

DATE FILED & POSTED

Posted On: 11-15-2022

Removed On: 12-28-2022

Receipt No: 36-11152022-784

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

Clerk of the Board
County of: San Bernardino
Address: 385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130

From:

Public Agency: San Bernardino County, LUSD
Address: 385 North Arrowhead Ave, First Floor San
Bernardino, CA 92415-0187

Contact: Aron Liang
Phone: 909-387-0235

Lead Agency (if different from above):
Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020120545

Project Title: Bloomington Business Park Specific Plan

Project Applicant: Tim Howard, Howard Industrial Partners, LLC

Project Location (include county): 1) Bloomington Business Park Specific Plan - 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. 2) Upzone Site - Northeast corner of San Bernardino Avenue and Locust Avenue.

Project Description:

The Project includes two sites - 1) the Bloomington Business Park Specific Plan Site, setting forth a land use development plan, circulation/access plan, and supporting infrastructure plans for approximately 213 acres, and 2) the Upzone Site, consisting 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 nine separate components that will require associated actions and entitlements, including a) General Plan Amendment/Rezoning of the Bloomington Business Park Specific Plan Site of approximately 213 acres, b) General Plan Amendment/Rezoning of the Upzone Site of approximately 24 acres, c) Vesting Parcel Map 20300 to consolidate 31 parcels into one parcel of approximately 17.67 acres and Conditional Use Permit to construct a 383,000-square foot high cube warehouse, d) Vesting Parcel Map 19973 to consolidate 32 parcels into one parcel of approximately 57.60 acres and Conditional Use Permit to construct a 1.25-Million square foot high cube warehouse, e) Vesting Parcel Map 20340 to consolidate 23 parcels into one parcel of approximately 30.52 acres and Conditional Use Permit to construct a 479,000-square foot high cube warehouse, f) Conditional Use Permit to construct a truck/trailer parking lot on 9.55 acres, g) Community Benefits Agreement to provide needed fundings for multiple community facilities, services, and infrastructure, h) Environmental Impact Report, to establish an industrial business park of approximately 213 acres, within the Bloomington Business Park Specific Plan - Industrial/Business Park, and i) Development Code Amendment, to amend certain subsection of the San Bernardino County Code relating to adopted specific plan. This will comprise the Fourth Cycle General Plan Land Use Element Amendment of 2022

This is to advise that the San Bernardino County has approved the above (Lead Agency or Responsible Agency)

described project on November 15, 2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

CLERK OF THE BOARD OF SUPERVISORS
2022 NOV 15 PM 3:02
COUNTY OF SAN BERNARDINO CALIFORNIA

This is to certify that the final and record of project approval are the Environmental Impact Report are available to the General Public at:

385 N. Arrowhead Ave., San Bernardino, CA 92415

Signature (Public Agency):



Heidi Duron

Title: Planning Director

Date: 11/15/2022

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011