

BLOOMINGTON COMMUNITY PLAN



WELCOME TO
BLOOMINGTON

DRAFT

This printed version of the Draft Community Plan is provided as a courtesy for simplifying community review. A draft version of the web-based Community Plan can be found at www.countywideplan.com/cp.



COUNTYWIDE PLAN
Bloomington Community Plan



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Introduction

Bloomington is the largest and most developed unincorporated community in San Bernardino County. The original Bloomington town was first laid out in 1887. Some of the original town remains in the area around Cedar Avenue and Valley Boulevard, but most has been replaced by Interstate 10 (I-10) and the Colton Rail Yard.

Today Bloomington is a residential mix of large-lot rural estate homes, contemporary single-family detached housing subdivisions, a small amount of rental apartments, and several mobile home parks. The areas along I-10 have a variety of industrial businesses, and there is a mix of small retail business and restaurants along Valley Boulevard and Cedar Avenue. With 700 acres of vacant land and a number of underutilized properties, Bloomington still has considerable development potential.

Prior to the planning process for the Bloomington Community Plan, the County engaged residents in planning for the community through public workshops for the Valley Boulevard Specific Plan and the Bloomington Grove affordable housing / Lillian Court senior community / Bloomington Branch Library development project. The planning process for the Bloomington Community Plan include three public outreach events, as did the other community plans.

In response to the size of the Bloomington Community and the complexity of planning, land use, and community development challenges, the public engagement for the community plan also included: a focus group workshop for seniors and another for high school students; a workshop on the logistics industry in Bloomington; and two follow-up discussions at meetings of the Bloomington Municipal Advisory Committee (Bloomington MAC). Complimenting the public events and workshops, the Bloomington Community Plan webpage allowed residents to view the information that was presented and to submit their input and ideas.

Strengths and Opportunities

As part of the community engagement events, participants defined the strengths of and opportunities for Bloomington. The word cloud at the top of the next page represents input participants provided. The more often participants used a word or phrase, the larger the word appears in the cloud. The graphic on the bottom of the next page shows the community's strengths, weaknesses, opportunities, and threats that the participants ranked as the most important.



Strengths

- Access to the I-10 freeway
- Middle of everything; small town feel
- Fire station and post office in Bloomington

Weaknesses

- Homelessness and illegal activity at Ayala Park
- Split by the I-10; only one congested crossing
- Lack of upkeep on some properties

- Kaiser and Arrowhead
- California's Homemade Food Act
- Affordable Bloomington

Opportunities

- Lower volume of traffic on Valley limits appeal for retail development
- Limited resources to invest in public facilities and services

Threats

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Where Did the Goals, Policies, and Land Use Map for My Community's Plan Go?

The existing Community Plan content was used in the development of the new draft Community Plan and Countywide Plan. Goals and policies from the existing community plan, as well as proposed land use changes discussed during the community workshops, will be considered for inclusion in the County Policy Plan, a component of the Countywide Plan. The Land Use Map will be adopted as part of the County Policy Plan. The content of the draft Community Plan focuses on those actions identified by the community that the community is willing to take to make desired changes to their community. The County Policy Plan and the Community Plans will both be web-based, with adoption of the Countywide Plan in late 2018.

Relationship of the Community Plan to the Countywide Plan

In 2010, the San Bernardino County Board of Supervisors set out to establish a vision for the future of the county as a whole, and subsequently adopted a Countywide Vision in 2011 after two years of input from the community and the county's 24 cities and towns. Following the adoption of the Countywide Vision, which calls for the creation of a "complete county", the Board adopted the County paradigm and job statements in 2012.

In 2015, the County of San Bernardino launched an effort to go further than any county or city has ever gone with a general plan by creating a web-based comprehensive "complete county" plan. General plans are almost always strictly rule books for guiding development and growth. The County's General Plan, last updated in 2007, will go well beyond a traditional general plan to become a comprehensive Countywide Plan that complements and informs the Countywide Vision by taking into account all services—not just land-use planning—provided by County Government, and the unique values and priorities of each unincorporated community.

