Related CWP Content: Policy HZ-3.3 Community emissions reduction plan.”

This policy is the type of policy that San Bernardino County needs to continue to support, one that will bring zero-emission to the already overcrowded goods movement services that are present in Bloomington. Approving the Bloomington Business Specific Plan would contradict all the work community and staff have put into finding policies and programs to reduce greenhouse gas emissions and air pollution.

Concern: Inappropriate Land Use

The Bloomington Business Park 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). In order to move forward with General Plan Amendments, the amendment must remain consistent with all the goals of the general plan. Yet in October of 2020 San Bernardino passed an updated general plan that included an Environmental Justice (EJ) Element. **This project already violated three policies from the EJ Element: Policy HZ-3.14, Policy HZ 3.16, and Policy HZ-3.18, meaning that the general plan amendment should not be able to move forward.**

- 1) The scoping process for this general plan and zoning map amendment did not host the two required meetings from policy HZ-3.18, nor did it send out notifications to residents in multiple languages or post them online as policy HZ-3.16 states it should. In order to accomodate the lack of notification the county extended the scoping comment period to February 8th, 2021; for which we thank you for, but that date was still not enough time to fully engage the community of Bloomington and Fontana on a project that will require multiple approvals and amendments.
- 2) In regards to Policy HZ-3.14, this project violates this policy as the majority of the community in Bloomington and Fontana have communicated and even publicly testified that they want more access to public facilities and fresh food facilities but instead this project brings a community displacement and more industrial zoning to an already overburden low-income community of color. This policy is meant to create accessible open space, sustainable and safe infrastructure, and sustainable transportation, yet again these proposed

amendments in the general plan for this project would restrict future implementation of open space

The Business Specific Plan is not only dismissing environmental justice policies but ignoring the overall intention of general plan elements such as Land Use, Housing, and SB 1000. The intention of general plan elements are meant to guide the city for future growth and accommodations, it is why General Plan Elements amendments have a maximum of four per year.¹ Historically the county and other local jurisdictions in the Inland Empire have continued to amend the land use element beyond four times a year to allow warehousing in the area. We should not continue this pattern of using amendments that should be saved for future and open space, especially when the county just went through a General Plan update last year, the zoning could have been updated if it was needed. For Bloomington it was not needed, as in that update, the community action guide included the following goals from Bloomington community:

“New Development. Bloomington residents value a mix of housing types and densities, and attractive and convenient places for shopping, dining, and entertainment, while maintaining rural areas that foster a small-town feel.”

The zoning as of now is residential with agriculture, if the project moves forward it will diminish the few rural areas Bloomington has left to warehousing.

Concern: Housing

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 will be lost, but in canceling the project this net loss and displacement of 213 families could be avoided. Not only that but an upzone could be avoided and instead land that was recently zoned for industrial/business mixed use in the most updated San Bernardino County General Plan could be zoned into residential mixed use with business and allow for residential and retail and commercial like community has been asking for. The notice of preparation lists that the proposed amendments are abiding by SB 330; yet we are concerned that those same amendments may violate SB 330 and other policies around rural and agricultural land use. What ensures the proposed developer would follow through with building the accommodating and equitable affordable housing? How can one compare someone's home with agricultural features to a townhome? These are important questions we must consider when looking at the impact this project will have on the community and its residents.

1

[https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65358#:~:text=\(b\)%20Except%20as%20otherwise%20provided,determined%20by%20the%20legislative%20body](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65358#:~:text=(b)%20Except%20as%20otherwise%20provided,determined%20by%20the%20legislative%20body).

Concern: Lack of Sufficient Economic Benefit

The prominent argument we see for the development of these logistics centers is the idea that they will contribute to the city's economy and produce job opportunities for its residents. However, the cities in San Bernardino county have failed to protect their warehouse employees from economic insecurity, who ironically make up the region's key economic sectors.² For example, the industry relies on low-wage blue-collar labor but fails to offer their employees basic livable wages as well as opportunities for upward mobility in their workplace.³ On top of this these warehouses rely on temporary employment positions from local employment agencies that cater to the logistics industry.⁴ These temporary employees work with direct-hire employees and do the same job however are paid less, work less hours, and consequently suffer from job insecurity.⁵ Additionally, the future of these employment positions are predicted to be even more insecure for these communities.⁶ The development of atomization technologies for these workplaces are predicted to reduce the skill requirements leading to wage stagnation and further job insecurity for these employees⁷ This automation will make the job more tedious and strenuous for warehouse employees by introducing stringent electronic monitoring and micro-managements which affect workers autonomy and make the job more stringent.

Mitigations

The Bloomington Business Specific Plan will have significant, localized and cumulative impacts on the surrounding communities in Fontana, Colton, Rialto, and unincorporated San Bernardino County. Therefore a health risk assessment, cumulative impact analysis, and an alternative where only zero-emission facilities are approved should be considered in the Environmental Impact Report (EIR). A health risk assessment is a technical study that evaluates how toxic emissions are released from a facility, how they disperse throughout the community, and the potential for those toxic pollutants to impact human health on an individual and population-wide level. As set out in Assembly Bill 2588, the toxicity and volume of hazardous materials released from a facility, and the proximity of the facility to potential receptors, such as schools, daycare centers, hospitals, worksites, and residences, dictates the need to prepare a health risk assessment. We know that as of now in the proposed specific plan and upzone sites lay three different schools in close proximity.

² Bonacich, Edna, and Juan David De Lara. "Economic crisis and the logistics industry: Financial insecurity for warehouse workers in the Inland Empire." (2009)

³ Ibid

⁴ Ibid

⁵ Ibid

⁶ Ibid

⁷ Ibid

A cumulative impact is necessary as this is not the only project that will solely bring emissions to the community. The community in Bloomington is not and will not experience the effects of the proposed projects in isolation from the effects of other existing projects. Existing hazardous infrastructure in Bloomington include; railroad infrastructure, and numerous logistic related infrastructures. Therefore a cumulative impact must be looked at to accurately represent the impact residents will have from the proposed project.

Finally because there was no initial study the EIR must include alternatives to the proposed project, one of those alternatives being an all zero-emission facility with community benefit agreements for residents.

Conclusion

In summary, we ask that you reject this project. We strongly believe that this project would further exacerbate the poor health conditions of residents of Bloomington. This project does not align with the state's environmental justice goals for this region.

- There was no initial study for this project,
- This project plan lacked effective community engagement,
- This project would have a negative impact on the region's air quality,
- This project possibly violates EJ guidelines for SB1000 General Plan Updates, and
- This project possibly violates SB330.
- This project will not account for economic benefit in the future

Thank you for allowing us to participate in this stakeholder engagement process.

Feel free to contact us anytime with questions or needs for clarification/

Sincerely,

Ivette Torres

Quan Williams

Center for Community Action and Environmental Justice

From: Alma Marquez <alma.m@ccaej.org>
Sent: Thursday, January 14, 2021 7:09 PM
To: Liang, Aron
Cc: Ana Gonzalez
Subject: Bloomington Business Park project

Hello Aron:

Please keep us posted regarding this project.

Thank you.

--

Alma L. Marquez (she,her)

Executive Director

CCA EJ, Center for Community Action and Environmental Justice

Centro de Acción Comunitaria y Justicia Ambiental

3840 Sunnyhill Drive, Suite A

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City of Rialto *California*

Via E-mail

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

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

Dear Mr. Liang,

Thank you for the opportunity to comment on the scope and content of the Draft Environmental Impact Report (DEIR) for the Bloomington Business Park Specific Plan project. According to the Project Description, the project includes a Specific Plan, General Plan Amendment, Zoning Map Amendment, Site Plan Approvals, Tentative Parcel Maps, and Conditional Use Permits to allow development of an industrial business park for a mix of uses including warehouse, manufacturing, office, and business park.

The project is located within the City of Rialto's Sphere of Influence and has the potential to impact streets within the Sphere of Influence and the City. Therefore, we respectfully request analysis of transportation impacts including to truck routes and truck traffic volumes, which, based on the proposed uses, are anticipated to increase. While CEQA regulations have changed regarding analysis of transportation impacts, the City's current general plan was prepared prior to those changes and, as such, was evaluated based on Levels of Service. In the DEIR, please analyze traffic impacts, including impacts to the Levels of Service identified in the City's General Plan.

Lastly, the City requests to receive a copy of the draft Bloomington Business Park Specific Plan and a copy of the DEIR.

If you have any questions or would like to discuss this request, please do not hesitate to contact me if you have any questions. I may be reached at schampion@rialtoca.gov or 909-421-7240.

Sincerely,

Siri A. Champion
Senior Plan

For Karen Peterson
Community Development Manager

Colton Joint Unified School District

Dr. Frank Miranda, Ed.D., Superintendent
Rick Jensen, Assistant Superintendent, Business Services
Owen Chang, Director, Facilities & Energy Management



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February 8, 2021

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

Via email: Aron.Liang@lus.sbcounty.gov

Subject: **Response to Notice of Preparation for the Bloomington Business Park Specific Plan
Project DEIR (Project No. PROJ-2020-00204)**

Dear Mr. Liang:

Thank you for the opportunity to provide our input on the notice of preparation (NOP) for the Bloomington Business Park Specific Plan Project DEIR (Project No. PROJ-2020-00204). Based on the NOP, the Bloomington Business Park Specific Plan Project DEIR ("Proposed Project") includes two sites, the Specific Plan area and the upzone site located within the unincorporated community of Bloomington. The EIR would review all environmental topics pursuant to CEQA (with recreation combined with public services).

Colton Joint Unified School District (District or CJUSD) operates six schools in the vicinity of the Specific Plan area, and two schools in the vicinity of the upzone site. See Figure 1, *Colton Joint Unified School District Schools Near the Proposed Project*, attached. Below we outline our understanding of the project and provide our comments to the NOP.

Understanding of the Project

The Proposed Project includes two sites, the Specific Plan area site and the upzone site. 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 includes a mix of large lot single-family residential and commercial uses and vacant parcels. The upzone site is approximately 1.5 miles north of the Specific Plan area site and 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 developed with a mix of single-family residential uses and vacant parcels.

The Proposed Project includes the development of an industrial business park that would allow for a mix of land uses, including warehouse, manufacturing, office, and business park with limited support commercial. The Proposed Project would be built out over 20 years. The Specific Plan area would be divided into two areas. The initial development area would include 141 acres and would allow for high-cube/manufacturing/warehouse/office space to a maximum development potential of approximately 3,070,983 square feet. The future development area would allow for the same uses with a maximum development potential of approximately 156,816 square feet. Together the Specific Plan area would include a total of approximately 3,227,799 square feet of high-cube/manufacturing/warehouse/office space on the 213-acre site.

Development of the Specific Plan area would require a general plan amendment and a zoning map amendment, which would redesignate the site for non-residential uses. This has the potential to result in a net loss of residential unit capacity. To offset this loss of residential unit capacity, the upzone site would be rezoned to a higher residential density. Based on the zoning in effect at both sites on January 1, 2018, the Specific Plan area would allow up to 213 residential units while the upzone site would allow for approximately 53 residential units, for a total of 266 residential units. The Proposed Project would change the zoning on the upzone site from single family residential with 20,000 SF minimum lot (RS-20M) to multiple residential (RM) and the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). This would allow for a maximum of 480 residential units.

The Proposed Project would require the following discretionary approvals: (1) Adoption of the Specific Plan; (2) Certification of the Final EIR; (3) Adoption of a Mitigation Monitoring and Reporting Program; (4) General Plan Amendment; (5) Change of Zone; (6) Site Plan Approval(s); (7) Approval of a Conditional Use Permit(s) within the initial development area; and (8) Tentative Parcel Map(s).

COMMENTS

CEQA Analysis and Process

»**CEQA Analysis.** The District requests that a detailed CEQA analysis be performed for the proposed project.

»**NOA Comment Period on DEIR.** Because of the complexity of the proposed project and the potential to disproportionately affect District schools and the Bloomington community, we are requesting in advance that Draft EIR public review period be extended to 60 days, rather than 45 days.

»**Community Outreach.** Consistent with state legislation for environmental justice (e.g., SB 1000), outreach should be conducted with the CJUSD and surrounding neighborhoods in English and Spanish. Outreach is needed in order to provide residents affected by the proposed project the opportunity to understand the adverse environmental effects the project may have on our community, school, and the environment (including, but not limited to, the ambient noise environment, transportation, and air quality), and the opportunity to engage in government decisions that affect residents and District students and staff. Translation services should be provided at all meetings and hearing, even if those hearings are conducted remotely. Given that not all residents in the surrounding community may have equal access to internet, information should also be provided in writing (English and Spanish) to all residents and businesses within a mile of the proposed Specific Plan area and upzone site.

Air Quality and Greenhouse Gas Emissions

»**Sensitive Receptors.** An air quality/greenhouse gas analysis should assess the Proposed Project's stationary emissions and mobile source emissions and how they may impact surrounding sensitive receptors, including the District's schools, students, and surrounding residences.

Colton Joint Unified School District

Dr. Frank Miranda, Ed.D., Superintendent
Rick Jensen, Assistant Superintendent, Business Services
Owen Chang, Director, Facilities & Energy Management



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»**Air Quality Analysis.** The proposed project is located in a community with some of the highest pollution burden in all of California. Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution. Warehouse developments generate a substantial amount of truck traffic and associated diesel particulate matter, which has the potential to increase emissions and adversely affect sensitive populations and their pollution burden, especially school-aged children, attending schools and living near the proposed project site.

As part of the Countywide Plan, the County conducted outreach with the Bloomington community specifically to discuss concerns about the logistics industry. The proposed project would require a General Plan Amendment to allow for additional industrial/warehouse development above what was just approved and evaluated under the Countywide Plan (October 2020). Environmental justice aims to correct the legacy of concentrating pollution and other hazards in or near low-income communities and communities of color by reducing these hazards and involving the impacted communities in any decisions that affect their environmental health. CalEnviroScreen 3.0 and the Countywide Plan identifies that the Bloomington community is an environmental justice community that is disproportionately affected by and vulnerable to poor air quality. During Plan adoption, the Attorney General's Office met with the County to discuss policies regarding environmental justice to protect communities like Bloomington. As part of the FEIR conducted for the Countywide Plan, a health risk assessment identified an incremental cancer risk at the maximum exposed individual receptor of over 263 per million from cumulative truck traffic in the Bloomington community.

The South Coast Air Quality Management District (South Coast AQMD) has identified the Colton/Grand Terrace/San Bernardino (southwest) as an Assembly Bill 617 (AB 617) Year 2–5 community. AB 617 communities meet one or more of the following criteria: identified within the top 25 percent of CalEnviroScreen 3.0; identified within the top 25 percent of South Coast AQMD's Multiple Airborne Toxics Emissions Study (MATES) IV for cancer risk; and/or average percent of industrial land use and freeways within 1,000 feet from school/daycare boundaries was in the top 20 percent. The Bloomington community in unincorporated San Bernardino County meets not one but all three of these AB 617 criteria. Placement of additional warehousing proximate to these disadvantaged communities would further exacerbate local air quality and associated health effects.

