



**COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) OF
A RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Recirculated Draft Environmental Impact Report (EIR) that identifies and evaluates the environmental impacts of the below-named project.

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

Project Title: Bloomington Business Park Specific Plan Project

Project No.: PROJ-2020-00204

Project Applicant: IV5 Bloomington Gateway Distribution Center, LLC

Project Location: The Project includes two sites – the Bloomington Business Park Specific Plan area (Specific Plan Area) and Upzone Site – which are located in the unincorporated community of Bloomington, in southwestern area of the County's Valley Region. The Specific Plan Area consists of approximately 213 acres generally bounded by Santa Ana Avenue to the north, Maple Avenue and Linden Avenue to the east, Jurupa Avenue to the south, and Alder Avenue to the west. The Specific Plan Area is bisected by Locust Avenue. The Specific Plan Area is primarily developed with a mix of large lot single-family residential and commercial uses and vacant parcels.

The Upzone Site consists of approximately 24 acres bounded by San Bernardino Avenue to the south, Hawthorne Avenue to the north, Locust Avenue to the west, and single-family residential uses to the east. The Upzone Site is currently developed with a mix of single-family residential uses and vacant parcels.

Assessor Parcel Number(s):

Specific Plan Area:

- 0256-091-03, -04, -24, -23, -06, -07, -30, -29, -32, -33, -43, -44;
- 0256-101-56, -55, -32, -33, -34, -35, -45, -48, -49, -57, -58, -02, -03, -04, -05, -06, -07, -59, -60, -10, -11, -12, -35, -37, -38, -14, -15, -16, -17, -18, -19, -20;
- 0256-111-02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -18, -19, -22, -23, -26, -27, -28, -29, -31, -32, -34, -37, -38, -39, -40, -41, -42, -43, -44, -45, -48, -49, -50, -51, -52, -53, -55, -56, -58, -59, -60, -61;
- 0256-241-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19;
- 0256-121-37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48

Upzone Site:

- 0249-161-10, -11, -12, -13, -14, -15, -20, -21, -22, -23, -34, -35, -37, -38, -46, -47, -48, -49, -50, -51, -52, -53, -54

Project Description: The Project includes two sites:

1. Bloomington Business Park Specific Plan

The Specific Plan Area is 213 acres and is separated into two planning areas: Planning Area A and Planning Area B. Planning Area A is approximately 141.4 acres and, due to delays in the Project, has a currently proposed opening year of 2026. Planning Area B includes approximately

71.6 acres and a proposed buildout year of 2040. The Specific Plan allows development within Planning Area A to have a floor area ratio (FAR) of 0.5 and a FAR of 0.05 within Planning Area B. Table 1, *Specific Plan Program Summary*, provides a summary of the buildout of the Specific Plan by the planning areas. As shown, the maximum development potential would be 3,235,836 square feet (SF).

Table 1: Specific Plan Project Summary

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

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

Adoption of the proposed Specific Plan requires a Policy Plan Amendment and Zoning Map Amendment. The land use designation of the Specific Plan area would change from Very Low Density Residential (VLDR) and Low Density Residential (LDR) to Special Development (SD) and the zoning would change from Single Residential with 1-Acre Minimum Lot and Additional Agriculture Overlay (RS-1-AA) and Single Residential with 20,000 SF lot minimums (RS-20M) to Specific Plan (SP).

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

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

Specific Plan

Opening Year Development of Planning Area A

The Recirculated Draft EIR will analyze two different industrial business park development options for the opening year of 2022¹ within the Specific Plan’s Planning Area A, “Opening Year Development – Option 1” and “Opening Year Development – Option 2”, which are defined below. Both options include four development sites. (There is no project-specific development proposed in Planning Area B, and therefore, Planning Area B will be analyzed programmatically as part of the analysis for the overall “Future Development Area – Specific Plan Building” discussed below).

Opening Year Development – Option 1

Development applications—including three Vesting Tentative Parcel Maps—have been submitted to the County for the construction and operation of three warehouse structures and a truck trailer parking lot on four development sites (Development Sites 1 through 4) encompassing 115 acres with an opening year of 2026. Construction of the Option 1 Development is expected to be phased with Development Sites 1 and 2 constructed as

¹ The 2021 Draft EIR assumed an opening year of 2022. Due to Project delays and litigation, this opening year is no longer feasible but provides a conservative analysis of potential impacts associated with the Project.

part of Phase 1 and Development Sites 3 and 4 constructed as part of Phase 2. However, all four Sites may be developed in one phase. For purposes of the Recirculated Draft EIR analysis, the buildout of the remaining Specific Plan is expected to be constructed as part of Phase 3. Opening Year Development – Option 1 would result in the construction of 2,113,640 SF of light industrial building space, which is 966,273 SF below that allowed for Planning Area A in the Specific Plan.

