



# **BLOOMINGTON BUSINESS PARK SPECIFIC PLAN PROJECT**

Applicant: Tim Howard/Howard  
Industrial Partners  
Agenda Item No. 111

Presented By: David Doublet, Director  
Heidi Duron, Planning Director  
Land Use Services Department  
November 15, 2022



## PROJECT DESCRIPTION

The Bloomington Business Park Specific Plan (Specific Plan) establishes an industrial business park, setting forth a land use development plan, circulation/access plan, and supporting infrastructure plans for approximately 213 acres. The Specific Plan includes:

- Policy Plan Amendment from Low Density Residential to Medium Density Residential for approximately 24 acres (Upzone Site).
- Policy Plan Amendment from Very Low Density Residential and Low Density Residential to Special Development for the Specific Plan Site.
- Zoning Amendment from Single Residential with 20,000-square foot Minimum Lot Size to Multiple Residential for the Upzone Site.
- Zoning Amendment from Single Residential with 1-acre Minimum Lot Size Additional Agriculture and Single Residential 20,000-square foot Minimum Lot Size to Bloomington Business Park Specific Plan – Industrial/Business Park for the Specific Plan Site.



## PROJECT DESCRIPTION, CONTINUED

- Vesting Tentative Parcel Map No. 20300 and Conditional Use Permit to construct a 383,000-square foot high cube warehouse on 17.67 acres within the Specific Plan Site.
- Vesting Tentative Parcel Map No. 19973 and Conditional Use Permit to construct a 1.25 million-square foot high cube warehouse on 57.60 acres within the Specific Plan Site.
- Vesting Tentative Parcel Map No. 20340 and Conditional Use Permit to construct a 479,000-square foot high cube warehouse on 30.52 acres within the Specific Plan Site.
- Conditional Use Permit to construct a trailer/truck parking lot on 9.55 acres within the Specific Plan Site.
- Development Code Amendment to amend Subsections 82.23.030(b) and 86.14.090(b), adding the Bloomington Business Park Specific Plan to the list of adopted specific plans.



## UPZONE SITE

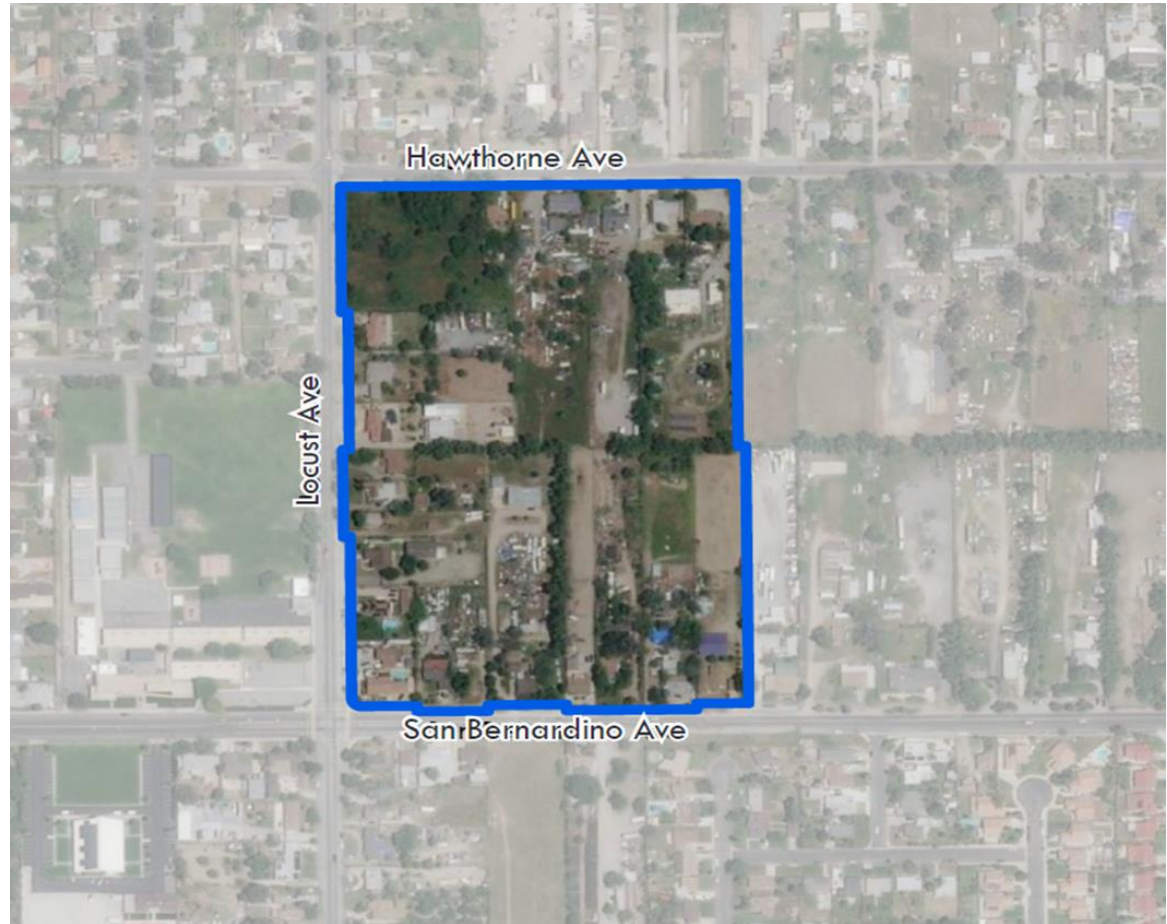
On January 1, 2020, Senate Bill (SB) 330, the Housing Crisis Act of 2019, became effective. It declared a housing crisis in California and imposed requirements designed to streamline the construction of new housing and prevent the loss of existing housing and land available for future residential use.