Consequently, the environmental analysis prepared for the proposed project needs to consider not only project-related emissions but also the project's emissions in context with the existing and planned sources in the Bloomington community. Residents and schools proximate to the project site already experience elevated levels of air pollutants associated with proximity to the Colton Rail Yard, the freeway, and warehousing/industrial sources. The proposed project would incrementally increase health risks. Pursuant to Policy HZ-3.2, Studying and Monitoring, of the CWP, the County plans to study the cumulative health risks affecting areas like Bloomington. However, this study has not yet been initiated. Therefore, the proposed project's air quality analysis should evaluate the cumulative health risks for affected residents in order to disclose the project's cumulative contribution to the health risks and decision makers can make findings regarding potential air quality impacts.

We are requesting that the EIR provide clear, easy to understand information in the EIR on how the proposed project affects air quality impacts and associated health risk and health impacts. The technical assessments should consider emissions from all phases of the project based on the allowed uses under the Specific Plan as well as the cumulative effects from other surrounding projects including but not limited to the West Valley Logistics Center. In addition, offsite improvements needed should also be addressed in the EIR as part of the proposed project. The Health Risk Assessment conducted for the proposed project should consider the impacts of truck traffic from the project to the freeway, as well as on-site yard equipment. Emissions from transport refrigeration units (TRUs) should also be included if cold storage is an option for warehousing operations.

Since South Coast AQMD is seeking to reduce emissions sources in this area of the South Coast Air Basin (SoCAB) and the proposed project would result in a potential substantial increase in emissions, the South Coast AQMD should be consulted prior to initiating the air quality modeling in order to ensure that cumulative impacts of the proposed project are properly addressed and that requested mitigation measures are incorporated into the EIR.

Consistent with letters submitted by the California Attorney General's Office on CEQA projects, the EIR should consider whether use of the South Coast AQMD thresholds is appropriate or whether a more restrictive threshold (e.g., less than 10 in a million cancer risk, such as 1 in a million) is appropriate when addressing air quality impacts in AB 617 / environmental justice communities.

Hazards/Hazardous Materials

»**Handling of Hazardous Material.** As shown in Figure 1, the District operates four schools within a quarter-mile radius from the Specific Plan area and upzone site (including Bloomington High School, Walter Zimmerman Elementary, Ruth O. Harris Middle School, and Mary B. Lewis Elementary) and four additional schools within a mile radius of both sites. The project description and hazards/hazardous materials analysis should explain the design features and procedures as part of the proposed project to reduce impacts to off-site sensitive receptors and how hazards will be used, transported, and maintained onsite. The Hazards and Hazardous Materials analysis should be provided in clear, easy to understand information in the EIR.

»**Use of Hazardous Materials Onsite.** We request that the location for the use and storage of hazardous materials onsite be addressed in the DEIR and be sited away from district schools, including Walter Zimmerman Elementary School, to protect the health and safety of our students and staff.

Hydrology and Water Quality

»**Runoff onto School Property.** The Specific Plan area immediately borders Walter Zimmerman Elementary School. Walter Zimmerman ES contains a multipurpose field, hardtop courts, and playgrounds along the southern portion of the project site, immediately adjacent to the Specific Plan area. The project description and DEIR needs to address stormwater design features and measures and water quality measures in place to ensure that runoff from the site does not come onto Walter Zimmermann ES campus.

Noise

»**Sensitive Receptors.** The noise analysis should identify residential uses and District schools as sensitive receptors and evaluate noise generated by increased truck traffic to and from the Specific Plan area.

»**Noise and Vibration Analyses.** The proposed project has the potential to increase ambient noise and vibration levels and adversely affect sensitive populations, including school-aged children living proximate to the Specific Plan area and

Colton Joint Unified School District

Dr. Frank Miranda, Ed.D., Superintendent
Rick Jensen, Assistant Superintendent, Business Services
Owen Chang, Director, Facilities & Energy Management



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attending District Schools near the Specific Plan area. Placement of an industrial business park proximate to disadvantaged communities and District schools would degrade the ambient noise environment, disrupt the learning environment for our students, and have the potential to increase adverse health effects associated with high levels of noise exposure.

Exposure to high noise levels affects the entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. In addition, elevated ambient noise levels can result in noise interference (e.g., speech interruption/masking, sleep disturbance, disturbance of concentration) at schools, residences, and other noise-sensitive receptors.

We are requesting that the EIR provide clear, easy to understand information in the EIR on how the proposed project effects noise and vibration impacts and potential health impacts. At a minimum, the EIR for the proposed project will need to consider noise and vibration impacts to the disadvantaged communities and surrounding sensitive receptors and schools proximate to the site during both the construction and operational phases of the project.

Population and Housing

»**Population Growth.** The proposed project would induce population growth in the area through its employment opportunity at its business center and increasing the residential density of the upzone site. These new residents are likely to include school-aged children that would attend District schools. The Population and Housing section should quantify population growth from the proposed project.

»**Housing Displacement.** The development of the Specific Plan area would remove residential units on the site. The displacement of residents, including school-age children, should be analyzed.

Public Services, Schools

»**Student Generation.** As discussed under "Population and Housing," the proposed project would lead to population growth including new school-age children that would attend area schools. The DEIR should address the student generation anticipated by the project (especially on the upzone site), and how the increase in students would impact the schools serving the area.

Transportation

»**Increased Traffic.** The District has concerns regarding increased vehicle and truck traffic along roads leading to the Specific Plan area and along truck routes during construction and operation of the proposed project. The increase in

traffic has the potential to disrupt and delay school drop-off and pick-up for schools adjacent to the Specific Plan area. The District requests that the environmental analysis prepared for the project address these issues. Study should also consider the cumulative effects from other surrounding projects including but not limited to the West Valley Logistics Center.

»**Pedestrian Safety.** The increase in traffic and operations of the Specific Plan area can impact pedestrian safety and the safety of our students and staff at District schools near the Specific Plan area and along roadways leading the sites. We request that the DEIR address pedestrian safety measures during construction and operation of the proposed project.

We appreciate the opportunity to submit these comments on the proposed Business Park. The District has serious concerns about the volume of truck traffic and the potential impacts on its schools and District property. We look forward to reviewing the forthcoming CEQA documentation.

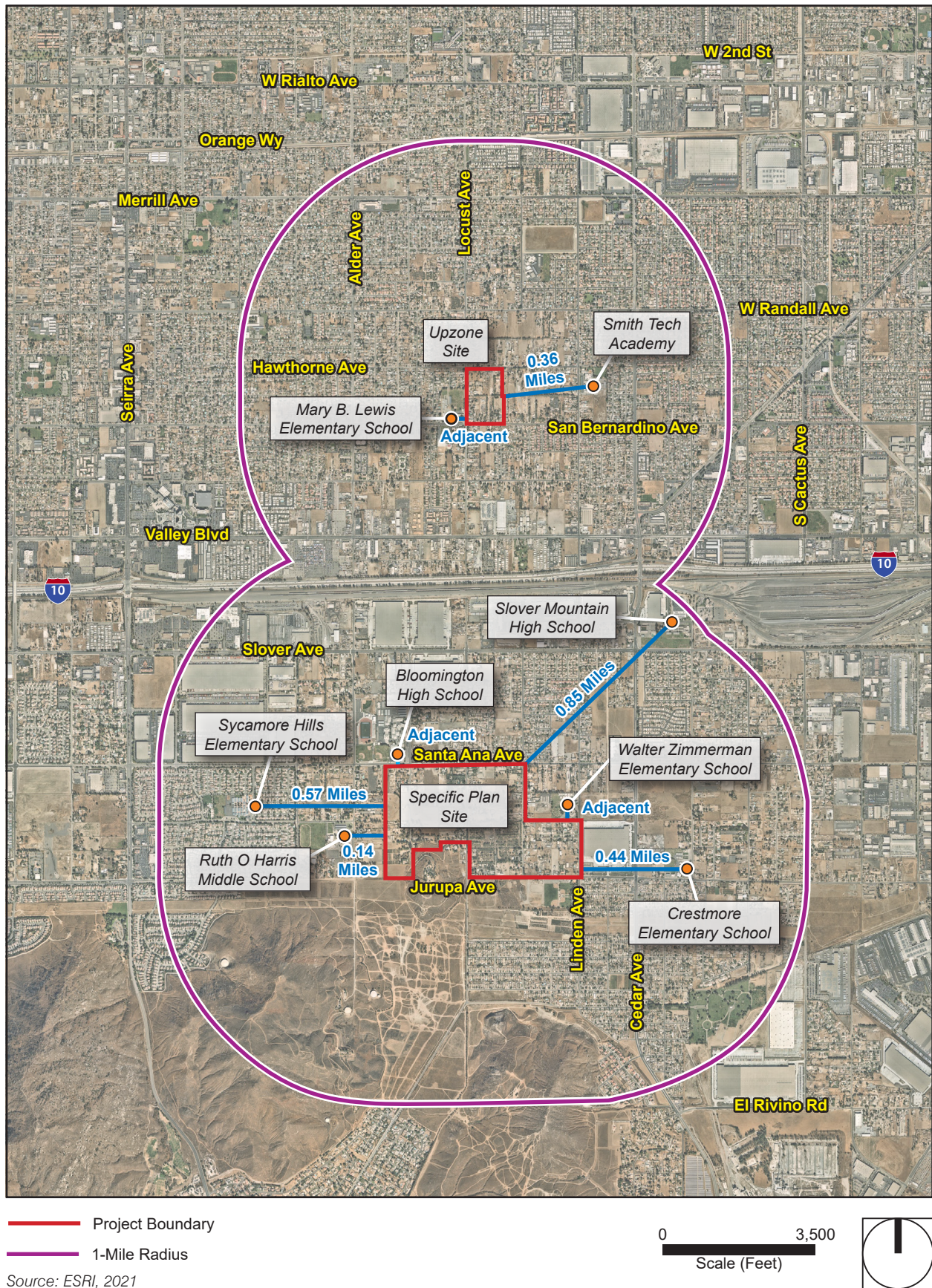
Sincerely,

A handwritten signature in cursive script that reads "Owen Chang".

Owen Chang
Facilities & Energy Management Director

Cc: Dr. Frank Miranda, Superintendent
Rick Jensen, Assistant Superintendent Business Services

Figure 1 - Colton Joint Unified School District Schools Near the Proposed Project



County of San Bernardino
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Dear San Bernardino County Board of Supervisors,

We, as residents of Bloomington and surrounding communities, are concerned for our quality of life and safety.

I strongly oppose this project for my community because of the horrendous impacts that building more warehouses will result in. These warehouses will uproot hundreds of families, further pollute our lungs and environment, and increase traffic in the area.

It is unacceptable to build such a development so close to Bloomington High School, Ruth O'Harris Middle School, and Zimmerman Elementary School. The diesel trucks and factory waste/output will surely poison the children of our area and cause safety hazards for everyone living there.

Additionally, this project's timeline is not sufficient for accurate community input, especially during a pandemic. A new development cannot be allowed to proceed without further input from the community. The push to build this project quickly and with no proper notice to an already marginalized community is both improper and further targets people of color and lower incomes.

We oppose this project and want to work with the county to discuss a better alternative, one that is rooted in the communities' best public health, safety, and economic interest.

Sincerely,

The Concerned Neighbors of Bloomington

"I strongly oppose this project because it'll pollute and destroy my family member's lungs and destroy their health."

Maribel Ortiz
2069 W. San Bernardino Ave #2136
Losjoyitas0327@gmail.com
9097382419

"I don't want my family, friends, and people, in general, to go through sickness and traffic problems at all."

Jonatan Joya
2069 W. San Bernardino Ave #2136
Jonatanjoya36@gmail.com
9097461242

Ruby Garcia
16004 Hawthorne Ave
greenfroggy95@gmail.com
9099976848

Victor Alvarez
836 W Rosewood St
valvarezjr95@gmail.com
9092123770

"We need more green space and affordable/healthy groceries in the area, NOT more warehouses."

Sienna Beach

29305 Richardson Court
sienna.beach@gmail.com
9099387146

Kari Kalinich
3774 mears ave., Jurupa Valley, CA 92509
kari.kalinich@gmail.com
951-416-8975

"As a future architect, I don't believe bringing in warehouses will further help build and unite our community. It's unfair that we aren't considered as a city and therefore have to do whatever the county decides for us. Please reconsider this development towards the wrong path for our future and the future of OUR children."

Esmeralda Tabares
18283 Marygold Ave.
Esmtab23@gmail.com
9092516733

Dexter Mays
4792 Luther Street, Riverside, California
dexter.mays01@gmail.com
9512155821

"San Bernardino should notify every homeowner in the Bloomington area for approval."

Daniel Sarabia
Bloomington, CA
sarabia.daniel101@gmail.com
9092548446

"The buying out and demolition of so many people's homes are unacceptable. Many of these families have been living in Bloomington for generations. Furthermore, to have these industries so, near not just one school, 5 other schools (Joe Baca Middle, Smith Elementary, Mary B Lewis Elementary, Zimmerman Elementary, and Ruth Grimes Middle) puts the health of the students, teachers, and staff at risk. Many children walk to school. Many athletes utilize the dirt roads as training. And many residents walk their horses throughout the streets. Please, we urge you not to allow these industries to come into Bloomington. There are many other unincorporated areas that are NOT residential and can be better utilized; these places would NOT put at risk the lives and health of many people."

Monique Isabelle Tafoya
18267 Hawthorne Ave, Bloomington, CA, 92316
monique.xc711@gmail.com
9092174606

Maria A Luevano
11999 Pepper St.
Luevanomaria76@gmail.com
9097759992

"Not only will this mean a loss of the beautiful rural culture of Bloomington due to the displacement & relocation of the homes, but it also means worse air pollution and quality. Bloomington is NOT a warehouse area. Bloomington is a residential area that houses minorities, primarily Mexican, and Howard Industrial Partners thinks they can further pollute this area and industrialize it with no push back. We already have TRAILERS parking on NEIGHBORHOOD streets. The pollution that already is happening because of current conditions. WE, THE RESIDENTS OF BLOOMINGTON, DO NOT WANT THIS TO HAPPEN. Minorities already are burdened by horrible health problems from air pollution, and to move forward with this means that not only will San Bernardino County also be complicit, but also Howard Industrial Partners. DO BETTER."

