

## NOTICE OF PREPARATION

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**FROM:** San Bernardino County Land Use Services Department  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

**TO:** Interested Agencies, Organizations, and Individuals

**DATE:** June 26, 2015

**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report**

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Valley Corridor Specific Plan (described below). The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

**Project Title:** Valley Corridor Specific Plan

**Project Applicant:** County of San Bernardino, Land Use Services Department

**Project Location:** The proposed Valley Corridor Specific Plan would apply to a 355-acre area in Bloomington, an unincorporated community in San Bernardino County located east of the City of Fontana and west of the City of Rialto. The project area would be oriented along a 1.25-mile corridor of Valley Boulevard between Bloomington's western (Alder Avenue) and eastern (Spruce Avenue) boundaries. It includes properties fronting Valley Boulevard and extending to Marygold Avenue to the north and Interstate 10 to the south.

**Project Description:** The Valley Corridor Specific Plan would provide the foundation for a more vibrant community corridor that offers employment and retail opportunities surrounded by a more walkable, safe, and attractive environment. The plan introduces land use changes to approximately 294 acres of parcelized land within the boundary and a little over 60-acres of ROW. The proposed land use and development framework could ultimately support approximately 1,093 housing units in residential and mixed-use projects and up to 1.9 million square feet of nonresidential building square footage comprised of a variety of retail stores, restaurants, hotels, and business development/office space.

The Specific Plan would look for ways to encourage opportunities for healthier living, including pedestrian-oriented activity centers that highlight Bloomington's cultural, historical, and community assets, and focus on its agricultural heritage. The plan will also emphasize the creation of employment spaces that foster small business development and promote a range of office and light industrial businesses, planting the seeds of business and job opportunities to promote overall growth in community capital.

Land use changes under the Valley Corridor Specific Plan would involve replacing the County's current zoning districts with five Specific Plan Land Use Districts: Mixed Use, Bloomington Enterprise, Commercial, Low & Medium Residential, and Medium & High Residential. Each district has its own development standards and strategies to individually and collectively contribute to the Specific Plan's overarching planning principles.

Buildout of the Valley Corridor Specific Plan could ultimately support a total of 1,093 residential dwelling units, 4,073 residents, 1,882,428 square feet of nonresidential buildings space, and 1,890 jobs in the plan area. This would represent an additional 568 dwelling units, 1,857 new residents, 907,319 square

feet of additional nonresidential building space, and approximately 1,413 new jobs in the plan area compared to existing conditions.

**Potential Environmental Effects:** A Program EIR will be prepared to evaluate the project's potential environmental impacts and analyze project alternatives. The topic areas to be analyzed in detail in the EIR are Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. It will also briefly explain the reasons to find the following impact areas not potentially significant for this proposed Specific Plan: Agriculture/Forestry Resources, Biological Resources, Geology and Soils, and Mineral Resources.

**Public Review Period:** June 29, 2015 and ends on July 29, 2015

**Responses and Comments:** Please send your responses and comments by July 27, 2015 to Linda Mawby, Senior Planner at [Linda.Mawby@lus.sbcounty.gov](mailto:Linda.Mawby@lus.sbcounty.gov) or at the following address:

Linda Mawby, Senior Planner  
County of San Bernardino  
Land Use Services Department – Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

**Scoping Meeting:** The County will hold a scoping meeting for the project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

**Date:** Wednesday, July 15, 2015   **Time:** 6:00 p.m. to 8:00 p.m.  
**Place:** Ayala Park Community Center  
18313 Valley Boulevard  
Bloomington, CA 92335

**Agencies:** In accordance with California Code of Regulations, Title 14, Section 15082(b), the County requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

**Document Availability:** This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday
- Bloomington Branch Library, 993 West Valley Boulevard, Suite 102, Bloomington, CA 92316; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday.

If you require additional information please contact Linda Mawby, Senior Planner, at (909) 387-4002.