

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020120545

Project Title: Bloomington Business Park Specific Plan Project

Lead Agency: County of San Bernardino

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Project Location: Bloomington (Unincorporated)
City

San Bernardino
County

Project Description (Proposed actions, location, and/or consequences).

The Specific Plan area and upzone site are in the unincorporated community of Bloomington, in southwestern area of San Bernardino 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 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 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: Planning Area A (approximately 141 acres) and Planning Area B (approximately 72 acres). A maximum development potential of up to approximately 3,235,836 SF could be developed under the Specific Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in significant and unavoidable impacts related to conflict with an AQMP and Operational Emissions (Project and Cumulative), despite the inclusion of mitigation measures requiring Super-Compliant Low VOC, Tier 4 construction equipment, idling regulations, energy efficient vendor trucks, EV charging stations and carpool parking, electric interior vehicles, and transportation management. Air quality impacts to sensitive receptors would be less than significant with the aforementioned mitigation measures. Impacts to biological resources would be less than significant with mitigation measures requiring rare plant surveys for future development, burrowing owl surveys (including preconstruction), sensitive bat surveys (including preconstruction), sensitive animal surveys for future development, sensitive vegetation surveys for future development, jurisdictional assessments for future development, nesting bird preconstruction surveys, and tree surveys for future development. Impacts to cultural resources would be less than significant with mitigation measures requiring historical resource assessments for future development, archaeological monitoring, and archaeological resource assessments for future development. Impacts related to geology and soils would be less than significant with mitigation measures requiring preparation of a landslide susceptibility report for areas mapped as moderate to high landslide susceptibility in Planning Area B, preparation of geotechnical investigations for future development, and paleontological resource monitoring for activities where unit Qof3 and Qof1 are exposed and for ground disturbing activities that are four feet or greater below ground surface where Qyf5 is exposed. Impacts related to greenhouse gas emissions would be less than significant with mitigation requiring documentation that future developments include measures from the County of San Bernardino Development Review Processes (March 2015) Greenhouse Gas Emissions Screening Tables. Impacts related to hazardous materials would be less than significant with mitigation requiring a soil management plan and health and safety plan. Impacts related to noise would be less than significant with development of 9 to 12 foot walls to screen truck lots on Development Sites 1 through 4. Impacts related to vibration would be less than significant with mitigation limiting the use of heavy mobile equipment greater than 80,000 pounds or jackhammers within 20 feet of sensitive receivers. Impacts related to tribal cultural resources would be less than significant with mitigation requiring retention of tribal monitors & tribal monitoring, and procedures for handling tribal cultural resources, grave goods, and associated items if any are discovered.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the NOP's public review process multiple comments were submitted raising concerns regarding the Project's proximity to single-family residences and schools. Impacts related to these comments include air quality, noise, and other health risk impacts associated with siting warehouses within close proximity to sensitive land uses. Additionally, a comment was submitted by SCAQMD stating that the area surrounding the Project site has an estimated cancer risk of over 880 in one million.

Provide a list of the responsible or trustee agencies for the project.

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