Yamilet Reyes

9925 Frankfort Ave., Bloomington, CA, 92316
yamiletreyes0827@gmail.com
9097620639

"This is a disgusting truth that needs to be stopped"
Andrew Alfredo Zataray
11733 Cricket Drive
andrewzataray@gmail.com
9092014225

"This is horrible for our future children's state of life, the poisonings of the air for the use of the rich to get richer while the families living in these areas struggle to make ends meet."
Gustavo Tabares
18283 Marygold Ave Bloomington, CA 92316
eltavo49@yahoo.com
9095503029

Daniela Lopez
18432 8th St
Danielalopez151576@gmail.com
9092729855

"We can't get our homes taken away for more businesses to "help" our low-income community. Yes, we do need help, but not this. These are our homes, not yours to take away."
De Luna Silva
18447 8th St
delunashanyl@gmail.com
9515440341

"There is already enough factories in the place. The traffic has increased over the past 5 years, and it is only going to get worst."
Enrique Moreno
19338 Cricket Ct.
girasamo4414@gmail.com
9092692353

"This is a community where I want to raise my children, very quiet, very simple, easy-going."
Ana Gonzalez
10830 Miami Avenue, Bloomington, CA 92316
ana.quezada60@yahoo.com
9512889440

"Warehouses alongside Jurupa valley should be removed too. I have enough of early morning noises coming from them."
Mariusz Mach
11664 Peacock Ln
omentemplar@gmail.com
19092022249

Meruyert Mussanova
11664 Peacock Ln.
miko_1985@mail.ru
19092022249

Guadalupe Sanchez
19354 Katydid Ave Bloomington, CA 92316
Looptyloops@hotmail.com
9512413719

Karen Coleman
16240 Athol St., CA
digitmover@sbcglobal.net
9098235784

Miguel Garita
11141 Maple Ave. Bloomington, CA 92316
Susiegarita@gmail.com
909 235-1635

"Please stop building warehouses here".
Teresa Ann Escoto
17400 Tullock St, Bloomington, CA 92316
midgeabee74@yahoo.com
9098412055

Matt Tucker
18432 Mindanao St. Bloomington, CA. 92316
Matbhs20@aol.com
909-213-5570

Arianna Maldonado
19209 Ash St. Bloomington, CA
Arianna.maldonado@yahoo.com
9097467163

Hilda Cabral
18626 7th Street Bloomington, CA
herc2345@gmail.com
9096441908

"Bloomington needs to be treated as a hometown, not some dumping ground."
Luis Saavedra
11892 Pepper St. Bloomington, CA
joetorres11892@yahoo.com
9093472302

"No more warehouses."
Gilbert Villarreal
10935 Cactus Ave. Bloomington, CA
Gilbert_villarreal@yahoo.com
951-241-9705

"Stop building"
Gregorio Pacheco
17922 Otilla St., CA
Bloomington ca 92316
Greggp81@live.com
9512964052

Elizabeth Amador
18454 8th St. Bloomington, CA
Aelizabeth@roadrunner.com
9093195807

Thomas Herrera
17902 Otilia St. Bloomington, CA
t0mb0mb0@yahoo.com
9515339305

"We do not want any more warehouses or buildings. Our kids need community."
Evelyn Renteria
18742 14th St. Bloomington, CA
luscious_gg@hotmail.com
19095445564

Cynthia Madrid
18006 Marygold Ave unit A. Bloomington, CA
cmadrid174@gmail.com
9096970971

"Stop the project of Bloomington Business Park Specific Plan."
María Yvonne Gallardo
11581 Sueno Ct. Fontana, CA
RNYVON@aol.com
707-670-0211

"No más bodegas en Bloomington"
Ema Ibarra
1018 S Vine Ave. Bloomington, CA
emmagon75@hotmail.com
9092511622

"Stop construction of Agua Mansa too."
Ramon Ramos
19377 Del Mesa Dr. Bloomington, CA
ramonramos@csu.fullerton.edu
5628884615

"We did not agree to this change. We were never told."
Mariana Villasenor
10040 Magnolia St. Bloomington, CA
Mvillasenorp5@gmail.com
(626)417-5533

"We did not agree to this change."
Vicente Hernandez
10040 Magnolia St. Bloomington, CA
Vchernandez0412@gmail.com
(760)812-3092

"We like the ability to keep animals like chickens, goats, sheep in this area."
Shalymar V Lozano

10759 Tamarind Avenue. Bloomington, CA
shalymar.v@gmail.com
19097466021

"We want to stay as residents of Bloomington."
Valley College/College of Oceaneering
18254 Santa Ana Ave. Bloomington, CA
dangelo.gonzalez@yahoo.com
9092727286

"With the pandemic still raging, aside from mailing out a flyer, the county has done little to inform the public on these matters. Inviting people to attend community meetings during these times not only isn't safe but, in my opinion, reckless. With that being said, members of the affected community will have very little chance to give their input on these matters."
Robert L Covella
18566 13th Street, Bloomington, CA, USA
robertjrcovella@msn.com
19098773573

Lupe Duran
17950 Mindanao st. Bloomington, CA
Lupe31586@gmail.com
9098519286

Carolina Saldana
9385 Westeria Street. Bloomington, CA
carolinayanil.20@gmail.com
9097085575

"This would completely alter the health of the citizens that live in the surrounding areas. With people becoming more susceptible to health complications due to the worsening air pollution, more and more of our working class will have to eventually call in sick or work at a less ideal rate. This, I am sure, would not benefit the city that so heavily relies on our own taxes."
Paola Yanez
11968 Pine St. Bloomington, CA
paolayanez333@gmail.com
9512413198

"Bloomington sits directly under the incoming flight path of Ontario International Airport. Pollution falls on residents with each jet that lands. Enough is Enough! No more pollution. No more trucks".
Lawrence Saldana
P. O. Box 287 Bloomington, CA 92316
lsaldana5@roadtunner.com
9099049265

"Our neighborhoods sincerely do not need any more warehouses. It would no longer be a city."
Maelia Duran
11348 Las Casas Court. Fontana, CA
duranmaelia15@gmail.com
9096953599

Michelle Sandoval
25250 19th St. San Bernardino, CA
sugarwolf909@yahoo.com

9094499359

"Warehouses lead to traffickers and homeless"

Robin L Bainbridge
17435 EUCALYPTUS ST. FONTANA, CA
fireb20@yahoo.com
19515052402

"As a resident of Bloomington California for over 10 years, I do not approve of our small town, that once was a quiet rural area for not only myself but my younger siblings to grow up, to be taken by corporations to be used in such a way that would make living here more dangerous. From the quality of the air to the higher loads of traffic. The quality of air is important and vital to every living thing. As such it also happens to be a free right to any man, woman, or child, which is why I believe we should keep it clean and healthy for us. Introducing more factories will cause more traffic, that won't just increase the chance of accidents, but that'll inevitably lead to higher pollution levels, let alone the pollution emitted from said factories. It should be illegal to convert ALREADY residential land that is packed together to industrial land because it can harm our way of life from the air we breathe to the way we travel to and from work".

Julian Naranjo
18998 Lusitano Dr., Bloomington, CA
Naranjojulian702@gmail.com
9099555881

"Protect people in Bloomington."

Silvia V Gomez
18237 Hawthorne Ave. Bloomington, CA
sanzsilvia04@gmail.com
9093064922

"We need to stop warehouse development in our neighborhoods"

Melissa Gomez
18237 Hawthorne Ave. Bloomington, CA
gomezmelissa542@gmail.com
9093064921

"Stop the warehouse building. It's getting out of hand."

Chelsea Yuliana Ciaca Larios
9858 linden ave. Bloomington, CA
Chelseaciaca@gmail.com
9096842677

Stephanie Gomez
18237 Hawthorne Ave. Bloomington, CA
gomezstephanie965@gmail.com
9092547572

"Concerned with all the warehouses and apartments replaced agriculture and single-family homes in Bloomington. The increased traffic has been difficult to navigate now, and can, unfortunately, imagine how congested it will become in the near future."

Larraine Gonsalves
Larch Avenue Bloomington, CA
ambrose20@hotmail.com
9098756601

"Warehouses are taking a toll on the health and economics of Inland Empire residents, our traffic, and our native ecosystem. We do not need more warehouses!"

Jolene Saldivar
375 Central Ave. Riverside, CA
Monroe_909@yahoo.com
9098358382

"We don't need extra pollution from warehouses in the Inland Empire."

Geena Roa
1301 Tejon Ave. Colton, CA
Chefgeenaroa@gmail.com
9098220257

Blanca Ocampo
11941 Cactus Ave. Bloomington, CA
Atlixtac_ocampo@yahoo.com
9092893429

"This project is going to force residents who don't want to move to sell and move. It is displacing residents who own farm animals, and it will be very difficult to find similar properties. I don't want to live next to a warehouse. We do not want to sell. Shame on you"

Ana Carlos
11193 Alder Ave. Bloomington, CA
anakitty26@yahoo.com
9095782352

"These are family homes that are going to lose value and may even lose their home altogether. I am fully against this project."

Marlet Juarez
10032 Linden Ave. Bloomington, CA
slanir22@gmail.com
323-872-6096

Amanda Munoz
6740 Topaz St. Alta Loma, CA
amandamunoz94@yahoo.com
9096096903

"We the people in this concerned neighborhood of Bloomington, do not like to live in the middle of warehouses, enough is enough!"

Enrique G. & Maria Del Carmen Jaime
17866 Otilla St. Bloomington, CA. 92316
enriquegjaime@hotmail.com
909 232 5437

Alma Morrell
17865 Otilla Street. Bloomington, CA
almamorrell@gmail.com
9099578134

Roger Morrell
17855 Otilla St. Bloomington, CA
RogerMorrell65@gmail.com
19099578137

"Esta es un comunidad que no quiere bodegas entre casas y escuelas. Es malo para la comunidad que se va a quedar, malo para el medio ambiente, y un peligro para los niños de las escuelas."

Ernesto Carlos

11193 Alder Ave. Bloomington, CA

vaquerozlg@gmail.com

9095782352

"There are three schools in the area, this would purge next to our kids!"

Eduardo Galvan

10935 Maple Ave Bloomington, CA

Eperez@rtvsolution.com

9096659771

"We don't want any more warehouses south of Slover. They are not on the railyard like they are on the north side. We get too many trucks through our neighborhood as it is. The street on Slover has become very rough due to the truck traffic."

Laura J Blumberg

17933 Otilia Street. Bloomington, CA

laurablumberg22@gmail.com

7144746802

Daisy Soto

17582 Arrow Blvd apt#3 Fontana, CA

Daisysotodaisy@gmail.com

9092023301

"It would destroy the ambiance of the whole Bloomington area. This project would wipe out many beautiful homes, destroy gardens, cut down trees, eliminate horses and other animals, take away the nesting site of many birds, including the Red-tailed Hawk., and generally wreck the whole area. Please do not allow this."

Crandolyn Smith

17933 Otilia Street. Bloomington, CA

wansandbeasties@gmail.com

9093275916

"There are three schools in the area, this would purge next to our kids!"

Eduardo Galvan

10935 Maple Ave.,Bloomington, CA

Eperez@rtvsolution.com

9096659771

Yuanlin Ma

15654 Coleen St. Fontana, CA

juliema327@gmail.com

19512378089

Joseph Barros

15654 COLEEN ST. FONTANA, CA

J_barros03@yahoo.com

6199900468

Ricardo Olea

229 E. Budd St. Ontario, CA

ro.ricardo@live.com

9094893263

Dania De Ramon
3390 Country Village Rd. Jurupa Valley, CA
dania.michelle0424@gmail.com
7148094807

Johnny Herrera Jr.
10798 Cat Tail Ct. Bloomington, CA
wathafukk@gmail.com
9512377009

"Fix the roads, especially Cedar Ave. and the overpass"
Victor Montoya
8856 Alder Ave. Fontana, CA
victor2686@att.net
9098239718

"Cedar Ave., and the 10 fwy overpass is a mess."
Linda Montoya
8856 Alder Ave. Fontana, CA
victor2686@att.net
9098239718

Nicole Aguirre
17977 Otilia St. Bloomington, CA
flowerspinkrain@yahoo.com
9097143405

"Is the project finalized?"
Raul Morales
18146 Otilia Street, Bloomington, CA
Raulmorales75@live.com
7145613718

"Stop making so many unnecessary warehouses. This neighborhood is getting to be so undesirable & traffic is out of control."
Lilia Melara
11139 Blackwood St., Fontana, CA
lilyperez27@hotmail.com
9096094655

Luis Ayala
18848 13th St. Bloomington, CA
Elvenado74@yahoo.com
9098389998

Maria R Magallanes
10597 ROXBURY AVE. BLOOMINGTON, CA
maria.magallanes@live.com
9095331545

Francisco Ortega
554 West Lorraine Place, Rialto, CA

frraannkkyy@hotmail.com
3108764366

Sofia Pastrano
10618 Spahn Dr. Bloomington, CA
sofiapastrano6@gmail.com
9096094079

Rose Alvarran
18886 10th St. Bloomington, CA
Rosealvarran32@gmail.com
909-503-7669

"I grew up here in Bloomington and I'm really upset the county is trying to do this. I'm tired of seeing all these warehouses being built in sick of it. Enough is enough!"

Adriana Magana
18411 Valley Blvd Spc 53, Bloomington, CA
chrisyadriana14@yahoo.com
9095440843

"These warehouses are ruining what has been a beautiful rural area for many years."

Laurie S. Parks
17977 Otilia St. Bloomington, CA
lauriesanb@me.com
909-831-4234

"Put that money into making the day exit bridge bigger"

Valerie Rose Garcia
18548 Sequoia Ave. Bloomington, CA
Garcia.v84@icloud.com
9095590709

"It adds too much truck traffic on the streets"

Arcelia Mendoza
18913 Paso Fino St. Bloomington, CA
apasionada29@sbcglobal.net
9098311471

"Too much street traffic"

Marco Mendoza
18913 Paso Fino St. Bloomington, CA
apasionada29@sbcglobal.net
9098311471

"I am against the construction of more warehouses in the city of Bloomington, as it's the traffic is so heavy already. By allowing the development of warehouses would make the already existing problem even worse."

Martin Chavez
17888 Otilia st. Bloomington, CA
Martin.chavez@lausd.com
323 570 8339

"No estoy de acuerdo con la construction de mas bodegas en la ciudad the Bloomington, ya existe un problema serio en la ciudad que nos afecta a todos como es el traffico pesado y haun mas serio que es la contaminacion."

