



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 & NOTICE OF EIR SCOPING MEETING

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

TO: Interested Agencies, Organizations, and Interested Parties

DATE: March 6, 2019

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 Slover/Cactus Avenue Warehouse Facility Project (hereafter referred to as the "Project"). The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

The proposed Project, its location, and its potential environmental effects are described below. The County welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent **not later than 30 days after your receipt of this notice**. In the event that no response or request for additional time is received by the end of the review period, the County may presume that you have no response.

Project Title: Slover/Cactus Avenue Warehouse Facility Project

Project Applicant: Alere Property Group, LLC

Assessor's Parcel Numbers (APNs): 0257-071-03, -04, & -39

Project Location: The Project site is located, generally, in the unincorporated community of Bloomington, in southwestern San Bernardino County. Bloomington is generally located east of the City of Fontana, south of the City of Rialto, west of the City of Colton, and north of Riverside County. The Project site is located, specifically, at the southwest corner of the Slover Avenue and Cactus Avenue intersection.

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P201700563 & P201700564

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Project Description: The Project consists of applications for a General Plan Amendment and Conditional Use Permit to develop a warehouse building on an approximately 13.27-acre property.

The proposed General Plan Amendment (P201700564) would amend the County of San Bernardino General Plan Land Use Map by changing the land use designation for the Project site from Single Residential (RS-1) with Additional Agriculture Overlay (BL/RS-1-AA) to Community Industrial (IC).

The proposed Conditional Use Permit (P201700563) would provide for the development and operation of a 257,855-square foot (sq. ft.) warehouse facility on the subject property. The proposed building would contain 247,855 square feet (s.f.) of warehouse floor area and 10,000 s.f. of office space. The warehouse building would also include associated improvements such as truck and passenger vehicle parking area, stormwater drainage/water quality facilities, fences, gates, hardscape areas, and ornamental landscaping.

Potential Environmental Effects: An EIR will be prepared to evaluate the proposed Project's potential significant direct, indirect, and/or cumulative environmental impacts and analyze alternatives to the Project. Based on the Initial Study prepared for the Project pursuant to CEQA Guidelines Section 15063, the topic areas to be analyzed in detail in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic, Tribal Cultural Resources, and Utilities/Service Systems. The EIR also will analyze the topic of Energy.

Public Review Period: March 6, 2019 to April 4, 2019

Responses and Comments: Please send your responses and comments by Thursday, April 4, 2019, to Aron Liang, Senior Planner at Aron.Liang@lus.sbcounty.gov or at the following address:

Aron Liang, 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: March 21, 2019
Time: 6:00 p.m.
Location: Walter Zimmerman Elementary School
11050 Linden Avenue
Bloomington, CA 92316

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Document Availability:

This Notice of Preparation and the Project's Initial Study 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 Boulevard, 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 Aron Liang, Senior Planner, at (909) 387-8311.