The Countywide Plan serves as a guide for County decision-making, financial planning, and communications. Its web-based format provides a wealth of easily accessible data on how the County operates, and allow independent research using County data and information.

The Countywide Plan includes:

- A County Policy Plan, which serves in part as the County's General Plan for the unincorporated areas and also provides guidance for regional county services. The Policy Plan establishes goals and policies for the entire county as well as specific sub regions and communities.
- A County Business Plan, which contains governance policies and operational metrics that outline the County's approach to providing municipal and regional services.
- A Regional Issues Forum, which is an online resource for sharing information and resources related to issues confronting the entire county.
- A Community Plans Continuum, which articulates what is important to each Community, and for the most part, would be implemented by the Community. Links will also be provided for maps, goals, and policies in the Policy Plan.

The Draft Community Plan for Public Review

The final format of the Community Plan will be web-based and provided online. This printed version of the Draft Community Plan is provided as a courtesy for simplifying community review, but may not be available once the online version of the plan is finalized. A draft version of the web-based Community Plan can be found at www.countywideplan.com/cp. This printed version includes the information provided on the website under each tab except for the information included under the “Maps and Links” tab. A separate Community Profile can be found in Appendix A of this draft document and on the web-based version in the “Our Community” tab.

This Draft Community Plan was created by the community members who attended workshops, provided comments online or sent in written comments. It is written in the words of those participating in the public engagement process. Therefore, the Community’s plan retains the voice and future image of the community presented by the community members participating in the public engagement process.

How to Use This Plan

Overall, the Community Plans are a guide for communities to create the future character and independent identity, as identified in the workshops with community values and aspirations, through completion of a community action plan. As stated at the community workshops, the new Community Plans replace any existing 2007/2014 Community Plans, with a greater focus on community self-reliance, grass-roots action, and implementation. Goals, policies, land use, and infrastructure decisions will be addressed in the Policy Plan of the Countywide Plan.

The Community Plan is strategic in nature and provides clear Focus Statements and Action Statements identified by the community that led to creation of an action plan that can be implemented at the grass-roots level within each community. Some actions may require assistance by a County department, but the community will take the lead in moving the action forward, identifying funding or scheduling meetings or requesting information from specific County departments.

Plan Organization

The Community Plan is organized into three main sections, the community’s Values, community’s Aspirations, and Action Plans.

Values – Those shared assets, principles, standards, mores and in the judgement of the community, what is important to the lives of its residents and businesses. (Identified in Workshop #1 and reviewed and finalized in Workshop #2)

Aspirations – A written narrative illustrating the community’s desired look and function once the Community Plan is fully implemented. This is a long-term view of 10 to 20 years. It is written as if the community’s desired changes have already occurred. (Identified in Workshop #1 and reviewed and finalized in Workshop #2)

Action Plans – The action plans consist of:

- Priority Action Statements, which are measurable statements providing critical information on the program, initiative or project to complete, along with a list of resources for additional assistance (Identified in Community Plan Workshop #2 and reviewed and finalized in Community Plan Workshop #3)

- A set of Actions, which provide specific direction to assist County staff, members of the Bloomington community, and other stakeholders in achieving the Priority Action Statements. Each Action also identifies the primary entity or lead, supporting entities, a general timeline for implementation, and estimated costs
- Other Action Statements, that were raised by the community, but were not identified as priorities during the outreach process. As the Action Plan is implemented and/or issues facing the community change, this section can be a resource for identifying future prioritized action statements.

The Action Plan highlights the community's prioritized action statements, setting out a path to achieve the community aspirations through and a set of actions that can be implemented as resources are available over the next 5 to 10 years.

Note that while other Community Plans include Focus Statements (which help to categorize Action Statements), the Bloomington community went through an extensive prioritization effort informed by cost estimates—both for implementation of improvements and potential property tax implications. With this level of prioritization, no Focus Statements are required.

The Plan as a Living Document

The Community Plan and the Countywide Plan are designed to be web-based plans and therefore will be easily updated. The Community Plan is intended to be championed and implemented by the community. The Action Statements within the plan were created through public engagement workshops by community participants.

