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## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

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

**NOTICE IS HEREBY GIVEN** that the County of San Bernardino has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The County of San Bernardino is the Lead Agency for the proposed project.

**Date:** December 14, 2017  
**Project Title:** Slover Distribution Center, State Clearinghouse No. 2015121102  
**To:** Responsible Agencies and Interested Parties  
**Subject:** Notice of Availability of a Draft Environmental Impact Report (DEIR)

**Project Location:** The project site is located in San Bernardino County in the unincorporated community of Bloomington. Bloomington is located north and south of Interstate 10 (I-10), between the City of Fontana to the west, City of Rialto to the north and east, and Riverside County to the south. The project site is located on the south side of Slover Avenue, extending from Laurel Avenue east to Locust Avenue.

**Project Description:** The project comprises the following elements:

1. General Plan Amendment to change the existing land use designation from Bloomington/Single Residential with a 20,000 sq. ft. minimum lot size, additional agricultural overlay (BL/RS-20M-AA), and Bloomington/Single Residential with a 1-acre minimum lot size, additional agricultural overlay (BL/RS-1-AA) to Bloomington/Community Industrial (BL/IC) on approximately 17.34 acres
2. Conditional Use Permit (CUP) to construct a 344,000 sq. ft. high-cube industrial warehouse building, associated office facilities, and site improvements
3. Tentative Parcel Map to combine the five existing parcels into one lot
4. Environmental Impact Report (EIR) certification

The project would include development of a 344,000 square foot high-cube concrete tilt-up warehouse facility shell building, with no current tenant. The building would feature up to two offices of approximately 4,000 square feet each, for a total of 8,000 square feet. The project would include associated improvements such as landscaping and an infiltration basin. The project would also include associated truck and passenger vehicle parking, fences, gates, and hardscape areas. Automobile access would be via Laurel and Locust Avenues, with truck access would be limited to Slover Avenue. The building would be approximately 45 feet in height and be set back from the property line approximately 150 feet on the north, 70 feet on the south, 150 feet on the east, and 80 feet on the west. Project construction is anticipated to commence in 2018 and the facility would be operational in 2019.

**Government Code Section 65962.5:** The Department of Toxic Substances Control (DTSC's) (2007) EnviroStor database does not identify any toxic or hazardous materials sites on the project site. EnviroStor identifies a school investigation taking place at Bloomington High School. Other sites outside of the project site identified by EnviroStor are labeled as not needing further investigation. The project site is not located on a site which is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Environmental Topics Evaluated:** The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: air quality, biological resources, cultural resources, greenhouse gas emissions, hydrology and water quality, land use, noise, transportation and circulation, growth inducing impacts, cumulative impacts and alternatives to the proposed project.

**Significant Environmental Impacts:** Based on the analysis in the Draft EIR, the project would have significant and unavoidable impacts to air quality, and to traffic and circulation, as identified below.

- The project would conflict with or obstruct implementation of the applicable air quality plan.
- The project would adversely affect intersection operation at the following locations, including congestion management plan (CMP) facilities: Slover Avenue/Linden Avenue, and I-10 eastbound and westbound ramps at Cedar Avenue.

**Reviewing Locations:** The Draft EIR can be accessed on the County of San Bernardino Land Use Services website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>

Copies of the Draft EIR are available for review at the following locations during regular business hours:

- County of San Bernardino Land Use Services Department, 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.

**Public Comment Period:** The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **December 14, 2017 through January 30, 2018.**

Written comments on the Draft EIR and technical studies must be received no later than 4:30 pm on Friday, **January 30, 2018.** Please submit comments to:


Jim Morrissey, Planner  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

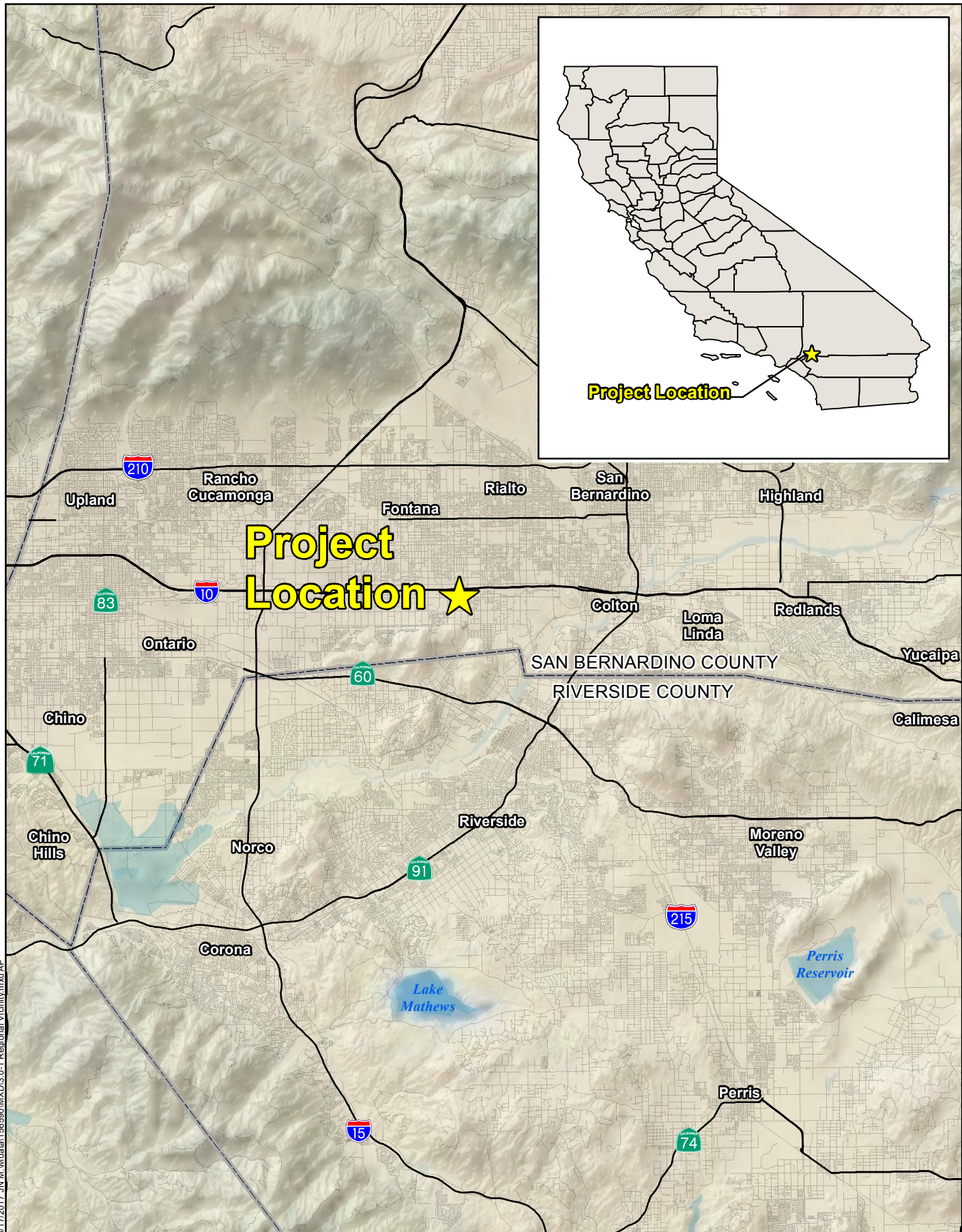
[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)

Please include the name, phone number, and address of the contact person in your response.

If you require additional information please contact Jim Morrissey, Planner, at (909) 387-4234.