The Upzone Site is a separate site from the Bloomington Specific Plan Site, which includes the following:

- Policy Plan/Zoning Amendments will be going from 52.2 single residential units to 480 multi-residential units.
- Compliance with the SB 330 requirement to ensure no net loss in housing units is satisfied by the proposed amendments.



# UPZONE SITE





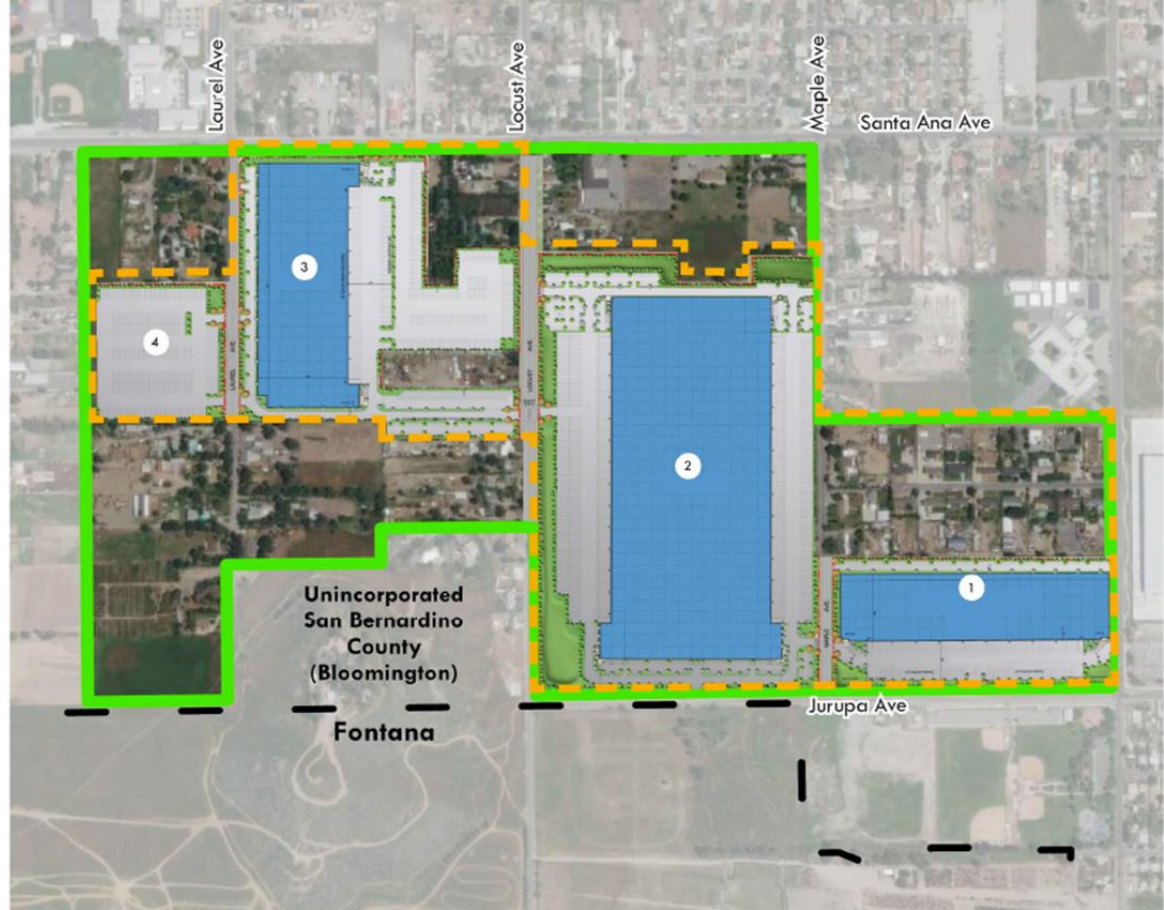
## BLOOMINGTON SPECIFIC PLAN SITE

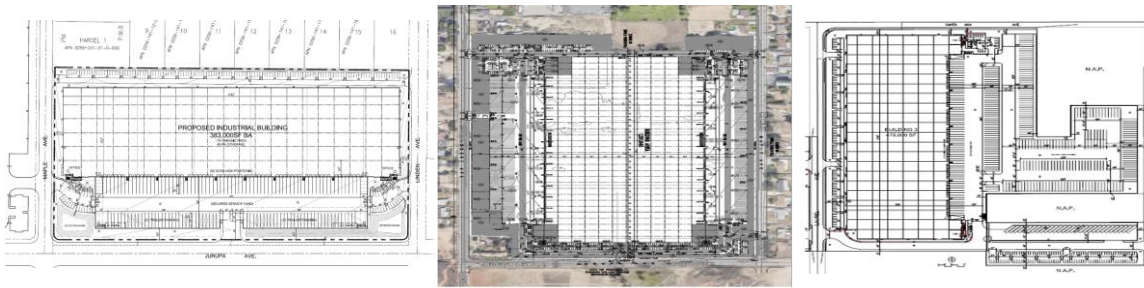
The Blooming Specific Plan Site includes the following:

- Three buildings totaling 2.1 million square feet and one 289-stall truck/trailer parking lot
- 30,000 square feet office space
- All buildings are solar roof ready
- 36 charging stations
- All have 14-foot block wall screen truck loading/staging areas
- 303 dock doors
- 828 parking stalls provided
- Hours of operation will assume a relatively intensive operation of seven days per week in two, eight-hour shifts, with an estimate of 2,117 employees



# BLOOMINGTON SPECIFIC PLAN SITE





The following public benefits are part of the proposed project:

- Road dedication/improvements for areas within the Specific Plan
- Drainage improvements - runoff will now be captured on site, eliminating impact to surrounding properties
- Aesthetic landscaping and fencing
- Infrastructure improvements – sewer and water lines
- 25-year stormwater drainage facility
- Community Benefits Agreement – contributions to Bloomington Community Fund, annual contribution for the life of the project, and annual contribution for service enhancement activities for Bloomington

**PUBLIC  
BENEFITS**



# ENVIRONMENTAL DETERMINATION

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): An Environmental Impact Report has been completed for the proposed Specific Plan in compliance with the CEQA.

## **Less than Significant**

- Aesthetics
- Agriculture and Forest Resources
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

## **Less than Significant with Mitigation**

- Air Quality (localized emissions, regional construction emissions, odors)
- Biological Resources
- Cultural
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

## **Significant and Unavoidable**

Air Quality (Regional Operational Emissions, Conflict with Air Quality Management Plan)

# CEQA STATEMENT OF OVERRIDING CONSIDERATIONS

## **The project public benefits include:**

- Diversifies the local economy by providing additional jobs, and business development opportunities commensurate with forecasted growth.
- Facilitates economic development and is intended to facilitate the economic development of the County by creating an expanded employment base, providing new employment opportunities and attracting new businesses.
- Provides orderly development of the Specific Plan Area with industrial uses as detailed in the Specific Plan standards.
- Provides both traditional and alternative transportation mode benefits. It would implement roadway, pedestrian, and infrastructure improvements that would provide social and other benefits to the County's residents.
- Creates a high quality and master planned development, that will attract an array of businesses and provide a variety of employment opportunities in the community of Bloomington thereby reducing the need for members of the local workforce to commute outside the area for employment.