The plan is meant as a way to organize activities and provide overall direction to move the community forward. The plan should never be considered to be written in stone, but should be malleable as the needs of the community continue to change. Action Statements should be re-prioritized, changed and amended as Action Statements are completed or new priorities take their place.

The Community should consider reviewing its plan annually to celebrate what was accomplished and make changes to the plan, as necessary, to ensure it is a relevant work plan. Communities should report back to the San Bernardino County Land Use Services Department, Planning Division as they complete actions to ensure their plan is updated online with success stories included on their website and at least annually to ensure their action plans are updated reflecting completed actions. As communities complete their Actions, the County will determine when to revisit the community to re-prioritize, expand or modify their action plan.

Differences from Other Community Plans

The Bloomington Community Plan is different from others. Outreach on the future of the entire community began in 2013 during the preparation of the Valley Corridor Specific Plan. The Community Plan effort officially launched in 2015 and continued with multiple workshops and related events through early 2017.

During this time, the community was evaluating how to react to strong development interests from the logistics industry while also expressing a desire for more suburban levels of housing, commercial centers, and amenities. Additionally, the Countywide Plan analyzed multiple growth scenarios for the county and determined that Bloomington is a desirable and logical area for substantial housing and commercial growth.

Based on the extensive outreach effort and increased immediate and long-term development pressures, the Bloomington community went through an extensive prioritization effort informed by cost estimates—both for implementation of improvements and potential property tax implications.

The resulting Action Plan includes the community’s prioritized action statements and a set of actions for the next 5 to 10 years, as resources are available, to make progress toward realizing the aspirations. Note that with this level of prioritization, no focus statements are required.

How to Implement the Plan & the Community Development Toolkit

The Actions provide a specific outline of the steps necessary to implement each Action Statement.

Once an Action is selected for implementation, the Action Leader will coordinate with those responsible for carrying out each step, identify and secure resources that will be required, and refine a timeline. The Actions are intended as a guide, but each community should develop more specific assignments based upon available community resources such as funding, volunteers, and community groups and organizations. This step of planning is an important step necessary to help ensure successful implementation.

Potential resources are identified for each Action Statement. These may be guides on implementation, case studies of how other communities have implemented similar projects, sources of potential external funding, and County agencies that can provide guidance and advice.

The Action Plans Are Not Set in Stone

The Action Plan is to be used to guide community actions and is not “set in stone”. The plan is meant as a way to organize activities and provide overall direction to move the community forward. The plan should never be considered to be written in stone, but should be malleable as the needs of the community continue to change. Action Statements should be re-prioritized, changed and amended as Action Statements are completed or new priorities take their place.

Values Statement

The Values are those shared assets, principles, standards, mores, and in the judgement of the community, what is important in the lives of its residents and businesses. A community's values are an important consideration in shaping its aspirations, focus and actions.

As a community we value:

Personal Safety. Bloomington residents value low crime rates and a common public awareness that people are safe from crime in their homes and in public.

Clean and Attractive Neighborhoods. Bloomington residents value neighborhoods and districts with well-maintained properties and attractive landscaping, streetscapes, and buildings.

Community Gathering Places. Bloomington residents value town centers with parks, plazas, and civic spaces that provide a location for the community to gather and socialize.

New Development. Bloomington residents value a mix of housing types and densities, and attractive and convenient places for shopping, dining, and entertainment, while maintaining rural areas that foster a small-town feel.

Mobility. A balanced system where pedestrians, bicyclists, and vehicles can move efficiently and safely

Healthy Community. Improvement of regional air quality, programs to mitigate the health impacts of air quality, and expanded parks facilities and recreation programs.

Economic Development. Businesses and investment that generate jobs and financial resources to support expanded public facilities and services, without degrading residential neighborhoods.

Aspirations Statement

The Aspirations Statement is a written narrative illustrating how the community desired look and function once the Community Focus Statements and Action Statements are accomplished. This is a long term view of 10 to 20 years. The Aspirations Statement serves as a foundation for developing Community Focus Statements and Action Statements.