Maria T Chavez

17888 Otilia st. Bloomington, CA
Mariatchav@yahoo57
323 570 8341

Phillip J Torres Jr.
10847 Dumond A Bloomington, CA
Holydude13@gmail.com
909-561-1045

Gloria Schmutzer
9734 ENCINA AVE, Bloomington, CA
gas152@hotmail.com
1-909-823-4531

"As a long time resident, I oppose this."
DARWIN HEFFNER
18750 10TH ST BLOOMINGTON, CA
gozimus@aol.com
9099657958

Steven Garcia
17786 Marygold Ave. Bloomington, CA
garciagarciagarcia313764@yahoo.com
9097148584

"No more warehouses in Bloomington! There is so much empty land in the High Desert, build there!"
Nolby Cayetano
9325 Hollis street Bloomington, CA
Nolbyc@yahoo.com
9095437692

"No more warehouses in Bloomington!"
Vanessa Cayetano
9325 Hollis Street, Bloomington, CA
Cayetanova@yahoo.com
9095437692

"No mas bodegas en Bloomington, CA"
Maria Cayetano
17838 Marygold Avenue, Bloomington, CA
Lincoln909@yahoo.com
9098202456

"No mas bodegas!"
Guadalupe Cayetano
17838 Marygold Avenue, Bloomington, CA
Lincoln909@yahoo.com
9098202456

Ernest Avila
2498 Loveland Drive, Riverside, CA
ernieavila83@gmail.com
9094725566

"South Coast Air Quality Management District has reported the air quality is terrible. Imagine adding more trucks and traffic to this area where the warehouses are proposed. Nearby Rialto, near south Colton, has large warehouses going in as well. How about adding parks or affordable housing instead of warehouses."

Victor Jimenez
34286 Venturi Ave, Beaumont, CA
snapandcapturephotobooth@gmail.com
9512505175

"It will destroy the streets and create a less welcoming environment for those coming to Bloomington. It may be small but we are a community that has a lot of love for this area and would love to see it grow properly. Not destructively by seeing the town get infested with trucks and warehouses."

Daniel Vidrio
9750 forest Ave, Bloomington, CA
Danielvidrio103@gmail.com
9095625446

"Stop building warehouses, we love our quiet community. I have been living here for 16 years and I just retired and I am enjoying these rural communities. We already have enough warehouse. We don't need anymore."

Nely Partida Manzano
18587 10th St. Bloomington, CA
nelypmanzano62@yahoo.com
(909) 436-5836

"We have too many warehouses already."

Brenda S Butler
18750 10th Street. Bloomington, CA
awellbeing2@gmail.com
19092051111

Sandra Blancarte
17910 Mindanao St. Bloomington, CA
SandraBlancarte9@gmail.com
9512955288

"We strongly oppose this project"

Patricia Garner
9589 Locust ave, Fontana, CA
Pannnegarner@yahoo.com
9095782357

"Everyone needs to sign this"

William Garner
9589 Locust ave, Fontana, CA
Willg7225@gmail.com
909 346 9461

Kimberly J Conrad
10786 Spruce Ave, Bloomington, CA
HippieatHeart3@gmail.com
9096859835

Andres Nicholas Ortega
17960 Tullock St. Bloomington, CA

theincredibleracer604356@gmail.com
9095625363

Maribel Nunez
3555 Lime Steet Apt D. Riverside, CA
Maribel@inlandequitypartnership.org
5625694051

"This is gentrification. This is a quiet, peaceful neighborhood, and I DO NOT want to move."
Cruz Baca Senbello
18484 Stallion Ln Bloomington, CA 92316
cruzsembello@hotmail.com
6268069583

Karen Gomez
18237 Hawthorne Ave, Bloomington, CA
Elainegomez003@gmail.com
9094653856

"We need to protect community sustainability that does not push families out."
Anabel Nevarez
20725 Nandina Ave, Perris, CA
anabel.nevarez@gmail.com
5624013118

"Please stop adding warehouses to this area. It's extremely congested as it is."
Liliana Mariscal
18825 Wrangler dr. Bloomington, CA
Liliana.mariscal@ymail.com
9097426079

"Bloomington is my city, no more warehouses"
Erika Uman
18578 14th St. Bloomington, CA
kikiskids7@gmail.com
3233853235

"Bloomington is not for sale, warehouses out!"
Jairon Ramos
Bloomington, CA
chocochapin7gmail.com
3233589010

"Please do not do this."
Jesus Castillo
18825 wrangler dr. Bloomington, CA
Jesus.castillo30@gmail.com
9518232225

Dangelo Gonzalez
18254 Santa Ana Ave, Bloomington, CA
dangelo.gonzalez@yahoo.com
9092727286

Trinity Collins
10701 cedar ave spc18, Bloomington, CA
T.collins-02@hotmail.com
9092467228

"Don't do the project"
Charles Koehl
9491 Locust Avenue, Fontana, CA
ycarlos3@yahoo.com
9096780797

Emily Aguilar
10881 Maple Ave., Bloomington, CA
Emily.Aguilar@sbcusd.k12.ca.us
(909)827-2448

Karthika Illikkal
151 Red Ridge Ct. Folsom, CA
Karthika.7009@gmail.com
5034757009

Robin Gomez
15386 Daybreak Lane, Fontana, CA
ecogirl81@gmail.com
9512830405

"I do not agree with this development."
Pablo Cardenas
18194 San Bernardino, Bloomington, CA
mayracardenas18@yahoo.com
9092766528

"When is this project due to start?"
Martin Guzman
18246 San Bernardino Ave, Bloomington, CA
3mguzman@gmail.com
909-578-1325

Carla Salazar
10881 Maple ave Bloomington, CA
Carlasalazar81@yahoo.com
9095591451

"No more where houses, we already drowning with so many built already"
Luis Ayala
18848 13th st. Bloomington, CA
Elvenado74@yahoo.com
9098389998

"I completely oppose large scale development within the Bloomington area based on how past developments were completed and no improvements were made to the Cedar / I10 interchange. Furthermore, Linden Ave., needs a proper storm drain and nothing is in the plans to correct the issue of what amounts to a seasonal creek that runs down linden every time it rains. I fully oppose the rezoning of the area of where I have resided for 22 years. I currently live only 6 miles from where I work and have no intentions of moving or changing employers for the remaining 25

years of my career. Should I be forced to move because of such zoning changes, finding an equivalent size of property will put me at least 40 miles from my place of employment, which would significantly reduce my quality of life. There are other parts of Bloomington that could be used for medium density development without turning people's lives upside down. More alternatives should be studied before such changes are made to zoning."

Jeff Williams
18148 SAN BERNARDINO AVE, BLOOMINGTON, CA
Jeffcwilliams@msn.com
9096977894

"I do not agree with this development."
Pablo Cardenas
18194 San Bernardino, Bloomington, CA
mayracardenas18@yahoo.com
9092766528

Colette
554 west lorraine place, Rialto, CA
colette.a.lopez@gmail.com
13108764366

"We are against this ridiculous project"
Frances Rodriguez
18128 Hawthorne ave, Bloomington, CA
Gerardo2012@gmail.com
9092780336

"We are against this ridiculous project"
Gerardo zaragoza
18128 Hawthorne av, Bloomington, CA
Gerardo201203@gmail.com
9096420040

Femila Manoj
5253 El Cerrito Dr Apt 209 Riverside, CA
femila.manoj@gmail.com
6362816797

Armando Torres
18242 Hawthorne Ave, Bloomington, CA
netos1@yahoo.com
909-854-2686

Alma Rosa Duran
9817 Olive St., Bloomington, CA
almaduranrn@gmail.com
3233139734

"Cedar Bridge off the 10th freeway is already heavy traffic congested and never fix. Although all these warehouses have been added since 2014; heavier traffic congestion has increased."
Vanessa Rangel
18456 San Bernardino Avenue, Bloomington, CA
vanchavez1@hotmail.com
9515299725

"Respect the wishes of the community who will endure the burden of this project."

Elsa Gonzalez
13032 9th St. Chino, CA
Sallylimon67@gmail.com
9092241339

"When I moved to Bloomington nearly 18 years ago, I was told that Bloomington was going to be annexed to Rialto. If it was annexed to Rialto that would have been the BEST thing for our economy. It would have brought business (stores, shops, and restaurants). That NEVER took place. Instead, Bloomington has now become a town of diesel trucks and warehouses. I, and a number of people, have gotten into accidents because big rig drivers FAIL to follow the rules of the road. Monitor and place cameras at the on and off-ramps of the Cedar and Riverside Ave. and you will see just how many big rigs cause accidents and fail to follow the rules of the road. Enough is enough, say NO to warehouses."

Marcella Ybarra
18918 Paso Fino Street. BLOOMINGTON, CA
marcie0212@att.net
19097255988

"I have a longtime resident since 1998 and have a young son. This will not bring any benefit to our city. It's more of a disservice to our community, adding pollution and traffic. This will devalue our homes."

Claudia Razo
18942 San Bernardino Ave, Bloomington, CA
Razosapain@yahoo.com
9097704995

"Our city shouldn't be filled with so many warehouses. I have two small kids that I thought would be raised in a city not filled with warehouses in every corner. So many times already has there been very unhealthy air quality and now there will be more with trucks all over the city."

Nancy Ramirez
9560 Whitewood Ct. Fontana, CA
Fancynancy947@gmail.com
9097148507

"I oppose this project, I have my house here and want to continue living here."

Abel González
18222 San Bernardino Ave., Bloomington, CA
rosa.Vielmas@yahoo.com
951-5382150

"I oppose, this is where I love to live."

Saul Gonzalez
18222 San Bernardino Ave, Bloomington, CA
gonzalezsaul61@yahoo.com
626-3737892

"We oppose this project, not interested in moving"

Rosamaria Gonzalez
18222 San Bernardino Ave, Bloomington, CA
rosa.vielmas@yahoo.com
951-5382150

"We cannot let our community down and just think of profits. There are real people living here not just numbers or statistics. Think of the families that cannot relocate, others that have worked hard to have their homes, only for some developers to come in and change all that? We all have a voice and now it's time for us to be heard."

Gustavo Rojo
18659 13th st. Bloomington, CA
gusgus88@live.com
9095590346

Sarah Rodriguez
sarah.rigu@gmail.com
+32476662742

"Stop the greedy from infiltrating and polluting our neighborhoods!"

Jacob Rocha
3745 7th Ave, San Diego, CA
jtrocha805@gmail.com
805/345-0860

Warren Parks
17977 Orilla Street, Bloomington, CA
warrparks@gmail.com
9096765223

"As a teacher at Joe Baca Middle School and an Alumnus of Bloomington High School, I am very concerned about having more warehouses in Bloomington. It is very important to keep the community and rural way of life in Bloomington for the future of our students and community. More warehouses will cause endless issues for the residents of Bloomington and will negatively impact the surrounding schools and local sports teams. I strongly oppose the plan to increase warehouse and distribution centers."

Caitlin Towne
25841 Lomas Verdes St. Redlands, CA
caitietowne@gmail.com
9095575434

"I oppose to sell my house".
Rebeca Gonzalez
18222 San Bernardino Ave, Bloomington, CA
Rebecavao6@gmail.com
626-362 3492

"The amount of air pollution is increasing, especially downwind from many of their areas. In addition, the increased traffic of out of area people coming in and out of Bloomington down the same roads our students walk is unnerving."

Marisa j Lopez-Sevilla
1201 N. Terrace Road, Rialto, CA
marisalop@msn.com
9096441834

"Warehouses are ruining Bloomington. Let County officials build warehouses in the own backyards and across the street from their own homes. Bloomington is a residential community that is being squeezed out of existence by surrounding communities and the erection of warehouses. . Build homes, not warehouses!!! I lived in Bloomington for 43 years. I attended Crestmore Elementary, Bloomington Junior High, and Bloomington High School. I couldn't buy a home there because I was sick of all of the big truck traffic. I still have family and friends in Bloomington. It breaks my heart to see what is happening to my hometown. Please stop the destruction of Bloomington! PEOPLE live there!!!"

David Espinoza
1302 College Ave, Redlands, CA

david_espinoza@cjud.net
9516168183

Roberto Dominicci Rodriguez
10400 Arrow Route, Rancho Cucamonga, CA
robdominicci@gmail.com
9519909908

Betsy Aames
3303 S Archibald Ave Apt 116, Ontario, CA
betsy_aames@cjud.net
(951)446-3311

Christopher A Grenfell
1640 S Lilac Ave Bloomington, CA
christopher_grenfell@cjud.net
9093538121

"Bloomington doesn't need any more traffic. We don't need any more warehouses."
Sarah Whatley
18256 Hawthorne Ave, Bloomington, CA
Sarahhayden890@gmail.com
951-205-5522

"Too much traffic. The warehouses are empty"
Thelma Smith
18921 Paso Fino St. Bloomington, CA
apasionada29@sbcglobal.net
909 5664127

Joel Gordillo
11682 Mount Baker Ct., Rancho Cucamonga, CA
jgordil06@gmail.com
(323)559-5120

"I oppose this project."
Amy Vasquez
Colton, CA
Limeaboutsomething@outlook.com
9096450681

"I oppose the project"
Maria Garcia
10608 Spahn Drive, Bloomington, CA
kimbag46@gmail.com
909-609-6950

"I oppose this project"
Fernando Garcia
10608 Spahn Drive, Bloomington, CA
playreddot@aol.com
909-609-6950

"Enough is enough. There has already been more than enough of these warehouse startups in this area. NO MORE!!!!!!!"

David Anthony Krivanek
3014 Redwood Drive, Riverside, CA
david_krivanek@cjud.net
(951)522-9319

"Please do not approve this project! The Concerned Neighbors of Bloomington's slogan says it all: Lives over logistics. Our health over their wealth. Community over developers."

Frank and Dotsie Bell
10940 Maple Avenue, Bloomington, CA 92316
fbell11@roadrunner.com
1-909-641-9161

"I oppose to more contaminación in my neighborhood "

Teresa Araujo
19225 Hamada Ln. Bloomington, CA
terevillegas@sncglobal.net
9513343074

:Not supporting this idea"

Manuel Razo
18445 Hawthorne ave, Bloomington, CA
9097823388

"We oppose this project."

Fatima Razo
18445 Hawthorne ave, Bloomington, CA
9097823388

"I am a teacher at Joe Baca Middle School. The building of warehouses is negatively affecting our students.

Patricia Peterson"
34600 Bella Vista Dr. Yucaipa, CA
patricia_peterson@cjud.net
909-809-4992

Dawn R Walton
1528 Kingston Crossing, Upland, Ca
rebecca.walton31@yahoo.com
9099490681

"The safety of kids decreases with the building of more warehouses. Traffic will increase more than it already is."

Sandra Barrera
19393 Katydid Ave, Bloomington, CA
barreras122@gmail.com
951240161

"I am against this I am almost done paying off my home and I don't wish to move. I oppose the project I love the rural living style."

Joseph DeLaLuz
18393 Hawthorne Ave, Bloomington, CA
Joseph11584@gmail.com
9095437515

"Solidarity for Bloomington!!"

