

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 the 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, Policy Plan Amendment, Zoning Amendment, Conditional Use Permits, and Vesting Tentative Tract Maps 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 Specific Plan Area is 213 acres and is separated into two planning areas: Planning Area A (approximately 141.4 acres) and Planning Area B (approximately 71.6 acres). The maximum development potential would be 3,235,836 square feet 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 mitigation measures requiring Super-Compliant Low VOC, Tier 4 construction equipment, limited daily grading disturbance, a community liaison, heavy-duty haul truck requirements, restricted hours for off-road diesel equipment, equipment maintenance records, transit/ride sharing and meals or shuttles for construction employees, idling regulations, energy-efficient vendor trucks, EV charging stations, carpool parking, electric interior vehicles, transportation management, compliance with 2014 model-year equivalent standards, employee CARB compliance training, truck route information, zero-emission light-, medium-, and heavy-duty trucks, non-diesel emergency generators, encouraging SmartWay participation, and solar power. Air quality impacts to sensitive receptors would be less than significant with these measures. Energy impacts would be less than significant with mitigation requiring LEED Silver certification, in addition to the air quality and greenhouse gas mitigation measures. Greenhouse gas impacts would be less than significant with mitigation requiring future developments to document compliance with the County of San Bernardino Greenhouse Gas Reduction Plan Screening Tables (September 2021). Noise impacts would be less than significant with mitigation requiring 8–12 foot temporary construction barriers near sensitive receivers, mufflers on all equipment, staging away from receptors, limiting deliveries to permitted hours, and prohibiting amplified sound. Vibration impacts would be less than significant with mitigation restricting heavy equipment over 80,000 pounds or jackhammers within 20 feet of sensitive receivers.

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, energy, greenhouse gas emissions, 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)