

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

☒ San Bernardino County Clerk of the Board
385 N. Arrowhead Avenue
San Bernardino, CA 92415

FROM: County of San Bernardino
385 North Arrowhead Ave
San Bernardino, CA 92415

Contact: Gina Gibson Williams
Planning Manager
(909) 387-4738

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 22 PM 3:08
SAN BERNARDINO COUNTY
CALIFORNIA

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

State Clearinghouse Number: 2020120545

Project Title: Bloomington Business Park Specific Plan Project

Project Applicant: IV5 Bloomington Gateway Distribution Center, LLC

Project Location: 213 acres south of Santa Ana Avenue, north of Jurupa Avenue, east of Alder Avenue, west of Linden Avenue

City: Unincorporated Bloomington Community **County:** San Bernardino

Project Description: The Specific Plan Area is 213 acres and is divided into two planning areas: Planning Area A and Planning Area B. Planning Area A is approximately 141.4 acres. Planning Area B includes approximately 71.6 acres and a proposed buildout year of 2040. The Specific Plan allows development within Planning Area A to have a floor area ratio (FAR) of 0.5 and a FAR of 0.05 within Planning Area B. The maximum development potential is 3,235,836 square feet (SF).

Adoption of the proposed Specific Plan requires a Policy Plan Amendment and Zoning Map Amendment. The land use designation of the Specific Plan Area would change from Very Low Density Residential (VLDR) and Low Density Residential (LDR) to Special Development (SD) and the zoning would change from Single Residential with 1-Acre Minimum Lot and Additional Agriculture Overlay (RS-1-AA) and Single Residential with 20,000 SF lot minimums (RS-20M) to Specific Plan (SP).

The proposed Project includes three separate components and associated permits and approvals ("entitlements"), as well as a Community Benefits Agreement:

- 1) Bloomington Business Park Specific Plan ("Specific Plan"), which is a land-use guiding document for the development of industrial and business park uses and the necessary on- and off-site infrastructure to serve these uses.
- 2) Opening Year Development within the Specific Plan's Planning Area A ("Opening Year Development of Planning Area A"), including associated Vesting Tentative Parcel Maps and Conditional Use Permits; and
- 3) Rezoning a residential site ("Upzone Site") to a higher density in compliance with the Housing Crisis Act of 2019 (Senate Bill 330) to offset the redesignation of the Specific Plan Area from residential to a non-residential use.

DATE FILED & POSTED

Posted On: 9/22/26

Removed On: 10/28/26

Receipt No: 36-09222026-678

This is to advise that the County of San Bernardino (Lead Agency) has approved the above-described Project on September 22, 2026, and has made the following determinations regarding the above-described Project.

1. ☒	The Project will have a significant effect on the environment.
☐	The Project will NOT have a significant effect on the environment
2. ☒	An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA.
☐	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. ☒	Mitigation measures were made conditions of the approval for the Project.
☐	Mitigation measures were NOT made a condition of the approval of the Project.
4. ☒	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. ☒	A Statement of Overriding Considerations was adopted for this project.
☐	A Statement of Overriding Considerations was NOT adopted for this project
6. ☒	Findings were made pursuant to the provisions of CEQA.
☐	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and the record of Project approval, are available at:
<https://lus.sbcounty.gov/planning-home/environmental/valley-region/>

GINA GIBSON WILLIAMS  9/22/26 PLANNING MANAGER
Name: Signature: Date: Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 22 PM 3:09
SAN BERNARDINO COUNTY
CALIFORNIA



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 09222026 — 678

STATE CLEARINGHOUSE NUMBER (If applicable)

2020120545

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of San Bernardino	LEAD AGENCY EMAIL -	DATE 09222026
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER -	

PROJECT TITLE

Bloomington Business Park Specific Plan Project

PROJECT APPLICANT NAME IV5 Bloomington Gateway Distribution Center, LLC	PROJECT APPLICANT EMAIL -	PHONE NUMBER (909) 387-4738
PROJECT APPLICANT ADDRESS 385 North Arrowhead Avenue	CITY San Bernardino	STATE CA
	ZIP CODE 92415	