Ivette Torres
12029 Ponce De Leon Dr., Moreno Valley, CA
ivetor0718@gmail.com
9512294689

Miguel Munoz Valtierra
18763 10th St. Bloomington, CA
mike13-13@hotmail.com
19094342396

Nadia Munguia
2046 Buttonwood st. Colton, CA
Nadia24munguia@gmail.com
9096853224

"This is environmental racism at its core. Building more factories in areas that are primarily Latino and Black and spreading more pollution into our lungs is absolutely ridiculous."

Alexia Camacho
9855 Orchard St. Bloomington, CA
ycalexia@gmail.com
9094205834

Héctor Jara, Bloomington, CA
Hecj04@gmail.com
909-961-7430

Briana Hernandez
15388 Stetson court, Fontana, CA
Brianaxh@gmail.com
(909)331-7772

Erin Navarro
6505 cedar street, Huntington Park, CA
Natalianavarro0128@gmail.com
3238555248

"Save Bloomington"
Jose Zamarron
10961 larch Ave, Bloomington, CA
Jos3zamarron.7@gmail.com
9095469987

"The infiltration of warehouses in residential areas is utterly disrespectful towards families in the Bloomington community. Not only is it harmful to the environment, worsening the quality of air and life in the area but it is also a financial burden that will impact residents in Bloomington and surrounding communities. This is a demonstration of neglect towards marginalized communities who require their needs met just as any council member and supervisor that will allow these warehouses to ruin their homes. There should be more allocation of resources to encourage discussion with community members regarding matters that will ultimately affect them and not the Board."

Dora Cabrales Pena
10837 Dumond Ave, Bloomington, CA
alejandraccp824@gmail.com
9094521696

"I think the same amount of effort should be put into community centers & outreach programs for our youth not industrial expansion. Bloomington truly has a lot of potential to become an epicenter for both commuters and travelers who pass through us on the way to LA, San Diego, and Las Vegas."

Dominic Cardona
9939 Claremont Ave, Bloomington, CA
aztecadeplomo@gmail.com
9092335230

"There is no more need for these warehouses to be built, create business that will help the residents of Bloomington, not the greedy commercial business owners. YOU ARE THE ONES THAT CHOOSE TO MAKE BLOOMINGTON AN UGLY PLACE TO LIVE."

Carmen Montanez
11011 walnut street, Bloomington, CA
Carmen.montanez1213@gmail.com
9094191201

Martin Serrano
505 west o street Colton, CA
Martinserrano78@yahoo.com
9098356783

"We do not need more warehouses in Bloomington. What we need is more parks and residential homes. Bloomington is not and should not be an industrial area/town."

Ivan Saavedra
9824 Linden Ave Bloomington, CA
Ivansaavedra55@gmail.com
9096442983

"Stop building warehouses we don't want any more warehouses"
Brian G Robles

18019 Taylor Ave Bloomington, CA
Brian@officialleaf.com
9097631427

Emily Rodriguez
18558 Mardel Ln Bloomington, CA
emily.i.rodriguez8@gmail.com
9092621093

Mark Barnett
18140 Hawthorne Ave. Bloomington , CA
marknsandie@yahoo.com
9098740846

Sandra Barnett
18140 Hawthorne Ave., Bloomington, CA
marknsandie@yahoo.com
9098740846

"It's already bad enough/ scary that our elementary, junior high, and high school are surrounded by warehouses. so many 18 wheelers everywhere don't make me have to fear about where I live to and my daughter playing in our own front yard with 18 wheelers driving through."

Virginia Salas
18282 10th St. Bloomington, CA
Nov2008@yahoo.com
9097466993

Emmanuel Rodriguez
19345 Santa Ana Ave, Bloomington, CA
Erodriguez7777@gmail.com
9092267777

Eduardo E. Gomez
18237 Hawthorne Ave, Bloomington, CA

"Growing up in Bloomington I envisioned a flourishing, beautiful, and safe community with more parks for people to gather in, new homes for families to live in, and more stores for shopping. Instead, San Bernardino County is choosing to displace and force families out of their communities and neighborhoods that they have been a part of for many years. Parcels of land that could have been a community center now house warehouses that are often times empty. The added pollution makes it difficult for children to safely play outside and the increased traffic inconveniences those who live in high traffic areas in addition to our small, narrow streets. I hope the irreparable damage that has already been caused can be put to a stop and Bloomington becomes that beautiful and safe community that myself and many other residents have wanted to live in for so long."

Silvia Diaz
9785 Sandalwood Ave, Bloomington, CA
Silviaediaz95@gmail.com
9097288688

Israel Rodriguez
18146 8th St. Bloomington, CA
music.wrestling7@gmail.com
19096375659

"These are people's homes and lives your destroying"
Melissa DeAnda
11521 Maple Ave., Bloomington, CA
msdeanda92@ymail.com
9512155894

Charman Diaz
13th st. Bloomington, CA
Charmandiaz@hotmail.com
9094210882

"Your proposed project will adversely impact the schools in the area. Uprooting students is a step backward and disrupts their education. Additionally, this may lead to educators losing their jobs as school population diminishes"
Juan Aguirre
11633 Blue Jay Ln. Fontana, CA
moloquete_no@hotmail.com
9099006450

"The warehouses that have not been rented or sold should be removed so small businesses could be used there, or just something good for the environment."
Daisy Lopez
18586 9th St. Bloomington, CA

daisy62799@gmail.com
9093464609

Eric Jara
11910 Halbrook Lane, Bloomington, CA
Ejara.malier@gmail.com
9512365581

"We are not letting this happen"
Jasmin Duarte
18388 Hawthorne Ave, Bloomington, CA
jasmin13duarte@gmail.com
9094901617

"Destroying Bloomington would be like destroying a little part of history"
Lucy Cruz
755 N san carlo ave, San Bernardino, CA
Dulcecruz132002@icloud.com
9096404871

"I don't want people to struggle looking for a new home. I grew up in Bloomington my whole childhood and even though I no longer live there, I know this is unfair to those that do."
Serena Aguilar
9569 Peridot Ave Hesperia
serenaaguilar93@gmail.com
7606808846

"This would also greatly affect small businesses of minorities within the area that have planted the roots of their business dreams here"
Jose Manuel Martinez
19530 Jurupa Avenue, Bloomington, CA
Cooljis1@gmail.com
9093685874

"STOP TAKING PEOPLES HOMES"
Irene Reynoso
9995 Frankfort Ave, Bloomington, CA
monjo696969@gmail.com
9516620774

"We do not want a warehouse close to our school, Joe Baca Middle School."
Eunhee Koo
1640 S Lilac Ave, Bloomington, CA 92316
eunhee_koo@cjusd.net
(909) 580-5014

Trevor Michael Nordyke
18669 11th st. Bloomington, CA
Trevor_nordyke@yahoo.com
9092315362

Brenda Mora
932 n st Merced Ca 95341 Merced
Morabrenda445@gmail.com

9097616024

"As an educator in the Bloomington community, at Ruth O. Harris Middle School, for 15 years, this proposal is the latest iteration of institutionalized racism at the County level. The families of our community have endured a lack of basic resource infrastructure including sidewalks, irrigation, first responder supports, and community investment for decades. As a matter of fact, the building of sidewalks around Bloomington High School - but not across the municipality as a whole - was seen as a political "win" for the community worthy of celebration. It is quite clear the families who choose to call south Bloomington their home, and those of us who choose to work in this community, have done so in spite of the dearth of county investment in the health and wellness of our children. Further, approval of this proposal is entirely inconsistent with the County's June 2020 resolution that racism is a public health crisis. The resolution defines that crisis: "...racism results in disparities in family stability, health, and mental wellness, education, employment, economic development, public safety, criminal justice and housing."

(<https://wp.sbcounty.gov/cao/countywire/?p=7742>) It is difficult, always, to live in our purpose and up to our highest ideals. BIPOC communities continue to be harmed by the design of capitalistic intent that seeks to put profit over people. The County must reject this proposal and begin at great haste to repair the harm they continue to perpetuate on the people of the Bloomington community."

Lori Walton

Residence: 2117 Mintzer Street

Employment: 11150 Alder Avenue, Colton/Bloomington, CA

l.lyn.walton@gmail.com

9095181342

Amy Gathings

Maywood St. Bloomington, CA

gathingsjennifer@yahoo.com

9092655618

"Kicking people out just for the industry shows that these people only want money, and don't care for the community."

Shally

Alder Ave., Fontana, CA

Wasimoto18@gmail.com

2815410163

Mrs Sharon Oneal

10911 Maple Ave., Bloomington, CA

sharononeal@yahoo.com

9097703124

Jennifer Celeste Penaloza

10701 Cedar Ave., space 38

Bloomington, CA

Jennifer.penaloza15@yahoo.com

9092751018

"This is why we live in a democratic system...this is NOT a good idea. I work at Ruth O Harris Middle school. Most of the families we serve choose Bloomington because it's rural and quiet...especially for people of color. Why are rich corporations coming in to destroy what the working class has to work so hard to attain? NOT AMERICAN...NOT A GOOD IDEA."

Eduardo Martinez

10323 19th St. Rancho Cucamonga CA

EdMartinXLVII@gmail.com

9512069030

"We have enough warehouses please stop."

Ana Rodriguez
18030 Valley Blvd., Bloomington, CA
Do.blueberry@yahoo.com
9097306463

"Keep The Homes"

Damian Pedroza
11480 Lime Orchard Lane, Fontana, CA
Damianray103@yahoo.com
9098275740

Jacob Chesterton
11067 Daylilly Street, Fontana, CA
Jacobchesterton2001@gmail.com
9093466949

Everardo Gonzalez
9847 Cedar, Bloomington, CA
evisdog@gmail.com
9513003569

Maribel Nunez
3555 Lime Street Apt D, Riverside, CA
Maribel@inlandequitypartnership.org
5625694051

"My husband and I are totally against this project. We already have enough warehouses in Bloomington. The traffic keeps increasing and nothing is done with the current bridge on Cedar. The bridge cannot handle any more traffic. It needs to be widened before anything else is done. We cannot handle any more traffic in this area. There are a lot of empty spaces all around San Bernardino County which can house large buildings and not be surrounded by homes. This project doesn't only cause traffic concerns it also affects the air quality. The street I live on has had several car accidents in the past years. A large truck tire ended up on my driveway and dented the garage door plus the neighbor's car. In December a small car hit the electrical tower outside our house. The tower had to be replaced. Currently, there is an employee entrance to a warehouse on Slover Ave. There have been several large trucks trying to get in thru that entrance. I keep waiting for a car to end up under a large truck. Small cars use Slover Ave as a raceway. We need to take care of our current traffic, speed, and air quality problems before we start any other projects. We plea with the Board of Supervisor to take all of this into consideration."

Teresa Garcia
10535 Maple Ave., Bloomington, CA
trgarcia80@yahoo.com
9099533862

Lizbeth Marely Felix
9991 Citrus Ave
Fontana, CA
lizbethfelix0409@gmail.com
9095713967

"Me niego total mente."

Maria G. Parra
10574 Orchard St., Bloomington, CA
Mariaparra-63 @.com
9513676219

Elizabeth S.
17977 Otil St., Bloomington, CA
Lizloriz@gmail.com
9513796991

Jose Mercado
16559 Slover Ave
Fontana, CA
josemer55@gmail.com
9512614567

"It is time to put a stop to Orange County & LA County developers out to destroy the Inland Empire with countless warehouses only to line their pockets leaving us with truck traffic and pollution. It is hard not to see that they are targeting our ranch properties and I ask my county board members where are you why haven't you protected us from this. Is it wrong to have acreage, it is wrong to have serenity, is it wrong to have animals. To simply say that it's ok for developers to come in and think they can develop our ranch land and expect us to be ok with moving into redeveloped condensed house is a serious misconception. My family started at the Bloomington Number Streets and when we could no longer tolerate the gangs and violence we relocated to a 2+ acre lot and built our dream house with the help of family and friends with no help of a contractor, it has been a never-ending project and passion for over 40+ years. We don't see ourselves leaving and have no intention to do so. We are not for sale!

I implore the planning to take notice of the destruction warehousing can only bring to our community, already there are 7 warehouses in Bloomington with more in the works in the old Santa Fe Ranch in bordering Fontana on Locust Ave as well as additional developments on the on the old El Rivino Golf Course and the Old TXI Riverside Cements Plant on Cedar Ave on bordering Riverside County. You might ask yourselves what does Fontana or Riverside have to do with us and how should this affect our impact study. Well, everything because they will use the streets of Bloomington to access the I10 freeway, developers made no secret about their intentions a few years ago that their intention was to have access to the I10 freeway, with that, it will only bring more congestion and pollution to Cedar Ave and our community. Ask yourselves why do they have to build in our communities and get residence to relocate why not tell developers to develop the I15 out in the High Desert where the undeveloped property is plentiful, we all have a right to exist and matter and I think that the residence of this community should be protected first and foremost.

All in all, this is the wrong time with the ongoing pandemic, this does not allow the community to respond in a proper fashion to convene in an open forum to voice their opinion, many of our seniors do not under how to use zoom or skype and will go unheard. This only creates an advantage for the developer and puts our community members at a disadvantage."

Benjamin Granillo
10976 LAUREL AVE
Bloomington, CA
gra691@msn.com
3103099395

Hilda Guerra Renteria
10062 Claremont Ave
Bloomington, CA
hilld4hhh@gmail.com
(951) 519-2392

Romani Acosta
877 S Forest Ave
Bloomington, CA
roman031162@gmail.com

9099906356

Melissa Soto
877 S Forest Ave
Bloomington, CA
roman031162@gmail.com
9099906356

"People Matter."
Steph Segura
9974 Grace St.
Bloomington, CA
stephsegurarojas@gmail.com
9092326561

"To see these multi million dollar buildings go up and nothing being done to our infrastructure in terms of widening our streets and freeway overpass is unacceptable, how are these companies going to operate when you can't get to them? Makes you wonder who in San Bernardino county is lining their pockets".

Vic Montoya
8856 Alder ave, Fontana
victor2686@att.net
9093479248

"Strongly oppose this project"
Guadalupe Avila
2498 Loveland Drive, Jurupa Valley
loopavila@yahoo.com
9094725565

"I don't want to lose my home for more useless warehouses. My family bought this place 27 yrs ago for the peace and quiet and horse property. We have read tail hawks nesting in our eucalyptus trees in our backyard they came with the property. Also a couple years ago my cat caught a kangaroo mouse on our property or my neighbors. I don't see how the county can come in and make us and our animals homeless. It's not right or fair."

Kathryn G. Probert
11111 Alder Ave, Bloomington
tyki1990@yahoo.com
562-298-0556

Denise Carlos
9658 juniper ave, fontana
dcarlos1251@yahoo.com
9099005117

From: Cruz <cruzsembello@hotmail.com>
Sent: Monday, January 11, 2021 3:11 PM
To: Liang, Aron
Subject: Re: Meeting Notice Proj-2020-00204

Thank you for your quick response and also sending "scoping meeting" letter in Spanish.

