



COUNTY OF SAN BERNARDINO  
NOTICE OF COMPLETION AND AVAILABILITY (NOA) OF A DRAFT EIR  
for the Valley Corridor Specific Plan

**TO:** Responsible and Interested Agencies, Organizations, and Other Interested Persons

**SUBJECT:** **Notice of Availability of a Draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act, Sections 15085 and 15087 of the CEQA Guidelines**

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), has prepared an Environmental Impact Report (EIR) for the proposed Valley Corridor Specific Plan (described below). The Draft EIR is available for public review.

**Project Title:** Valley Corridor Specific Plan (SCH# 2015061085)

**Project Location:** The proposed Valley Corridor Specific Plan would apply to a 355-acre area in Bloomington, an unincorporated community in San Bernardino County located east of the City of Fontana and west of the City of Rialto. The project area would be oriented along a 1.25-mile corridor of Valley Boulevard between Bloomington's western (Alder Avenue) and eastern (Spruce Avenue) boundaries. It includes properties fronting Valley Boulevard and extending to Marygold Avenue to the north and Interstate 10 to the south.

**Project Description:** The Valley Corridor Specific Plan would provide the foundation for a more vibrant community corridor that offers employment and retail opportunities surrounded by a more walkable, safe, and attractive environment. The plan introduces land use changes to approximately 294 acres of parcelized land within the boundary and a little over 60 acres of right-of-way. The proposed land use and development framework could ultimately support approximately 1,093 housing units in residential and mixed-use projects and 1,882,428 square feet of nonresidential building square footage comprised of a variety of retail stores, restaurants, hotels, and business development/office space. This would represent an additional 568 dwelling units, 1,857 new residents, 907,319 square feet of additional nonresidential building space, and approximately 1,413 new jobs in the plan area compared to existing conditions.

**Significant Environmental Effects:** The DEIR identifies potentially significant impacts related to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and utilities and service systems. The DEIR identifies significant and unavoidable adverse impacts and cumulative impacts related to air quality (short term and long term), greenhouse gas emissions, noise (construction and operational), and transportation and traffic.

**Hazardous Waste:** There Specific Plan area contains hazardous waste sites as defined in Government Code Section 65962.5.

**Public Review Period:** **October 11, 2016 to November 28, 2016.** Written comments on the Draft EIR and technical studies must be received no later than 4:30 pm on Monday November 28, 2016.

**Document Availability:** The Draft EIR and this Notice of Availability can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. The documents are 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; 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.

For additional information or submission of written comments, contact:

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**Hearings:** No hearings have been scheduled for this project. Hearings by the Planning Commission and the County Board of Supervisors will be noticed public hearings.