



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

NOTICE OF PREPARATION

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: January 12, 2017

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR)

The County of San Bernardino (County), 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 Bloomington Business Center Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Bloomington Business Center

Project Applicant: JM Realty Group, LLC

Assessor's Parcel Number(s): 0256-041-01 02, 03, 47, and 48

Project Location: The Project site is located in San Bernardino County in the unincorporated community of Bloomington. Bloomington is generally located east of the City of Fontana and north of Riverside County, south of the City of Rialto, and west of the City of Colton. The Project site is located on the southeast corner of Slover Avenue and Laurel Avenue, and extends to the southwest corner of Slover Avenue and Locust Avenue. The Project site is approximately 17.34 acres in size.

The project site consists of five parcels, four of which are vacant and one which has an existing single family residence that is proposed to be demolished (APN 0256-041-48). The project site is generally flat with a slight decline in elevation from the north side at 1,077 feet above mean sea level (amsl) to the southern edge at 1,027 amsl.

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Approximately 16 acres of the overall project site contains open fields with annual grassland. This portion of the site is highly disturbed due to a history of disking. This portion of the site also contains piles of refuse and soils. The remaining portion of the site (approximately 1 acre) includes a single family residence, trees, ornamental landscaping, and a fenced yard.

Project Background: In 2015, the County prepared an Initial Study for the Project in compliance with the California Environmental Quality Act (“CEQA”) pursuant to Public Resources Code Section 21000, et seq., and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Although the Initial Study identified potentially significant impacts, the County determined that revisions to the Project plans would avoid or mitigate the effects to a point where no significant effects would occur, and that there was no substantial evidence that the Project, as revised, would have a significant effect on the environment. Accordingly, the County elected to prepare a Mitigated Negative Declaration (“MND”) for the Project. The County circulated the Mitigated Negative Declaration for the Project on December 28, 2015 (State Clearinghouse No. 2015121102).

During the public review process, the County received comment letters outlining perceived inadequacies in the MND relating to the County’s environmental analysis of the Project. Notwithstanding the County and the Applicant’s opinion that the previously prepared MND was adequate and fully complied with CEQA, the County has elected to prepare an Environmental Impact Report (“EIR”) for the Project.

Project Description: The proposed Project is comprised of the following elements:

1. General Plan Amendment to change the existing land use designation from Bloomington/Residential 20,000 minimum lot size-additional agricultural overlay (BL/RS-20M-AA) and Bloomington/Single Residential with a one acre minimum lot size (BL/RS-1AA) to Bloomington/ Community Industrial (BL/IC) on approximately 17.34 acres;
2. Conditional Use Permit (CUP) to construct a 344,000-square-foot (ft²) high cube industrial warehouse building and associated facilities and improvements.

The project would include the development of a 344,000 square foot high cube warehouse facility. The project would also include associated truck and passenger vehicle parking, fences, gates, hardscape areas, as well as some ornamental trees and vegetation.

Potential Environmental Effects: An EIR will be prepared to evaluate the proposed Project’s environmental impacts and analyze project alternatives. The topic areas anticipated to be analyzed in detail in the EIR include: Air Quality, Greenhouse Gas Emissions, Health Risks, Hazards and Hazardous Materials, Land Use and Planning, Noise, and Traffic.

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Public Review Period: January 12, 2017 to February 10, 2017

Responses and Comments: Please send your responses and comments by February to Kevin White, Senior Planner at Kevin.White@lus.sbcounty.gov or at the following address:

Kevin White, 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: January 25, 2017
Time: 6:00pm
Place: Bloomington Senior Center
18313 Valley Blvd.
Bloomington, CA 92316

Agencies: In accordance with California Code Regulations, Title 14, Section 15082 (b), the County requests your agency's view on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may 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 notice is 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, 18028 Valley Blvd. , Bloomington, CA 92316; (909) 820-0533; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 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 Kevin White, Senior Planner, at (909) 387-3067.