Community Image

Bloomington is a beautiful, clean community known to residents across the San Bernardino Valley as a great yet affordable place to live.

Local Economy

Bloomington offers a local economy that provides jobs for residents, opportunities for entrepreneurs, and revenues for public facilities and services. Bloomington residents have the skills and education to qualify for well-paying jobs in Bloomington and in nearby cities.

Infrastructure and Mobility

There is sufficient sewer service to support new businesses and new residential neighborhoods, and roadways that are maintained in good condition.

Quality of Life

Bloomington contains great neighborhoods, parks and recreation centers, and local services, while maintaining a safe, small-town feel.

Town Centers

The community enjoys attractive and well-maintained town centers with plazas, landscaping and street furniture, and community services. These spaces, filled with independent shops and restaurants, provide residents with options to shop, socialize, recreate, and participate in community events.

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Action Plans

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Priority Action Statements

1

Public Safety:

Reduce the rate of crime in Bloomington relative to defined comparison communities.

Actions

1.1 Conduct a public safety community workshop

The Sheriff's Department will present an assessment of crime and safety in Bloomington. The Sheriff's Department will also describe progress made toward public safety with the 2017 redistribution of deputies and service areas. The workshop will determine whether additional public safety efforts are warranted such as improved neighborhood watch, public education campaigns, or new funding for additional Sheriff's Department resources.

Action Leader: Sheriff's Department (supported by Bloomington MAC)

Time Required: 1 month

Estimated Cost: No new additional cost; use of existing budgeted funds

1.2 Develop community consensus and strategy

If the results of action 1.1 indicate a need for more community efforts to promote public safety, the MAC will convene residents, businesses, and other stakeholders to identify appropriate strategies and funding resources. If warranted or needed, the MAC would coordinate with the Special Districts and Sheriff's Department to establish a local funding mechanism such as a community facilities district (where local revenue is spent for the Bloomington community).

Action Leader: Bloomington MAC (supported by Sheriff's Department and Special District)

Time Required: 2-6 months

Estimated Cost: some efforts may not require new costs and use existing budgeted resources; other efforts could require new funding; e.g., \$10,000 to \$15,000 to establish a local funding mechanism

Resources

- [Sheriff Department crime mapping website](#)
- [California Special Districts Association \(CSDA\) website](#)
- [CSDA Guide to Special Districts](#)

2

Code Enforcement:

Eliminate zoning and code violations, reduce non-conformities, and ensure compliance with use permit conditions to protect the investments made by residents, property owners, and business owners.

Actions

2.1 Conduct a code enforcement community workshop

The Code Enforcement Division will describe progress made in code enforcement over the past year and lead a discussion on whether additional solutions are warranted such as community awareness campaigns or new funding for additional code enforcement and legal resources.

Action Leader: Code Enforcement Division (supported by the Bloomington MAC and Supervisor's office)

Time Required: 1 month

Estimated Cost: No new additional cost; use of existing budgeted funds

2.2 Develop community consensus and strategy

Should the discussion in action 2.1 determine that there are efforts that the community can and should undertake with little or no additional funding, the Bloomington MAC will convene residents, businesses, and other stakeholders to identify appropriate strategies and funding resources.

Should the discussion in action 2.1 indicate a need for additional code enforcement and legal resources dedicated to Bloomington, a funding mechanism will need to be established. The MAC would coordinate with the Special Districts Department and Code Enforcement Division to establish a local funding mechanism such as a community facilities district (where local revenue is spent for the Bloomington community).

Action Leader: Bloomington MAC (supported by the Code Enforcement Division, Special Districts Department, and Supervisor's office)

Time Required: 2-6 months

Estimated Cost: No new additional cost; use of community resources and/or existing budgeted funds

Resources

- California Environmental Protection Agency Environmental Enforcement and Training Grants
- CalRecycle Grant Programs
- Community Development Block Grant Program
- Community Cleanup Fix-Up Campaign
- County of San Bernardino Solid Waste Division



- Keep America Beautiful
- *See Also: See funding mechanism sites listed under Public Safety*

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3

Sewer:

Facilitate the provision of sewer infrastructure and sewage treatment capacity to accommodate additional residential and business development in areas of Bloomington planned for more intense development.