Be safe,
Cruz

Get [Outlook for Android](#)

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Monday, January 11, 2021 12:27:19 PM
To: Cruz <cruzsembello@hotmail.com>
Subject: RE: Meeting Notice Proj-2020-00204

Hello Mr. Sembello,

Thank you for your comments. Here's more info about the scoping meeting on January 14th:

You are invited to a Zoom webinar.

When: Jan 14, 2021 06:00 PM Pacific Time (US and Canada)

Topic: Bloomington Business Park Specific Plan CEQA Scoping Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97027301318?pwd=cWR0WDNTZzJ0Q2s0RDBRMWoxNW5PZz09>

Passcode: 008474

Or iPhone one-tap :

US: +14086380968,,97027301318#,,,,*008474# or +16699006833,,97027301318#,,,,*008474#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 970 2730 1318

Passcode: 008474

International numbers available: <https://zoom.us/u/aUWTQpP16>

Please let me know if you have questions.

Aron Liang
Senior Planner
Land Use Services Department
Mobile: 909-601.4672
Fax: 909-387-3223
385 N. Arrowhead Ave
San Bernardino, CA, 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

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From: Cruz <cruzsembello@hotmail.com>
Sent: Wednesday, January 6, 2021 1:01 PM
To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Subject: Meeting Notice Proj-2020-00204

RE: Notice of Preparation Scoping Meeting Notice Proj-2020-00204

Mr. Liang,

I am in receipt of the abovementioned letter giving notice of "Scoping Meeting". I am the owner of property at:

18484 Stallion Lane, Bloomington, CA 92316. I have many questions and concerns in regards to proposed Bloomington Business Park project that will affect not only my property, but those of my neighbors as well. I will be attending virtual meeting of January 14, but have included a few of my concerns below:

1. This "Notice" was sent in English only!! Many of my neighbors are Spanish speakers. In order to make this a fair process, "Notice" should have been in Spanish as well. I request that another letter go out in Spanish.
2. There are several schools in the immediate proposed development area. Behind my property is Zimmerman Elementary School. Though classes are not in session, I am concerned that in the future, dust, noise, heavy traffic work vehicles, etc. will affect children while in their classrooms. When the Linden/Cedar development was proposed we were promised from Developer and County that this would not be an issue...yet on several occasions I had to bring to the attention of Project Manager that the noise and traffic going on at all hours of the day and night was disrupting not only the school, but our households as well. The ground shaking was so bad that my neighbor across the street's block wall cracked and was ruined. Unfortunately it was left to deaf ears!
3. The re-zoning will lower our property values, which I believe is a way to force us out!! I understand completely the need for "housing" especially "affordable housing" in the state of California, however, I feel since this is a rural, low income area we are being taken advantage of.

Please call if you wish to discuss.

I appreciate your prompt attention.

Cruz Baca Sembello
(626) 806-9583

From: Maria Garcia <playreddot@aol.com>
Sent: Thursday, February 4, 2021 6:48 PM
To: Liang, Aron; Supervisor Baca
Subject: Bloomington Business Park Specific Plan-

CAUTION: This email originated from OUTSIDE of the County of San Bernardino. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you suspect this is a phishing or malicious email, please contact your help desk for assistance.

County of San Bernardino
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Dear Board of Supervisors of San Bernardino County,

We, as residents of Bloomington and surrounding communities, are concerned for our quality of life and safety.

I strongly oppose this project for my community because of the horrendous impacts that building more warehouses will result in. These warehouses will uproot hundreds of families, further pollute our lungs and environment, and increase traffic in the area.

It is unacceptable to build such a development so close to Bloomington High School. The diesel trucks and factory waste/output will surely poison the children of our area and cause safety hazards for everyone living there.

The timeline for this project is not sufficient for accurate community input, especially during a pandemic. A new development cannot be allowed to proceed without further input from the community. The push to build this project quickly and with no proper notice to an already marginalized community is both improper and further targets people of color and lower incomes.

We oppose this project and want to work with the county to discuss what a better alternative could be, one that is rooted in the communities' best public health, safety, and economic interest.

Sincerely,
Fernando and Maria Garcia
10608 Spahn Dr. BLM

From: Miss Dottie <bellstables@msn.com>
Sent: Thursday, February 4, 2021 10:12 AM
To: Liang, Aron
Cc: Miss Dottie; Didi Norman; f.bell4@yahoo.com
Subject: Proposed Bloomington Business Park Plan Project

Importance: High

CAUTION: This email originated from OUTSIDE of the County of San Bernardino. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you suspect this is a phishing or malicious email, please contact your help desk for assistance.

Aron Liang, Senior Planner
County of San Bernardino Land Use Services Dept. – Planning Division

February 4, 2021

Dear Mr. Liang:

As Bloomington residents, we want to let you, the Senior Planner for County of San Bernardino Land Use Services, know that we are dismayed and very disappointed that the County planners would even entertain the notion of demolishing *homes* and *displacing families* in order to build another warehouse in Bloomington! Bloomington is our *home*. The house we live in is our **home**! This is not an investment property that we bought to turn over for a profit. We have lived in this **home** on Maple Avenue forty-two (42) years. If we are forced out of our *home*, where will we go? We do not want to leave Bloomington, but we do not want to live next to a warehouse, either. We just want you to leave Bloomington alone!

When we moved to Bloomington, the town was one where horses had the right of way. Now, we are overrun with big rigs! Evidence seems to point to the County's planning to turn ALL of Bloomington into a warehouse district – without homes or schools. This is a sad state of affairs which has caused physical trauma to me (Miss Dottie on the call). Please let your report show that we **oppose** this plan to build the Bloomington Business Park.

We appreciate your holding the community meeting on January 14, 2021 and giving people the opportunity to speak. We also appreciate your sending the revised letter on January 8 because we did not receive the original letter referenced as dated December 30, 2020. Please let us know when the upcoming community meetings will be held. I am not sure that we receive all communications.

Finally, would you consider letting us see each other during future Zoom meetings? Because the sharing screen was not taken down, it felt awkward talking to a sheet of paper during the January 14 meeting. That is one reason that everyone began by saying, "Can you hear me?".

To re-cap, we are asking that you do four things:

1. Do not approve this plan.
2. Let your report show that The Bells oppose this plan for the Bloomington Business Park Project.
3. Keep us informed about meetings concerning this plan.

4. Let us see each other during the Zoom meetings as we would in in-person meetings.

Thank you, Mr. Liang.

Most sincerely,

Frank and Dotsie Bell
10940 Maple Ave.
Bloomington, CA 92316

Sent from [Mail](#) for Windows 10



INLAND EMPIRE BIKING ALLIANCE

23 January 2021

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

Re: Notice of Preparation for the Bloomington Business Park Specific Plan Project (SCH 2020120545)

Dear Aron,

I am writing today on behalf of the Inland Empire Biking Alliance, a local nonprofit dedicated to increasing access to safe and convenient places for people from all rolls of life to travel on their bicycles. This letter is in response to the Notice of Preparation (NOP) for the Bloomington Business Park Specific Plan Project (Project) which was released and made available for comment. After reviewing the documents, we have the following comments and concerns to be included in the study for the EIR itself.

The biggest concern that we would like to see addressed is for Goal TM-4 Complete Streets, Transit, and Active Transportation of the County of San Bernardino Countywide [General] Plan be addressed and use as a basis for study to support Goal TM-3 Vehicle Miles Traveled. We would like to ensure that the bikeways identified in the San Bernardino County Transportation Authority's Non-Motorized Transport Plan are included in the study and that the study identifies the appropriate facility based on the contextual guidance provided by Caltrans¹ and the Federal Highway Administration² for any improvements or mitigation identified as part of the EIR process.

Additionally, as an increasing number of studies continue to confirm, bicycles, especially electric ones, have substantial potential to reduce VMT^{3,4,5}. The EIR process should leverage that information

¹ Flournoy, M. (2020). Contextual guidance for bike facilities. Caltrans. Retrieved from <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/office-of-smart-mobility-and-climate-change/planning-contextual-guidance-memo-03-11-20-a11y.pdf>.

² Schultheiss, B., Goodman, D., Blackburn, L., Wood, A., Reed, D., & Elbech, M. (2019). Bikeway selection guide (FHWA-SA-18-077). US Department of Transportation, Federal Highway Administration. Retrieved from https://safety.fhwa.dot.gov/ped_bike/tools_solve/docs/fhwasa18077.pdf.

³ Fitch, D. (2019). Electric Assisted Bikes (E-bikes) Show Promise in Getting People out of Cars. *UC Office of the President: University of California Institute of Transportation Studies*. Retrieved from <https://escholarship.org/uc/item/3mm040km>.

⁴ Corinne Moser et al 2018 Environ. Res. Lett. 13 044025. Retrieved from <https://iopscience.iop.org/article/10.1088/1748-9326/aaad73>.



INLAND EMPIRE BIKING ALLIANCE

to use biking as part of the measure put forth to reduce VMT. This amplifies the importance of using the contextual guidance for bikeway selection as bike facilities which the public views more favorably are used more⁶. This impact is pronounced when bicycling is combined with high-quality transit⁷, making it a particularly promising measure for the upzone site which is located about two miles away from the Fontana Metrolink station and less than three miles from the Rialto Metrolink station. Enhancing connections to both of those stations would provide a competitive alternative to driving and enable residents to reduce their auto usage and thus VMT. An additional mitigation measure applicable to both sites would be including access to an e-bike.

In summary, the EIR provides an ideal time to ensure that the proposed project would result in a true improvement for the Bloomington community for those who travel by bicycle by leveraging this opportunity to identify areas to be upgraded to meet the latest and best standards, but this opportunity can only be realized if those steps are actually taken at this time as part of the process. We want to ensure that the opportunity is not overlooked.

If there are any additional questions or comments, please do not hesitate to reach out for additional information or clarification.

Sincerely,

Marven E. Norman, Executive Director

⁵ Fitch, D., Mohiuddin, H., & Handy, S. (2020). Electric Bike-share in the Sacramento Region is Replacing Car Trips and Supporting More Favorable Attitudes Towards Bicycling. *UC Office of the President: University of California Institute of Transportation Studies*. Retrieved from <https://escholarship.org/uc/item/8gm3w9qp>.

⁶ National Academies of Sciences, Engineering, and Medicine 2020. Bicyclist Facility Preferences and Effects on Increasing Bicycle Trips. Washington, DC: The National Academies Press. <https://doi.org/10.17226/25792>.

⁷ Nello-Deakin, S., Brömmelstroet, M.t. Scaling up cycling or replacing driving? Triggers and trajectories of bike–train uptake in the Randstad area. *Transportation* (2021). <https://doi.org/10.1007/s11116-021-10165-9>.

From: Lou Gosney <lougosney@yahoo.com>
Sent: Thursday, January 28, 2021 4:25 PM
To: Liang, Aron
Subject: New Warehouse

Bloomington is getting swamped!

Please make sure the buyouts of our homes are financially feasible for the inhabitants to be able to move forward!

[Sent from Yahoo Mail on Android](#)



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

January 26, 2021

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

Terri Rahhal, Director
Land Use Services Department
County of San Bernardino
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187
Terri.Rahhal@lus.sbcounty.gov

Lynna Monell, Clerk of the Board
San Bernardino County
385 N. Arrowhead Avenue
San Bernardino, CA 92415
COB@sbcounty.gov

Re: CEQA and Land Use Notice Request for the Bloomington Business Park Specific Plan Project (PROJ-2020-00204; SCH 2020120545)

Dear Mr. Liang, Ms. Rahhal, and Ms. Monell,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Bloomington Business Park Specific Plan Project (PROJ-2020-00204; SCH 2020120545), including all actions referring or related to the proposed development of an industrial business park providing for a land use mix of warehouse, manufacturing, office, and business park with limited support commercial uses, with an initial 141-acre development area allowing approximately 3,070,983 square feet of high-cube/manufacturing/warehouse/office space and a future 72-acre development area allowing approximately 156,816 square feet of the same uses, as proposed by Howard Industrial Partners ("Project").

We hereby request that San Bernardino County ("County") send by electronic mail, if possible, or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.

January 26, 2021

CEQA and Land Use Notice Request for the Bloomington Business Park Specific Plan Project
(PROJ-2020-00204; SCH 2020120545)

Page 2 of 2

- Notices of determination that an Environmental Impact Report (“EIR”) is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

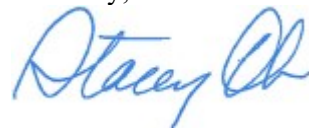
Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

Please send notice by electronic mail, if possible, or U.S. Mail to:

Richard Drury
Komalpreet Toor
Stacey Osborne
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
510 836-4200
richard@lozeaudrury.com
komal@lozeaudrury.com
stacey@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Stacey Osborne
Lozeau | Drury LLP

From: Stacey Osborne <stacey@lozeaudrury.com>
Sent: Tuesday, January 26, 2021 2:50 PM
To: Liang, Aron; Rahhal, Terri; COB - Internet E-Mail
Cc: 'Komalpreet Toor'
Subject: CEQA Notice Request for Bloomington Business Park Specific Plan Project
Attachments: 2021.01.26 CEQA Notice Request for Bloomington Business Park SP.pdf

Dear Mr. Liang, Ms. Rahhal, and Ms. Monell,

I hope this finds you well. Please find attached a CEQA and Land Use Notice Request for the Bloomington Business Park Specific Plan Project (PROJ-2020-00204; SCH 2020120545), submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"). If you have questions, please contact our office.

Best Regards,
Stacey

Stacey Osborne
Senior Paralegal
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
510-836-4200 (Phone)
510-836-4205 (Fax)
stacey@lozeaudrury.com

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www.avg.com

From: Melissa Gomez <gomezmelissa542@gmail.com>
Sent: Friday, January 15, 2021 4:11 PM
To: Liang, Aron
Subject: Opposition to Bloomington Business Park Specific Plan Project

Dear Aron Liang,

I am writing this letter to express my opposition to the Bloomington Business Park Specific Plan Project. I have been a resident of Bloomington for 13 years. I strongly oppose this project for my community because of the horrendous impacts that building more warehouses will result in. These warehouses will uproot hundreds of families, further pollute our lungs and environment, and increase traffic in the area. People do not choose to live in Bloomington because there are “beautiful warehouses.” We appreciate the quiet and space that living in a rural area provides. The increased traffic from warehouses that have been recently built have already impacted our streets and freeway entrances. There has been NO improvement in our streets after the addition of various warehouses. Instead, the county has added completely useless dividers on many of our streets and reduced the lane size of these streets. A new development cannot be allowed to proceed without further input from the community.

