

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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

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

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

The Upzone Site consists of approximately 24 acres bounded by San Bernardino Avenue to the south, Hawthorne Avenue to the north, Locust Avenue to the west, and single-family residential uses to the east. The upzone site is currently developed with a mix of single-family residential uses and vacant parcels. Figure 1 shows the regional location of the Specific Plan area and upzone site, and Figure 2 shows aerial views of both sites.

Project Description:

The Project includes two sites:

1. Bloomington Business Park Specific Plan

The Specific Plan area is 213-acres and the Specific Plan is separated into two planning areas: Planning Area A and Planning Area B. Planning Area A is approximately 141.4 acres and has a proposed opening year of 2022. Planning Area B includes approximately 71.6 acres and a proposed buildout year of 2040. The Specific Plan allows development within Planning Area A to have a floor area ratio (FAR) of 0.5 and a FAR of 0.05 within Planning Area B. Table 1, *Specific Plan Program Summary*, provides a summary of the buildout of the Specific Plan by the planning areas. As shown, the maximum development potential would be 3,235,836 square feet (SF).

Table 1: Specific Plan Project Summary

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

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

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

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

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

Specific Plan

Opening Year Development of Planning Area A

The Draft EIR analyzes two different industrial business park development options for the opening year of 2022 within the Specific Plan's Planning Area A, "Opening Year Development – Option 1" and "Opening Year Development – Option 2", which are defined below. Both options include four development sites. (There is no project-specific development proposed in Planning Area B, and therefore, Planning Area B is analyzed programmatically as part of the analysis for the overall "Future Development Area – Specific Plan Building" discussed below).

Opening Year Development – Option 1

Development applications—including three Vesting Tentative Parcel Maps—have been submitted to the County for the construction and operation of three warehouse structures and a truck trailer parking lot on four development sites (Development Sites 1 through 4) encompassing 115 acres with an opening year of 2022. Construction of the Option 1 Development is expected to be phased with Development Sites 1 and 2 constructed as part of Phase 1 and Development Sites 3 and 4 constructed as part of Phase 2. However, all four Sites may be developed in one phase. For purposes of the Draft EIR analysis, the buildout of the remaining Specific Plan is expected to be constructed as part of Phase 3. Opening Year Development – Option 1 would result in the construction of 2,113,640 SF of light industrial building space, which is 966,273 SF below that allowed for Planning Area A in the Specific Plan. This development option is analyzed in the Draft EIR at the project-level.

Opening Year Development – Option 2

Since Opening Year – Option 1 encompasses approximately 115 acres of development within the approximately 141.1-acre Planning Area A, the Opening Year – Option 2 scenario is included in the Draft EIR to represent a maximum reasonable development scenario for the opening year of 2022 in Planning Area A. In this option, the warehouse footprints at Development Sites 1 and 3 would be expanded (Development Sites 2 and 4 would remain the same as in Opening Year – Option 1). As a result, the four Development Sites would incorporate all 141.4 acres of Planning Area A. This scenario would result in the development of 2,712,040 SF of light industrial building space, which is 523,796 SF below the overall capacity allowed by the Specific Plan and 367,873 SF below the capacity of Planning Area A. Applications for this development option have not been submitted to the County. The Draft EIR provides project-level impact analysis for this option, unless otherwise stated (e.g., Opening Year – Option 2 is analyzed at the project-level in the aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, greenhouse gas, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, and utilities analyses in the Draft EIR).

Future Development Area – Specific Plan Buildout

Specific Plan Buildout would result in buildout of the maximum development capacity that would be allowed by the respective floor area ratios (FAR) for Planning Area A and Planning Area B that make up the Specific Plan Area. Under the Specific Plan Buildout scenario, all 213 acres would be developed with light industrial uses such as e-commerce, manufacturing uses, warehouses, business parks, and trailer parking by the year 2040. These impacts are analyzed at the programmatic level based on the future buildout of the entire Specific Plan (i.e., buildout of both Planning Area A and Planning Area B to their maximum FAR, which is inclusive of both Opening Year Option 1 and Option 2 at a project level).

2. Upzone Site

The Project includes a Policy Plan Amendment that would re-designate the entire Upzone Site from Low Density Residential (LDR) to Medium Density Residential (MDR) and a Zoning Amendment to rezone the Upzone site from Residential Single with 20,000 SF Lot Minimums (RS-20M) to Residential Multiple (RM). The RS-20M zone would allow the development of up to 52 residential units on the 24-acre Upzone site. The RM zone would allow the development of up to 480 dwelling units. Accordingly, the Project would increase the residential development capacity of the Upzone site by up to 428 dwelling units, offsetting the housing capacity that would be lost from rezoning the 213-acre Specific Plan area to a non-residential zone. The Project does not propose physical developments or improvements at the Upzone Site; therefore, these impacts are analyzed at the programmatic level in the Draft EIR.