Actions

3.1 Evaluate potential sewer infrastructure needs

The Community Development and Housing Agency will present the results of a sewer infrastructure technical assessment (in progress when this plan was prepared) at a Bloomington MAC meeting. This presentation will cover needs and alternatives, as well as possible financing mechanisms, such as user fees, grants, and a special funding and financing district.

Action Leader: Community Development and Housing Agency (with support from the Bloomington MAC, Special Districts Department, and Supervisor's office)

Time Required: 1 month

Budgeted Cost: No new additional cost; use of existing budgeted funds

3.2 Develop community consensus and strategy

The Community Development and Housing Agency will facilitate a community workshop on ways to fund sewer improvements in Bloomington, including likely costs for property owners. The purpose of the workshop is to generate community consensus on a preferred funding mechanism and identify next steps.

Action Leader: Community Development and Housing Agency (with support from the Bloomington MAC, Special Districts Department, and Supervisor's office)

Time Required: 1 month

Estimated Cost: No new additional cost; use of existing budgeted funds

Resources

- Clean Water State Revolving Fund

4

Truck Routes:

Evaluate the feasibility and potential effectiveness of establishing truck routes to lessen traffic congestion and to reduce damage to roadways, and, if feasible, adopt designated truck routes, establish a program to upgrade truck route roadways, and prohibit truck traffic on non-truck-route roads.

Actions

4.1 Define the challenge and intended outcome

At a Bloomington MAC meeting, the Department of Public Works will describe planned roadway projects in Bloomington and how these are intended to address traffic and related issues. The public will have the opportunity to identify local issues with truck through-traffic.

Action Leader: Department of Public Works (with support from the Bloomington MAC and Supervisor's office)

Time Required: 1 month

Budgeted Cost: No new additional cost; use of existing budgeted funds

4.2 Prepare a truck route plan

The Department of Public Works will evaluate the feasibility and effectiveness of potential truck routes in Bloomington. The results will be presented at a Bloomington MAC meeting. Additionally, the Supervisor's office will present information on possible funding mechanisms.

Action Leader: Department of Public Works (with support from the Bloomington MAC, Special Districts Department, and Supervisor's office)

Time Required: 6-12 months

Estimated Cost: \$25,000, as fund are available

4.3 Develop community consensus and strategy

The Department of Public Works will facilitate a community workshop on ways to fund truck routes and other roadway improvements in Bloomington, including likely costs for industrial and/or other property owners. The purpose of the workshop is to generate community consensus on a preferred funding mechanism and identify next steps.

Action Leader: Department of Public Works (with support from the Bloomington MAC and Supervisor's office)

Time Required: 1 month

Estimated Cost: No new additional cost; use of existing budgeted funds

4.4 Establish truck routes

If the community workshop determines that truck routes could lessen traffic congestion and/or reduce damage to roadways, the Department of Public Works will collaborate with appropriate agencies to finalize truck routes through Bloomington. If truck routes are to be established, the Board of Supervisors may consider an ordinance to codify where truck routes are in Bloomington and notify the California Highway Patrol.

Action Leader: Department of Public Works

Time Required: 3-6 months

Estimated Cost: No new additional cost; use of existing budgeted funds

4.5 Plan and Construct Improvements

If a truck route ordinance is adopted, the Department of Public Works will prepare preliminary plans and cost estimates for identified truck routes. Based on this information, the Department of Public Works will prepare a prioritized list of discrete improvements needed.

Once a plan is completed, the Department of Public Works will coordinate the construction of improvements to identified truck routes as funding becomes available. If funds are available, individual improvement projects would be placed in the capital improvement budget for design, engineering, environmental review, and construction.