I am shocked and horrified that the people in this community that will be affected by this project have not been given sufficient notice or explanation of the project. The letter mailed to our homes was received with little time to plan for the Zoom meeting. During the zoom meeting, comments concerning this project were requested with very little time to answer. 3 weeks is not sufficient time to inform the public properly and request input, and it is ESPECIALLY NOT ENOUGH TIME DURING A PANDEMIC.

Please note, that many in our community do not oppose warehouse development. In fact, we greatly understand the number of jobs that this could provide the Inland Empire. However, we DO oppose these warehouses sitting in our backyards and slowly poisoning us. There must be a re-evaluation on where this project will be built.

The push to build this project quickly and with no proper notice to an already marginalized community is both improper and further targets people of color and lower incomes. Our community will suffer the effects of low air quality, increased vehicular traffic, noise and light pollution. It is of great concern that this project will greatly diminish our quality of life. I urge you to stop this project from proceeding and further impacting this community.

Sincerely,

Melissa Gomez



NATIVE AMERICAN HERITAGE COMMISSION

Governor's Office of Planning & Research

December 30, 2020

Jan 04 2021

STATE CLEARINGHOUSE

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NAHC HEADQUARTERS
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NAHC.ca.gov

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

Re: 2020120545, Bloomington Business Park Specific Plan Project, San Bernardino County

Dear Mr. Liang:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: Paola Yanez <paolayanez33@icloud.com>
Sent: Thursday, January 28, 2021 5:25 PM
To: Liang, Aron
Subject: Bloomington Business Park Specific Plan Project

Hello Aron,

I hope this email finds you in good health. I realize tomorrow (1/29) is the last day of the Public Review period and there is only so much more time left until there is a decision made on the Bloomington Business Park Specific Plan Project. I was wondering what updates you could provide on the current situation of the project such as what the next steps are in your process. I hold meetings with the general public about projects such as these and a personal perspective from someone working closely with those involved would be extremely helpful!

As you may know we, the residents of Bloomington and surrounding communities, are concerned for our quality of life and safety. We all strongly oppose this project because of many factors.

One of our biggest concerns is the impact it would have on the health of our people. We realize that the people who make up this city are working class residents. With our health at stake, we may no longer be able to work as efficiently as before. Although it will undoubtedly affect our families, this will also directly impact our local economy. The people of San Bernardino County know and realize that our taxes are what mainly keep our city afloat.

In the long run, the environmental alteration this project would cause would be devastating both health wise and economically speaking. Without unpolluted air, there are no healthy workers. With no healthy workers, there is no working class and with no working class, there is no substantial economy.

I hope you will consider these words as we all mean them with the utmost passion. Hope to hear from you soon!

Sincerely,

Paola Yanez
she / her / hers
Local Resident

From: Paula Rowland <Rowland_Pa@sbcity.org>
Sent: Monday, February 8, 2021 1:16 PM
To: Liang, Aron
Subject: Business Bloomington Park

CAUTION: This email originated from OUTSIDE of the County of San Bernardino. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you suspect this is a phishing or malicious email, please contact your help desk for assistance.

Hello Mr. Liang,

It's Paula from (City of San Bernardino Code Enforcement)

I own 2 homes near or on the business Bloomington park project. One is located at 18238 Hawthorne Ave (this is where I received your letter regarding the project and the Zoom Meeting) the other is located at 9602 Linden Ave which I have not received any notification. I called last week to find out why we were not notified. Chris informed me that the county is only required to notify surrounding properties (which is true) The letter specifically mentions housing crisis act. What information can you provide? There is a neighborhood group getting together to try to stop the project because our neighborhood is already is very busy. Will someone be offering me an awesome out of this world price like maybe a developer? Or could we possibly be made to sell because of the housing crisis? I tried to find the project on line and was unable to.

Hope you are doing well and hope you still do a little surfing.

Take Care,

Paula

Paula Rowland
City of San Bernardino
Code Enforcement Division
Office: 201 N. E St.
Mail: 290 North D St
San Bernardino, CA 92401
909-384-5945

Rowland_pa@SBCity.org

www.SBCity.org

Please note our new office and mailing address.

February 8, 2021

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



Dear County of San Bernardino,

On behalf of the People's Collective for Environmental Justice (PCEJ), a community-based organization whose mission is to resist pollution and systemic racism in order to create sustainable systems to protect public health and build self-reliance, we write this letter in opposition to the 'Bloomington Business Park Specific Plan Project' (BBPSP). **We believe that this proposed project's significant and unavoidable impacts cannot be mitigated nor justified under an overriding consideration.** Therefore, entertaining such a project will be counterproductive to established community development goals and cause distress to the impacted residents, specifically residents facing the brunt of a global pandemic.

Background

Over the last decade, the community has seen drastic changes to its land-use against the will of its residents. The proposed BBPSP is much more than "a paper exercise" of the County of San Bernardino - it is the latest effort of an ongoing process to dismantle a community's wishes of staying healthy and residential. Over the last decade, thousands, if not millions of square feet of warehousing has been approved in Bloomington's residential communities, with significant public opposition. When the County of San Bernardino proposed the warehouse facilities north of Slover Avenue, the county promised residents that industrial development would be kept just north of Slover Avenue to minimize the disruptions with the planned community south of Slover Ave. Nonetheless, project proposals were later introduced south of Slover Avenue, directly next to homes (Slover Distribution Center) and schools (Bloomington Industrial Facility). Each of these projects went through a California Environmental Quality Act (CEQA) analysis and displayed that the projects would have significant and unavoidable impacts. Residents and students now have to live, play and work next to facilities that emit diesel particulate matter into the air they breathe every day. Instead of adding to a public health problem, the county should focus its energy on minimizing the risk to the residents and appropriately plan for a future that does not cause any more risk and harm to its residents. **Is San Bernardino County waiting for constituents to get sick from poorly made decisions to take this matter seriously?**

Concerns

Currently, the neighboring residents, students, and educators of Bloomington High School, Ruth O Harris Middle School, and Zimmerman Elementary School constitute an established community. However, if the BBPSP were approved, it would create a physical barrier and change the original character of Bloomington by further interrupting and boxing in an established single residential community and sensitive receptors. We believe that no amount of mitigation could make this project habitable for the surrounding communities. The following are concerns that we believe the county is obliged to follow under CEQA.

Public Outreach

We believe that the notification process and outreach strategies used by the county were insufficient. It is disappointing to hear that multiple residents were not notified of the project, that educators and students were completely unaware, and that such a short time frame was given to acquire public comments. The county should have been better prepared given we are in a global pandemic. We must acknowledge that all outreach is at a disadvantage, thus extending time and notification should be provided. If the county decides to continue pursuing an analysis of the BBPSP then they should extend the perimeter in which impacted residents are notified to **at least one mile**. The local schools (Bloomington High School, Ruth O' Harris Middle School, and Zimmerman Elementary) that

border the proposed project should be also notified and every student and staff should receive individual notification. To think that this project will only impact the residents adjacent to the project is an uninformed and dangerous assumption. Specifically for a project of this magnitude that would completely alter the entire communities and their way of life. The county should strive to acquire as much public participation as possible.

Cumulative Impact

As previously mentioned the area in which the project is proposed has previously erected multiple industrial developments nearby. All of these projects **must be analyzed** along with any affiliated developments that arise from logistic developments such as truck stops, gas stations, and business parks. Cumulative impacts should be analyzed in every subsection, for example: cumulative impacts of air quality, traffic, greenhouse gas emissions, etc. The public and decision-makers should understand what these impacts are to their residents in totality. This includes what are the cumulative costs that this type of inconsistent development creates such as road damages, energy usage, etc.

General Plan Consistency

It is necessary to analyze the consistency with the Bloomington Community Plan and County of San Bernardino General Plan. Our understanding of the county's logic is that they would like to address the trucking yards within the community of Bloomington thus addressing certain policies in their specific and community plans. However, they are doing so while ignoring other policies that concern addressing the negative air quality that the community of Bloomington has. It is not consistent to choose to address one issue while ignoring the other. We believe that the County of San Bernardino should act in good faith to its resident's plans and look for an alternative that both addresses the concern of the truck yards while also addressing the issue of air pollution. Replacing truck yards with warehouses is both an illogical solution and is inconsistent with the policies in the communities' specific and general plans. Take, for example, Bloomington's neighbor, the City of Jurupa Valley who also has concerns about truck yards in their residential communities. Their solution was to pass a moratorium that included truck yards so that they could spend a year finding a place that truck yards could relocate that would not hurt residential communities. However, here we see the county attempting to address truck yards by replacing them with warehouses. An analysis of the net increases in air pollution, noise, traffic, and other impacts should be noted - especially if the county is using addressing truck yards as justification for this proposal. **Bloomington should act in good faith and find a solution that does not add more pollution to the community.**

Renters & Housing Crisis

In order to accurately capture the impacts that the BBPSP will have, it is necessary to understand the community in which this project is coming holistically. Although this could be a mere "paper exercise" to some in the county, many residents do not have the luxury to risk the possibility of losing their homes. If the use of an overriding consideration were to be used in the future, the public and county should have all the information necessary to make that decision. Hence an analysis of how many residents are renters in the proposed project area should be given, alongside a housing devaluation analysis of all the homes within and outside of the proposed project area, and an estimate of future economic vulnerability that prioritizes the wellbeing of its current residents should be produced.

Air Pollution & COVID-19

Bloomington is in one of the highest percentiles for environmental burdens. The community is bordered by railways, freeways, major freight corridors, and now stationary sources of pollution (warehouses) on every corner. It is irresponsible to add more industrial development into this community, but more so irresponsible to do so in the heart of the community where residents are at a higher risk for contracting COVID-19. The impacts of the global pandemic we are in are exacerbated in communities that deal with air pollution. It is difficult to imagine what the impacts would be during construction and operations. Many residents that struggled and fought against COVID-19 are now also weakened to fight against existing air pollution. **We implore the county to take this public health matter seriously and invest in community opportunities that do not come with environmental and health degradation.**

Conclusion

We request that the County of San Bernardino oppose continuing to engage the Bloomington Business Park Specific Plan and instead honor the community's plans for residential, healthy, and thriving development. We believe that if the County of San Bernardino decides to proceed with an analysis under (CEQA) to understand the impacts of the proposed project, BBPSP - that they go above and beyond their normal procedure to provide the public and the decision-makers a holistic analysis, and extensive public notification process and provide alternatives based on the existing environmental burdens. Thank you for taking these comments into consideration and we hope to continue the dialogue.

Sincerely,

Andrea Vidaurre
People's Collective for Environmental Justice

CC:

Concerned Neighbors of Bloomington
concernedneighborbloomington@gmail.com

San Bernardino County, Board of Supervisors
COB@sbcountry.gov

Robert Swanson
California Department of Justice
Robert.Swanson@doj.ca.gov

Heather Arias
California Air Resources Board
harias@arb.ca.gov

Lijin Sun
South Coast Air Quality Management District
lsun@aqmd.gov



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

Brendon Biggs, M.S., P.E.
Director

David Doublet, M.S., P.E.
Assistant Director

January 26, 2021

File: 10(ENV)-4.01

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

Transmitted Via Email

**RE: CEQA – NOTICE OF PREPARATION OF BLOOMINGTON BUSINESS PARK
SPECIFIC PLAN**

Dear Mr. Liang:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on January 5, 2021** and pursuant to our review, we have the following comments:

Flood Control Planning & Water Resources Division (Michael Fam, Chief, 909-387-8120):

1. We are aware there may be storm drains in and around the site that may be affected by the proposed Project. When planning for or altering existing or future storm drains, be advised that the Project is subject to the San Bernardino County Comprehensive Storm Drain Plan No.4, dated September 1997. It is to be used as a guideline for drainage in the area and is available in the County's Flood Control District offices. Any revision to the drainage should be reviewed and approved by the County Department of Public Works. Should construction of new, or alterations to existing storm drains be necessary as part of the Proposed Project, their impacts and any required mitigation should be discussed within the DEIR before the document is adopted by the Lead Agency.

BOARD OF SUPERVISORS

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Fifth District

Leonard X. Hernandez
Chief Executive Officer

Permits/Operations Support Division (Sameh Basta, Chief, 909-387-7995):

1. Be advised that any encroachments on San Bernardino County Flood Control District (FCD) right-of-way or facilities including, but not limited to, grading, fence removal and replacement, access for construction purposes or new drainage connections to FCD facilities will require a permit from the FCD. Also, SBCFCD facilities built by the Army Corps of Engineers (ACOE) will require the SBCFCD to obtain approval (408-Permit) from the ACOE. The necessity for any, or all of these permits, and any impacts associated with them, should be addressed in the DEIR prior to adoption and certification.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Michael Perry

MICHAEL R. PERRY
Supervising Planner
Environmental Management

MP:AJ:ms

SENT VIA E-MAIL:

January 19, 2021

Aron.Liang@lus.sbcounty.org

Aron Liang, Senior Planner
County of San Bernardino, Land use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415

**Notice of Preparation of a Draft Environmental Impact Report for
Bloomington Business Park Specific Plan Project (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send a copy of the Draft EIR upon its completion and public release directly to South Coast AQMD as copies of the Draft EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment⁵.

In the event that implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Draft EIR. The assumptions in the air quality analysis in the Final EIR will be the basis for evaluating the permit under CEQA and imposing permit conditions and limits. Questions on permits should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*⁶ is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory⁷.

South Coast AQMD staff is concerned about potential public health impacts of siting warehouses within close proximity of sensitive land uses, especially in communities that are already heavily affected by the existing warehouse and truck activities. The South Coast AQMD's Multiple Air Toxics Exposure Study (MATES IV), completed in May 2015, concluded that the largest contributor to cancer risk from air pollution is diesel particulate matter (DPM) emissions⁸. According to the MATES IV Carcinogenic Risk interactive Map, the area surrounding the Proposed Project has an estimated cancer risk over 880 in one million⁹. Operation of warehouses generates and attracts heavy-duty diesel-fueled trucks that emit DPM. When the health impacts from the Proposed Project are added to those existing impacts, residents living in the communities surrounding the Proposed Project will possibly face an even greater exposure to air pollution and bear a disproportionate burden of increasing health risks.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook¹, South Coast AQMD's Mitigation Monitoring and

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁶ CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>.

⁷ CARB's technical advisory can be found at: <https://www.arb.ca.gov/ch/landuse.htm>.

⁸ South Coast AQMD. May 2015. *Multiple Air Toxics Exposure Study in the South Coast Air Basin*. Available at: <http://www.aqmd.gov/docs/default-source/air-quality/air-toxic-studies/mates-iv/mates-iv-final-draft-report-4-1-15.pdf>.