# CEQA STATEMENT OF OVERRIDING CONSIDERATIONS,

## CONTINUED

- Provides multiple community benefits. It will include a Community Benefits Agreement, which:
  - Provides needed funding for multiple community facilities, services, and infrastructure.
  - Ensures that proper funding stays within the community of Bloomington.
  - Includes a Community Enhancement Fee that includes, but is not limited to:
    - A lump sum payment of \$2.00 per net usable square foot of each of the buildings, and
    - An annual payment of \$0.34 per net usable square foot of each of the buildings.

NOTE: Specific Plan buildout one-time fees will be approximately \$10.7 million with additional annual fees of approximately \$1.8 million.

# RECOMMENDATIONS

1. Consider the Bloomington Business Park Specific Plan to establish an industrial business park for approximately 213 acres, associated actions and land use entitlements for the Specific Plan Site and associated actions for a 24-acre Upzone site in the community of Bloomington.
2. Certify the Environmental Impact Report (SCH No. 2020120545).
3. Adopt the California Environmental Quality Act Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
4. Approve Memorandum of Understanding with Howard Industrial Partners, LLC, regarding public benefit contributions to the community of Bloomington for the life of the Bloomington Business Park Specific Plan project entitlements.
5. Adopt the findings recommended by the Planning Commission in support of the Bloomington Business Park Specific Plan and associated actions and entitlements.
6. Adopt the resolution amending Policy Plan Map LU-1 for:
  - a. The Upzone Site from Low Density Residential to Medium Density Residential.
  - b. The Specific Plan Site from Very Low Density Residential and Low Density Residential to Special Development.

## RECOMMENDATIONS, CONTINUED

7. Consider proposed ordinance related to adoption of:
  - a. The Bloomington Business Park Specific Plan.
  - b. An amendment to the San Bernardino County Code, adding the Bloomington Business Park Specific Plan to the list of adopted specific plans.
8. Consider proposed ordinance amending the Land Use Zoning District Map FH29A for:
  - a. The Upzone Site from Single Residential with 20,000-square foot Minimum Lot Size to Multiple Residential.
  - b. The Specific Plan Site from Single Residential with 1-acre Minimum Lot Size with Additional Agriculture and Single Residential 20,000-square foot Minimum Lot Size to Bloomington Business Park Specific Plan – Industrial/Business Park.
9. Make alterations, if necessary, to proposed ordinances.
10. Approve introduction of proposed ordinances.
  - An ordinance of San Bernardino County, State of California, to adopt the Bloomington Business Park Specific Plan, relating to land use regulations for approximately 213 acres, and to amend Subsections 82.23.030(b) and 86.14.090(b) of the San Bernardino County Code, relating to adopted specific plans.

# RECOMMENDATIONS, CONTINUED

- An ordinance of San Bernardino County, State of California, to amend San Bernardino County Land Use Zoning District Map FH29A.

## 11. ADOPT ORDINANCES.

## 12. Approve the following project entitlements within the Specific Plan Site:

- a. Vesting Tentative Parcel Map No. 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, subject to the Conditions of Approval.
- b. Vesting Tentative Parcel Map No. 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, subject to the Conditions of Approval.
- c. Vesting Tentative Parcel Map No. 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, subject to the Conditions of Approval.
- d. Conditional Use Permit to construct a truck/trailer parking lot on 9.55 acres, subject to the Conditions of Approval.

# RECOMMENDATIONS, CONTINUED

13. Direct the Clerk of the Board of Supervisors to file a Notice of Determination.

- Applicant: Tim Howard/Howard Industrial Partners
- Community: Bloomington/Fifth Supervisorial District
- Locations:
  - a. Upzone Site: Northeast corner of San Bernardino Avenue and Locust Avenue
  - b. Specific Plan Site: 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.