In the year following the adoption of a truck route ordinance in Bloomington, the Department of Public Works will present an evaluation of the effectiveness of truck route restrictions at a Bloomington MAC meeting.

Action Leader: Department of Public Works (with support from the Bloomington MAC and California Highway Patrol)

Time Required: TBD, as funds become available

Estimated Cost: \$375,000 for planning, \$18 million for capital improvements, \$250,000 per year for ongoing maintenance and reserve funds; as funds are available (cost estimate subject to revision based on planning and design)

Resources

- [Caltrans Legal Truck Access](#)
- [Caltrans Route Restriction Procedures](#)
- [Safe Routes to School Guide](#)
- [Caltrans Sustainable Transportation Planning Grants](#)

5

Dedicated Development Impact Fees:

Generate revenue to offset impacts of new development in Bloomington by establishing new development impact fees and financing districts, and also restricting the use of that revenue to improvements in Bloomington.

Actions

5.1 Present a summary of development impact fee and financing districts

The Community Development and Housing Agency will gather and present a summary of relevant development impact fee and financing district information at a Bloomington MAC meeting.

Action Leader: Community Development and Housing Agency (with support from the Finance Department, Land Use Services Department, Special Districts Department, and Supervisor's office)

Time Required: 3-6 months

Estimated Cost: No new additional cost; use of existing budgeted funds

5.2 Conduct nexus studies

The Community Development and Housing Agency will conduct nexus studies required to establish development impact fees. The number of (and cost to prepare) nexus studies will depend upon the number of development impact fees identified for evaluation.

Action Leader: Community Development and Housing Agency (with support from the Supervisor's office and other County agencies/departments as appropriate)

Time Required: 6-12 months

Estimated Cost: \$25,000 to \$125,000, as funds are available

5.3 Prepare and adopt a development impact fee ordinance

Based on the results of the nexus studies, County Counsel will prepare a draft development impact fee ordinance for consideration by the Board of Supervisors.

Action Leader: County Counsel (with support from Land Use Services Department)

Time Required: 3-6 months

Estimated Cost: No new additional cost; use of existing budgeted funds

5.4 Conduct a financing districts community workshop

The Community Development and Housing Agency will facilitate a community workshop on different financing district options, boundaries, and eligible improvements for Bloomington, including likely costs for industrial and/or



other property owners. The purpose of the workshop is to generate community consensus on preferred funding mechanisms and identify next steps.

Action Leader: Community Development and Housing Agency (with support from the Supervisor’s office and other County agencies/departments as appropriate)

Time Required: 1 month

Estimated Cost: No new additional cost; use of existing budgeted funds

Resources

- Summary of Laws on Development Fees from the Institute for Local Government (ILG)
- One-page summary of Development Fees from ILG

6

Air Quality Health Impacts:

Reduce incidence of health issues related to air quality by providing or expanding targeted programs—such as expansion of the breathmobile, in-home health consultations, and air filters for sensitive receptors.

Actions

6.1 Assess health conditions in Bloomington

The County Department of Public Health will assess health conditions related to air quality and potential interventions for Bloomington.

Action Leader: Department of Public Health (with support from the South Coast Air Quality Management District)

Time Required: 1 month

Estimated Cost: No new additional cost; use of existing budgeted funds

6.2 Conduct an air quality community workshop

The Department of Public Health will present the results at a Bloomington MAC meeting and collect additional public concerns and priorities regarding air quality and health. The Department of Public Health will facilitate a second workshop to generate community consensus on preferred interventions, explain funding options, and to identify next steps.

Action Leader: Department of Public Health (with support from the Bloomington MAC and South Coast Air Quality Management District)

Time Required: 3-6 months

Estimated Cost: No new additional cost; use of existing budgeted funds

Resources

- [American Lung Association in California](#)
- [Breathmobile](#)
- [California Air Resources Board Educational Outreach](#)
- [California Environmental Protection Agency Environmental Justice Small Grants](#)
- [South Coast Air Quality Management District](#)

Other Action Statements

The following action statements were not identified as priorities during the Bloomington Community Plan public outreach process. However, as the Action Plan is implemented, there will be opportunities to re-evaluate the issues facing the community and add new priority action statements and actions.