Opening Year Development – Option 2

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

Future Development Area – Specific Plan Buildout

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

2. Upzone Site

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

Required Approvals:

Implementation of the Project would require, but is not limited to, the following discretionary approvals by the County (Lead Agency):

- Adoption of the Specific Plan
- Certification of the Final EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Policy Plan Amendment
- Zoning Amendment
- Approval of Conditional Use Permit(s) within the initial development area
- Vesting Tentative Parcel Map(s)

Other Potential Government Agency Approvals (Responsible Agencies):

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

Public Review Period: October 28, 2025 – December 11, 2025

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

Environmental Review and Public Comment:

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Recirculated Draft Environmental Impact Report and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/valley-region/> and the following office:

San Bernardino Government Center
Land Use Services – Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187

The comment period on the Recirculated Draft EIR begins on October 28, 2025, and closes on December 11, 2025.

Please submit comments to Gina.Gibson-Williams@lus.sbcounty.gov or to:

Gina Gibson-Williams, Planning Manager
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Floor
San Bernardino, CA 92415-0187

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

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

The County Board of Supervisors previously adopted the proposed Project and certified an EIR on November 15, 2022. Several parties filed lawsuits challenging the adequacy of the certified EIR in the San Bernardino County Superior Court with the remaining active case titled *People's Collective for Environmental Justice et al. v. County of San Bernardino et al.* (Case No. CIVSB2228465). On September 17, 2024, the court issued a ruling on the Petition for Writ of Mandate, granting the CEQA Writ as to the following impact areas and on the following grounds:

- *Alternatives.* The County failed to analyze a reasonable range of alternatives. In addition, even if the County's findings regarding Alternative 3 are considered, the County's finding that Alternative 3 is economically infeasible is not supported by substantial evidence.
- *Air Quality Impacts (Friant Ranch Analysis).* The County failed to provide a sufficient *Friant Ranch* analysis for significant and unavoidable air quality impacts and therefore, the EIR fails as an informational document. In addition, the amici curiae briefs provided do not constitute substantial evidence in support of reason an analysis cannot be completed. Finally, the County failed to provide a sufficiently detailed response to a comment about the feasibility of health impact modeling for a project of this size as it related to significant and unavoidable air quality impacts.
- *Air Quality Impacts (Mitigation).* The County's finding of economic and commercial infeasibility for mitigation measures directed to zero-emission trucks is not supported by substantial evidence.

- *Greenhouse Gas Emission Impacts.* The County's findings regarding Impacts GHG-1 and GHG-2 are contradictory. The 2021 GHG Reduction Plan's 100-point requirement is adopted as a mitigation measure to mitigate significant GHG emission impacts for Impact GHG-1 to ensure compliance with the GHG Plan and its GHG reduction measures. But at the same time the same 100-point requirement is found to result in less than significant impacts for Impact GHG-2, without showing that the 100-point requirement is a binding and enforceable feature of the Project.
- *Energy Impacts.* The County violated CEQA by not analyzing renewable energy options that might be available or appropriate for the Project. In addition, substantial evidence does not support the EIR's cumulative energy impact analysis.
- *Noise Impacts.* The County violated CEQA by using only an absolute noise level as the threshold of significance in evaluating construction noise impacts.

The court denied the CEQA writ petition on all other grounds raised. The ruling included an order that the County set aside certification of the EIR and related Project approvals.

Scope of Review

The County is not substantially revising and recirculating the entire EIR. As discussed above, the scope of the Recirculated Draft EIR is for the County to address only those portions of the EIR identified as violating CEQA in the trial court ruling, as the remainder of the EIR was found to be in compliance with CEQA. CEQA Guidelines Section 15088.5(f)(2) provides:

When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

Accordingly, the County will only be responding to those comments during the recirculation period that relate to the portions of the Recirculated Draft EIR as enumerated above. Finally, to comply with Section 15088.5(f)(2), the County provides all reviewers of the Recirculated Draft EIR the following notice:

THE COUNTY REQUESTS THAT REVIEWERS LIMIT THEIR COMMENTS TO THE CONTENTS OF THE RECIRCULATED DRAFT EIR. THE COUNTY WILL NOT RESPOND TO COMMENTS THAT DO NOT RELATE TO THE CONTENTS OF THE RECIRCULATED DRAFT EIR.

Significant Environmental Effects: Implementation of the proposed Bloomington Business Park Specific Plan Project could result in potentially significant impacts to Air Quality, Energy, Greenhouse Gas Emissions, and Noise. The Recirculated Draft EIR includes mitigation measures that would reduce these effects to a less than significant level, with the exception of impacts related to conflict with the South Coast AQMD air quality management plan and to regional air quality, which would remain significant and unavoidable. The proposed certification of the Recirculated EIR includes adoption of CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

For additional information please contact Gina Gibson-Williams, Planning Manager by email at Gina.Gibson-Williams@lus.sbcounty.gov