⁹ South Coast AQMD. MATES INV Estimated Risk. Accessed at: <https://scaqmd-online.maps.arcgis.com/apps/webappviewer/index.html?id=470c30bc6daf4ef6a43f0082973ff45f>.

Reporting Plan for the 2016 Air Quality Management Plan¹⁰, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy¹¹.

Mitigation measures for operational air quality impacts from mobile sources that the Lead Agency should consider in the Draft EIR may include the following:

- Require zero-emissions (ZE) or near-zero emission (NZE) on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. Given the state's clean truck rules and regulations aiming to accelerate the utilization and market penetration of ZE and NZE trucks such as the Advanced Clean Trucks Rule¹² and the Heavy-Duty Low NOx Omnibus Regulation¹³, ZE and NZE trucks will become increasingly more available to use. The Lead Agency should require a phase-in schedule to incentive the use of these cleaner operating trucks to reduce any significant adverse air quality impacts. South Coast AQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency. At a minimum, require the use of 2010 model year¹⁴ that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. Include environmental analyses to evaluate and identify sufficient electricity and supportive infrastructures in the Energy and Utilities and Service Systems Sections in the CEQA document, where appropriate. Include the requirement in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.
- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the Final CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this higher activity level.
- Provide electric vehicle (EV) charging stations or at a minimum, provide the electrical infrastructure and electrical panels should be appropriately sized. Electrical hookups should be provided for truckers to plug in any onboard auxiliary equipment.

¹⁰ South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

¹¹ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.

¹² CARB. June 25, 2020. *Advanced Clean Trucks Rule*. Accessed at: <https://ww2.arb.ca.gov/our-work/programs/advanced-clean-trucks>.

¹³ CARB has recently passed a variety of new regulations that require new, cleaner heavy-duty truck technology to be sold and used in state. For example, on August 27, 2020, CARB approved the Heavy-Duty Low NOx Omnibus Regulation, which will require all trucks to meet the adopted emission standard of 0.05 g/hp-hr starting with engine model year 2024. Accessed at: <https://ww2.arb.ca.gov/rulemaking/2020/hdomnibuslownox>.

¹⁴ CARB adopted the statewide Truck and Bus Regulation in 2010. The Regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses must meet particulate matter filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent. More information on the CARB's Truck and Bus Regulation is available at: <https://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>.

Mitigation measures for operational air quality impacts from other area sources that the Lead Agency should consider in the Draft EIR may include the following:

- Maximize use of solar energy by installing solar energy arrays.
- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Use of water-based or low VOC cleaning products that go beyond the requirements of South Coast AQMD Rule 1113.

Design considerations for the Proposed Project that the Lead Agency should consider to further reduce air quality and health risk impacts include the following:

- Clearly mark truck routes with trailblazer signs, so that trucks will not travel next to or near sensitive land uses (e.g., residences, schools, day care centers, etc.).
- Design the Proposed Project such that truck entrances and exits are not facing sensitive receptors and trucks will not travel past sensitive land uses to enter or leave the Proposed Project site.
- Design the Proposed Project such that any check-in point for trucks is inside the Proposed Project site to ensure that there are no trucks queuing outside.
- Design the Proposed Project to ensure that truck traffic inside the Proposed Project site is as far away as feasible from sensitive receptors.
- Restrict overnight truck parking in sensitive land uses by providing overnight truck parking inside the Proposed Project site.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

SBC210105-05

Control Number

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0047
(916) 319-2047
FAX (916) 319-2147

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COMMITTEES
AGING AND LONG-TERM CARE
BUDGET
JUDICIARY
LABOR AND EMPLOYMENT
UTILITIES AND ENERGY
BUDGET SUBCOMMITTEE NO. 2 ON
EDUCATION FINANCE
LEGISLATIVE ETHICS

February 8, 2021

Jonathan Weldy, Chairman
County of San Bernardino
Land Use Services Department- Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

RE: Comment in EIR for the Bloomington Business Park Specific Plan Project

Dear Chairman Weldy:

I am writing to voice strong concerns regarding the Bloomington Business Park Specific Plan Project proposed for the following areas; 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.

As the state legislator who represents the community of Bloomington, I oppose the location and zoning changes associated with this project. The project's location would significantly affect the quality of life of Bloomington residents and erode their trust in the government. Furthermore, the proposal lacks any discussion or description of community benefits that could arise from a project of this magnitude or proposed mitigation of the environmental impacts.

The location of the project is currently zoned for large lot single-family residential and would change this area's zoning to allow a mix of warehouse, manufacturing, office, and businesses park. This project's size will forever change the surrounding area's characteristics and open the door to additional large-scale non-residential facilities.

It is our responsibility to ensure that the community is included in the planning stages of this project. I hope you consider extending the hearing period to provide greater input from the communities that this project will impact the most. We must continue to engage

with the local stakeholders to mitigate what a project of this extent would do to their quality of life. Especially since most, if not all, the residents purchased their homes not knowing that later they would one day be overwhelmed by a 213-acre development and over 3 million square feet of likely warehouse space.

We need to take responsibility for our residents' health and well-being and start thinking about the long-term health effects that these projects will have. Bloomington is already heavily burdened by environmental consequences, as evidenced that Bloomington currently ranks in the 95 percentile for the highest pollution according to the state-monitored [CalEnviroScreen](#). The approval of this project will place another significant burden on the residents of the area.

I strongly believe in helping to foster a robust local economy in Bloomington and across the Inland Empire while also protecting our community's health and neighborhoods. I hope you will consider joining me as we work together to build a better quality of life for our community.

Thank you for your consideration of this critical issue. If you have any questions, please feel free to contact my office at (909) 381-3238.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eloise Gómez Reyes', with a stylized, cursive script.

ELOISE GÓMEZ REYES
Assembly Majority Leader, 47th District

EGR:da

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Monday, January 11, 2021 12:40 PM
To: Steve BELLEVILLE
Subject: RE: My Biggest Concern Value

Hi Mr. Belleville, thank you for your comments. Here's more info on the zoom meeting on January 14th, below:

You are invited to a Zoom webinar.

When: Jan 14, 2021 06:00 PM Pacific Time (US and Canada)

Topic: Bloomington Business Park Specific Plan CEQA Scoping Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97027301318?pwd=cWR0WDNTZzJ0Q2s0RDBRMWoxNW5PZz09>

Passcode: 008474

Or iPhone one-tap :

US: +14086380968,,97027301318#,,,,*008474# or +16699006833,,97027301318#,,,,*008474#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 970 2730 1318

Passcode: 008474

International numbers available: <https://zoom.us/u/aUWTQpP16>

Please let me know if you have questions.

Thank you.

Aron Liang

Senior Planner

Land Use Services Department

Mobile: 909-601.4672

Fax: 909-387-3223

385 N. Arrowhead Ave

San Bernardino, CA, 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

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From: Steve BELLEVILLE <draperyforyou@gmail.com>

Sent: Sunday, January 10, 2021 9:19 AM

To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>

Subject: My Biggest Concern Value

Mr. Liang, I have several concerns regarding developing in my area, but my biggest concern is value.

I have been self employed all my life and part of my retirement is my home I have done lots of improvement to increase value to my home,
which if a warehouse is built across the street from my home , as everyone knows it will loose value.

We all know the properties being purchased by the developer are being offered a premium price for the land and homeowners to be able to develop it.

The developer have no consideration for any neighboring properties that will decrease in value while loading their pockets with future revenue for their wealth and retirement saving.

I would like to propose when ever a new development starts it would include an advancement supplement that must include the difference in value of the homeowners that are directly impacted by their actions.

Having said that Mr. Liang can you bring this up in this meeting "value concern to neighboring homeowners"

Hope this reach you in time to be considered

Steve Belleville
10979 Maple Ave, Bloomington, CA 92316

Cell: 562.562.522.6991

Email: Draperyforyou@gmail.com

From: Kim Rocha <rocharoques@att.net>
Sent: Monday, February 8, 2021 1:51 PM
To: Liang, Aron
Cc: Kim Rocha; Thomas Rocha
Subject: Public Comment in Opposition to the Proposed Bloomington Business Park Project

CAUTION: This email originated from OUTSIDE of the County of San Bernardino. Do not click on links or open attachments unless you are expecting the email and know that the content is safe. If you suspect this is a phishing or malicious email, please contact your help desk for assistance.

We are submitting our Public comment in Opposition to the Proposed Bloomington Business Park Project. In June 2020, the county Board of Supervisors declared Racism as a public health crisis in San Bernardino. What the County is doing here in Bloomington is exactly that, Environmental Racism, a form of Warehouse Gentrification.. they are creating a "Diesel Death Zone" here in Bloomington if approved. Lung cancer, heart problems, dementia, asthma, even death, from the mass pollution from these Diesel trucks. And what is really sad is that 90% of the community is unaware of this project, because of lack of notification.

In 1 week we have collected over 240 public comments in opposition to this project. People are scared and worried about having to leave their homes and community. They don't want to sell or be forced out, by the unscrupulous developers. Yet some people will sell, and they have every right to. But is it the right thing to do for the benefit of the community? Some people will make a lot of money.. the seller, the realtor and the developer, while those who stay, or cant afford to move will continue to suffer, because of the countys Bad Land use decisions. Our community comes 1st, not he interest of outside developers. Lets talk about Our Community, it is unique, we share the same interests, same needs, and the same beliefs of raising our children in a clean, safe, and toxic free environment. But the County Planning commission, and the Previous Supervisor's bad land use decisions are tearing at the Fabric of our community. Diesel trucks and kids walking to school don't mix. Since 2004, approximately 2 million sq. ft. of warehouse have been built here in Bloomington, yet we have not seen any direct benefits to our community. Plus Fontana has approved 4 million sq. ft. of warehouses to the south of us, and Jurupa Valley has approved another 4 million sq. ft. south east of us. Our streets and infrastructure can not handle this amount of traffic, noise and pollution. Environmentally, the EIR's are false and inadequate, as they have yet to figure in the impacts from these 2 other projects. We don't want anymore warehouse next to our homes and schools. No more warehouse clutter in our neighborhood. Build homes, bring in grocery stores, 'PUT LIVES OVER LOGISTICS'
DO WHAT IS RIGHT FOR THE PEOPLE OF THE COMMUNITY.

Thank you
Thomas and Kim Rocha
17944 Otila St.
Bloomington, CA. 92316
951-836-8354
Co Founders of the Concerned Neighbors of Bloomington
Sent from [Mail](#) for Windows 10

Public comments made at the CEQA Scoping Meeting for the
Project held on January 14, 2021, on Zoom

Summary of January 14, 2021, CEQA Scoping Meeting Comments

Public Comment

Dottie Bell

The commenter was concerned the County's decision to let a project like this one advance in a residential area that would displace existing residents. The commenter wants to know the benefit to the community when families are being displaced. The commenter also asked when demolition begins and if the Upzone will be set aside for displaced families from the Specific Plan.

Sean Silva, representative of CREED LA

The commenter stated his organization is interested in ensuring development projects in the Southland minimize environmental and public health impacts and to ensure that community benefits include the enhancement and opportunities for a safe and skilled construction workforce. The commenter's group is concerned about air pollution, noise, greenhouse gases, onsite soil contamination and hazardous materials, and that the Draft EIR should address these issues. The commenter stated he hopes the applicant will work with community groups to ensure a successful project.

Andrea Viviard

The commenter asked about the timing of the project and when the Draft EIR is expected to be available for public review. The commenter asked if the Draft EIR will include a health analysis and added that it is important to quantify the costs and benefits of the Project, including the cost of pollution on health, air quality, and the effects on local business.

Thomas Rocha, cofounder of Concerned Neighbors of Bloomington

The commenter stated he lives 1,500 feet from the Project and asked that the County distribute its public notices for the Project with a two-mile radius. The commenter asked how the applicant was going to procure the property within the Specific Plan boundary, and if eminent domain will be used or if properties will be purchased. The commenter was expressed concern with the commercial brokers who are in contact with the property owners within the Specific Plan. The commenter asked how the applicant has convinced with County that the Project is good for the community when so many who attended the community meetings voiced opposition; these kinds of projects negatively affect the quality of life. The commenter asked where the homes within the Specific Plan are going to be relocated. The commenter was also concerned about the timing of the NOP being published around Christmastime and during a pandemic and requested that the Project be postponed until the pandemic is over so the community can have a fair chance at opposing the Project.

Bill Quisenberry, representative of Laborers' International Union of North America

The commenter stated that the size of the Project interests his organization, and that he would like to approach the applicant and discuss the Project.

Esther Portillo, representative of the Center for Community Action and Environmental Justice

The commenter asked who the applicant for the Project is and why an Initial Study was not prepared.

Christine Stafford

The commenter states she lives around the Specific Plan and she and her neighbors live on large lots with farm animals. The commenter noted there is a horse track around the park and asked if the Draft EIR will analyze the displacement of farm animals.

Anna Carlos

The commenter states that the community of Bloomington has been "sold out" by the County and asked where the displaced residents are supposed to go if the Project is constructed. The commenter added that the Project will bring in traffic and air pollution. The commenter asked what happens if the property owner does not sell to the developer and that residents should not sell. The commenter stated the Project feels rush because no Initial Study was prepared, and that the timing of this Project amid a pandemic is unfortunate.

Ana Gonzalez, representative of the Center for Community Action and Environmental Justice

Public Comment

The commenter asked if the NOP was provided in Spanish, and commented that traffic and health have been negatively impacted by warehouses in the community with higher asthma rates than majority of the state. The commenter states the Project will displace longtime residents or people who may want to move to Bloomington. The commenter requested that there be three community meetings explaining the EIR. The commenter stated that the Project is environmental racism and that it will hurt the community.

Steve Belleville

The commenter stated that developers are wealthy enough to offer property owners within the Specific Plan three to four times market value, so the developer should also pay off-site property owners to compensate for value depreciation from the area redeveloping to warehousing.

Alma Marquez, representative of the Center for Community Action and Environmental Justice

The commenter wanted to learn about the Project's outreach effort because many in the community are opposed to the Project and they need to communicate that opinion in public meetings.

Kim Rocha

The commenter stated their neighbors are not selling and questioned the information that others are selling their property to the applicant. The commenter asked about traffic impacts to the high school and that EIRs rely too much on overriding considerations.

Gaby Mendez

The commenter states Bloomington does need warehouses and frustration with EIRs. The commenter stated the community has poor air quality with largest emissions from PM2.5 from diesel trucks. Most in the community do not support the Project, and environmental justice communities need better.

Carolina Verduzco

The commenter asked if there have been any outreach efforts to business owners and if Colton Joint Unified School District has expressed concern about the Project. The commenter said the community does not want more warehouses.

Ron Perry

The commenter commended previous speakers for their comments and encouraged residents to stay strong in opposition to the Project. The commenter asked about eminent domain, how will the streets handle the Project's traffic, and if the grade school will be removed.