Topic: Community Image

Streetscaping

Install and maintain attractive streetscapes along important roads in Bloomington.

Gateways

Install and maintain signs and other gateway features at key places where people enter Bloomington.

Topic: Local Economy

Jobs

Attract businesses that provide jobs suited to the skills and education of Bloomington residents.

Home-Based Businesses

Create and maintain a program to assist Bloomington residents to establish home-based businesses, such as urban agriculture and homemade foods.

Fiscal Balance

Attract more non-residential uses to improve the fiscal balance of Bloomington and provide resources for public facilities and services.

Topic: Infrastructure and Mobility

Roads

Maintain roadways and, when necessary, expand roadways to reduce or alleviate traffic congestion.

Sidewalks

Construct an interconnected sidewalk network in Bloomington, connecting residences with schools, parks, and places for shopping, dining, and entertainment.

Streetlights

Install and maintain streetlights throughout Bloomington.

Bikeways

Construct and maintain safe on-street bikeways and off-street bike paths throughout Bloomington.

Topic: Quality of Life

New Neighborhoods

Develop new residential neighborhoods with a mix of housing types and neighborhood parks.

Park Improvements

Complete the improvements to Kessler Park, and clean up and improve (or relocate) Ayala Park.

New Parks

Build and maintain new parks in Bloomington.

Community Recreation Center

Build and maintain a community recreation center in Bloomington, including a community swimming pool.

Senior Center

Improve and expand the senior center and provide more activities.

Topic: Town Centers

Affordable Bloomington

Provide additional community facilities and services in the area around Affordable Bloomington.

New Retail

Develop new retail in town centers.

Gathering Places

Develop new town centers with plazas and other places where residents can gather and socialize.

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APPENDIX A

Bloomington Community Profile

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Bloomington

Community Profile

OVERVIEW

Bloomington is the largest and most developed unincorporated community in San Bernardino County. The original Bloomington town, first laid out in 1887, was bounded on the north by Valley Boulevard (then Colton Avenue), on the south by Slover Avenue, on the east by Larch Avenue, and on the west by Linden Avenue. Some of the original town remains, in the area around Cedar Avenue and Valley Boulevard, but most has been replaced by Interstate 10 and part of the Colton Rail Yard.

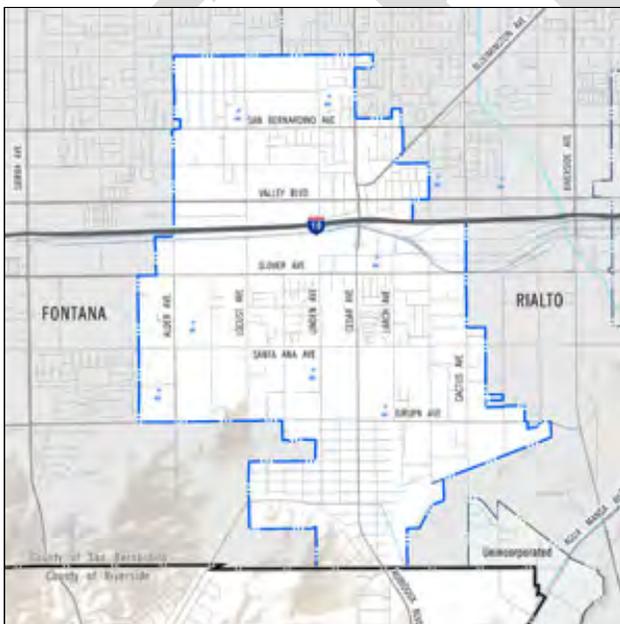
Today Bloomington has a mix of large-lot rural estate homes, contemporary single-family detached housing subdivisions, a small amount of rental apartments, and several mobile home parks. The areas along Interstate 10 have a variety of industrial businesses, and there is a mix of small retail business and restaurants along Valley Boulevard and Cedar Avenue. With 700 acres of vacant land and even more underutilized properties, Bloomington still has considerable development potential.