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:

#2275

☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Alicia Meza, Deputy Clerk
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DATE FILED & POSTEDPosted On: 11-15-2022Removed On: 12-28-2022Receipt No: 36-11152022-786**Notice of Determination****To:**☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ Clerk of the BoardCounty of: San BernardinoAddress: 385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130**From:**Public Agency: San Bernardino County, LUSD*Address: 385 North Arrowhead Ave, First Floor San
Bernardino, CA 92415-0187Contact: Aron LiangPhone: 909-387-0235

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.State Clearinghouse Number (if submitted to State Clearinghouse): 2020120545Project Title: Bloomington Business Park Specific PlanProject Applicant: Tim Howard, Howard Industrial Partners, LLCProject Location (include county): 1) Bloomington Business Park Specific Plan – 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. 2) Upzone Site – Northeast corner of San Bernardino Avenue and Locust Avenue.**Project Description:**

The Project includes two sites – 1) the Bloomington Business Park Specific Plan Site, setting forth a land use development plan, circulation/access plan, and supporting infrastructure plans for approximately 213 acres, and 2) the Upzone Site, consisting of approximately 24 acres, bounded by San Bernardino Avenue to the south, Hawthorne Avenue to the north, Locust Avenue to the west, and single-family residential uses to the east. The Project includes nine separate components that will require associated actions and entitlements, including a) General Plan Amendment/Rezoning of the Bloomington Business Park Specific Plan Site of approximately 213 acres, b) General Plan Amendment/Rezoning of the Upzone Site of approximately 24 acres, c) Vesting Parcel Map 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, d) Vesting Parcel Map 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, e) Vesting Parcel Map 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, f) Conditional Use Permit to construct a truck/trailer parkign lot on 9.55 acres, g) Community Benefits Agreement to provide needed fundings for multiple community facilities, services, and infrastructure, h) Environmental Impact Report, to establish an industrial business park of approximately 213 acres, within the Bloomington Business Park Specific Plan - Industrial/Business Park, and i) Development Code Amendment, to amend certain subsection of the San Bernardino County Code relating to adopted specific plan. This will comprise the Fourth Cycle General Plan Land Use Element Amendment of 2022

This is to advise that the San Bernardino County has approved the above ☒ Lead Agency or ☐ Responsible Agency)described project on November 15, 2022 and has made the following determinations regarding the above (date)

described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

CLERK OF THE
BOARD OF SUPERVISORSCLERK OF THE
BOARD OF SUPERVISORS2022 SEP 22 PM 3:15
SAN BERNARDINO COUNTY
CALIFORNIA2022 NOV 15 PM 3:02
COUNTY OF SAN BERNARDINO
CALIFORNIA

This is to certify that the final and record of project approval are the Environmental Impact Report are available to the General Public at:

385 N. Arrowhead Ave., San Bernardino, CA 92415

Signature (Public Agency):


Heidi Duron

Title: Planning Director

Date: 11/15/2022

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011

CLERK OF THE
BOARD OF SUPERVISORS
2026 SEP 22 PM 3:21
SAN BERNARDINO COUNTY
CALIFORNIA



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 11/15/2022 — 786

STATE CLEARINGHOUSE NUMBER (If applicable)

2020120545

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

San Bernardin County LUSD

LEAD AGENCY EMAIL

DATE

11/15/2022

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

Bloomington Business Park Specific Plan

PROJECT APPLICANT NAME

Tim Howard, Howard Industrial Partners LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(909) 387-0235

PROJECT APPLICANT ADDRESS

385 N. Arrowhead Avenue, First Floor

CITY

San Bernardino

STATE

CA

ZIP CODE

92415-0187

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$3,539.25

\$

3,539.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

SAP

TOTAL RECEIVED

\$

3,589.25

SIGNATURE

X Jennifer Luna

AGENCY OF FILING PRINTED NAME AND TITLE

Jennifer Luna, Deputy Clerk

CLERK OF THE
BOARD OF SUPERVISORS
2022 SEP 22 PM 3:15
SAN BERNARDINO COUNTY
CALIFORNIA