Sincerely,

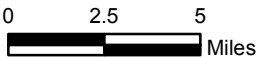
  
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Jim Morrissey  
Planner



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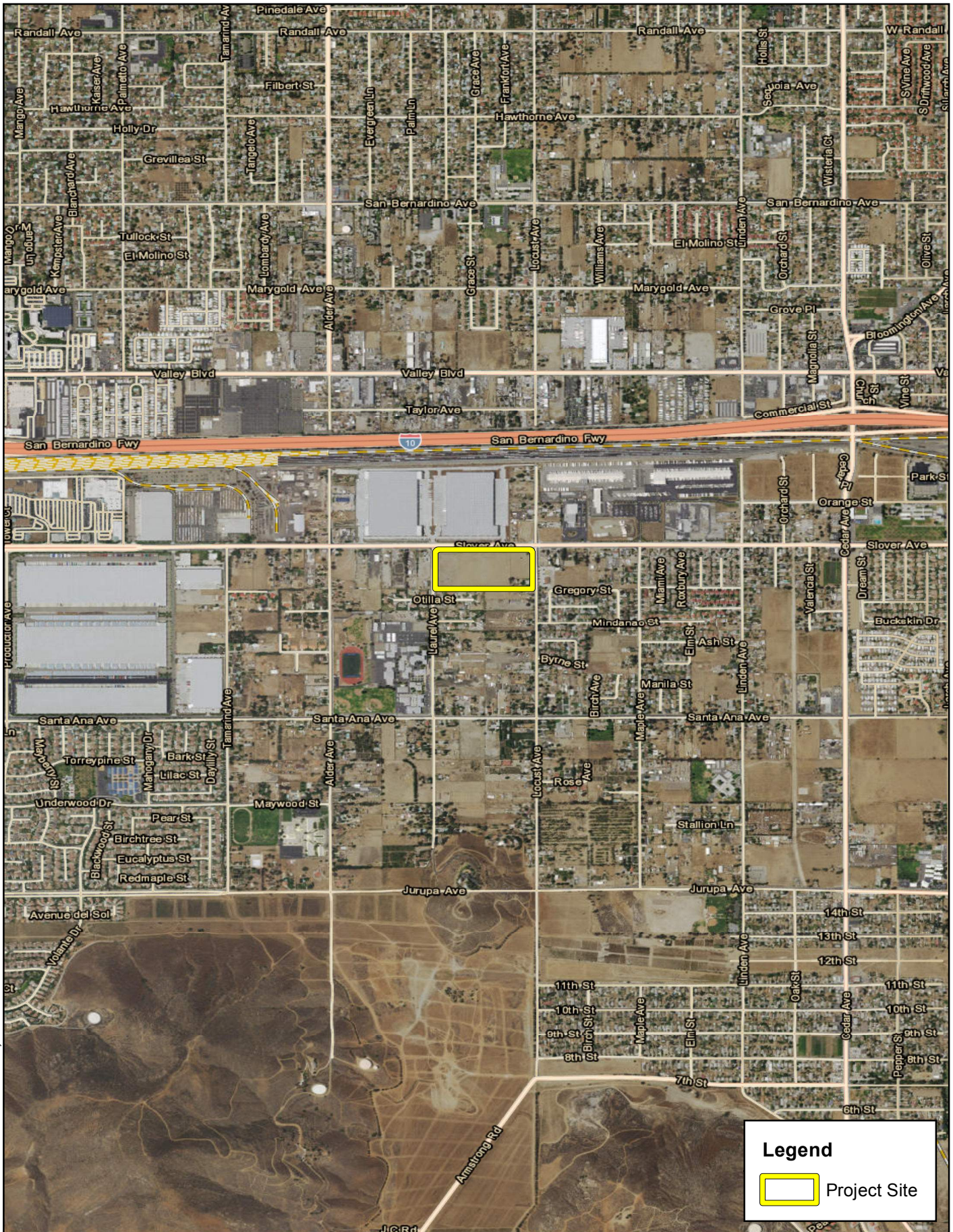
SLOVER DISTRIBUTION CENTER  
NOTICE OF AVAILABILITY OF DRAFT EIR

# Regional Vicinity Map



Source: ESRI Relief Map, National Highway Planning Network

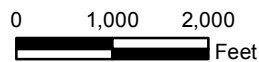
3/2/2017 J:\M:\data\156590\WXD\3.0-2 Project Location.mxd



**Legend**

Project Site

SLOVER DISTRIBUTION CENTER  
 NOTICE OF AVAILABILITY OF DRAFT EIR  
**Project Vicinity Map**



Source: San Bernardino County, ESRI