HISTORY TIMELINE

1876 Railroad connecting San Bernardino and Los Angeles	1950s Suburban subdivisions replacing farms	1976 West Colton Classification Yard opens	1991 Bloomington Garage moved and added as CA Historical Point of Interest
1888 Town site established	1912 Bloomington Garage established	1952-1974 First San Bernardino County Museum	1987 Jack Pratte Park dedicated
			2015 Virginia Geil Way dedicated

GEOGRAPHY

- + 3,200 acres
- + Situated in the San Bernardino Valley along Interstate 10
- + Bounded by Fontana, Rialto, and Riverside County



DEMOGRAPHIC SNAPSHOT

Population

2000	19,200
2010	23,851
2014	25,228

Change 2000 to 2010	4,651
- Annual rate of change	2.2%

Change 2010 to 2014	1,377
- Annual rate of change	1.4%

Median Age

Bloomington	30.1
San Bernardino County	32.2

Households

Number of households, Bloomington	5,530
Average household size	
- Bloomington	4.52
- San Bernardino County	3.34

Median household income

Bloomington	\$ 48,985
San Bernardino County	\$ 54,100

Source: 2014 American Community Survey 5-Year Estimates; CA Department of Finance.

LOCAL ECONOMY

As of 2013, there were 2,740 jobs in Bloomington, which is 0.5 jobs per household. There were 8,430 residents with jobs, and 98.4 percent of them worked somewhere other than Bloomington.

As shown in the table below, the logistics sectors (warehousing, wholesale trade, and transportation) provide a larger share of jobs in Bloomington than in other areas. The large number of schools in Bloomington accounts for the importance of the education and medical sectors.

Share of Total Employment by Economic Sector (2013)

Economic Sector	Geographic Area		
	Bloomington	East San Bernardino Valley	San Bernardino County
Goods-Producing	10%	11%	13%
Logistics	28%	15%	13%
Professional Services	3%	8%	8%
Education and Medical	33%	28%	23%
Local-Serving	22%	23%	29%
Miscellaneous	3%	15%	14%

Source: U.S. Census Bureau, Local Employer-Household Dynamics (LEHD) Program, 2014.

COMMUNITY VALUES

Personal Safety. Reduced crime and a common public awareness that people are safe from crime in their homes and in public

Clean and Attractive Neighborhoods. Neighborhoods and districts with well-maintained properties and attractive landscaping, streetscapes, and buildings

Community Gathering Places. Town centers with parks, plazas, and civic spaces that provide a location for the community to gather and socialize

New Development. A mix of housing types and densities, and attractive and convenient places for shopping, dining, and entertainment, while maintaining rural areas that foster a small town feel

Mobility. Reduced traffic congestion, well-constructed and maintained truck routes, and interconnected sidewalk and bike route networks

Healthy Community. Improvement of regional air quality, programs to mitigate the health impacts of air quality, and expanded parks facilities and recreation programs

Economic Development. Businesses and investment that generate jobs and financial resources to support expanded public facilities and services, without degrading residential neighborhoods.

COMMUNITY FACILITIES AND SERVICES

- + U.S. Post Office, 10191 Linden Ave.
- + San Bernardino County Fire Station 76, 10174 Magnolia St.
- + Bloomington Branch Library, 993 West Valley Blvd., Suite 102
- + Ayala Park and Bloomington Senior Center, 18313 Valley Blvd.
- + Kessler Park, Jurupa and Linden Avenues
- + REC Center, 18604 Jurupa Ave.
- + Pratte Park, Cedar Ave. and Valley Blvd.
- + Bloomington Community Health Center, 18601 Valley Blvd.
- + Green Acres Memorial Park & Mortuary, 11715 Cedar Ave.
- + Bloomington Garage, Commercial St.
- + Teamsters Union Local 166, 18597 Valley Blvd.
- + American Legion Post 497, 9980 Cedar Ave.
- + Affordable Bloomington, 18010 Valley Blvd.

