



INLAND VALLEY DEVELOPMENT AGENCY
SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY



**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR)
AND NOTICE OF EIR SCOPING MEETING**

DATE: June 17, 2022

TO: Responsible and Trustee Agencies, Interested Organizations and Parties

FROM: Inland Valley Development Agency

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE AIRPORT GATEWAY SPECIFIC PLAN (AGSP)

The Inland Valley Development Agency (IVDA) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Project identified below. The IVDA is seeking input from the general public, public agencies, and interested parties regarding the scope and content of the environmental information that should be analyzed in the EIR, including input regarding any topics or specific issues that are germane to a particular agency's statutory responsibilities in connection with the proposed Project. A short description of the Project, as well as the location and potential environmental effects, are discussed below. A detailed project description is provided as an attachment to this Notice of Preparation (NOP). A copy of the Draft AGSP can be obtained by request from the IVDA, City of Highland and City of San Bernardino. The maps and aerial photos in the attached Project Description show the location of the proposed Project. In accordance with Section 15060(d) of the State CEQA Guidelines the IVDA has determined that an EIR will be prepared to address all of the standard issues identified in the Standard Environmental Assessment Form/Initial Study (Appendix G, State CEQA Guidelines). Thus, no Initial Study accompanies this NOP.

PROJECT ENTITLEMENT: The IVDA is preparing the AGSP in cooperation with the cities of Highland and San Bernardino. Once the AGSP EIR has been certified and the AGSP has been approved by the IVDA Board, each City will consider and may adopt the AGSP and a General Plan and Municipal Code/Zoning Map Amendment as its future land use designation for the property under each city's jurisdiction. Once approved by each City, it is anticipated that land uses will gradually transition to the proposed AGSP land use designations; thereby creating a new job generating hub adjacent to the north side of the San Bernardino International Airport (SBIA) and creating a buffer between SBIA operations and the residential communities to the north within both cities.

PROJECT APPLICANT: Inland Valley Development Agency

PROJECT LOCATION: The Airport Gateway Specific Plan (AGSP) area is located approximately 60 miles east of Los Angeles just south of the foothills of the San Bernardino Mountains. It is centrally located between three major freeways (State Route (SR)-210 to the north and east, the I-215 to the west, and the I-10 to the south) and regional attractions including the Loma Linda University and Medical Center (5 miles southwest of plan area), University of Redlands (8 miles southeast of plan area), and commercial shopping destinations in Downtown San Bernardino and the Highland Town Center, both within 5 miles of the plan area (see Figure 3-1, Regional Location).

The approximate 679-acre AGSP Plan area is located immediately north of the San Bernardino International Airport (SBIA) and the Plan area extends to the north side of 6th Street except at the southwest and southeast corners of Del Rosa Drive and 6th Street where the Plan area extends to the north side of 5th Street. The western boundary extends to the center line of Tippecanoe Avenue and the Plan area is bounded by SR-210 to the east. The Specific Plan area includes land parcels in both the City of Highland (485 acres) and the City of San Bernardino (194.2 acres), as shown on Figure 3-2, Local Vicinity and Proposed Land Use Map.

PROJECT DESCRIPTION: In summary, the AGSP envisions replacing the existing mix of uses within the planning area (refer to Table 3-1 of the detailed Project Description, residential, commercial, educational, industrial, and vacant land) with approximately 9.2 million SF of Industrial Mixed Uses. To accomplish this land use transition within the AGSP would require development of up to 260 acres of existing occupied acreage and conversion of about 209 acres of vacant land to Industrial Mixed Uses. Also, due to the number of small parcels that exist within the AGSP, future developers and project proponents will have to assemble land parcels in order to fully develop the AGSP. The areas of most intense property consolidation must occur in the area between Tippecanoe and Del Rosa on the west and Victoria and the Central Avenue on the east. Also note that some of the existing industrial uses in the AGSP planning area may be compatible with the future land use designations. However, for impact forecast purposes it will be assumed that all 469 acres designated Industrial Mixed Use (IMU) will be developed/repurposed. Also note that the acreage allocated to ROW and Floodway uses are approximately the same under existing and future conditions. Thus, although the existing basic infrastructure facilities will be improved in the future (discussed below), there will not be a substantial increase in acreage allocated to them at buildout of the AGSP. The Project would require incremental installation of all the utility and roadway infrastructure required to support access and use of the land for Industrial Mixed Uses.

The following environmental issues will be analyzed in the EIR: aesthetics, agricultural and timberlands, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases/climate change, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural systems, utilities and service systems, and wildfire.

SCOPING MEETING: The IVDA, in its role as CEQA Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies and interested organizations to address the scope of the EIR. The Scoping Meeting is scheduled for July 7, 2022 at 6:30 PM. The meeting will be hosted by the IVDA at its Board Room located at 1601 E. Third Street, San Bernardino, CA 92408. Instructions for participating in the Scoping Meeting will be provided to all persons/parties requesting to participate by e-mail or phone. See contact information for Ms. Myriam Beltran (the IVDA point of contact) at the end of this Notice.


THIRTY DAY COMMENT PERIOD: Pursuant to State CEQA Guidelines (Cal Code Regs., Title 14 para. 15000 *et seq.*) Section 15082(a), any response and/or comments must be submitted to this office as soon as possible but **not later than thirty (30) days** after the date upon this Notice. The Notice of Preparation comment period begins on June 17, 2022 and ends on July 18, 2022. This Notice of Preparation is also available online at www.ivdajpa.org.

Please send your written responses to this Notice, including any comments you may have on this project, by regular mail or e-mail, to:

Mr. Michael Burrows, Chief Executive Officer
Inland Valley Development Agency
1601 E. Third Street
San Bernardino, CA 92408
909-382-4100/mburrows@sbdairport.com

Please include the name of a contact person at your agency along with any submitted comments.

If you have any questions, please contact Ms. Myriam Beltran, at 909-382-4100 or at email mbeltran@sbdairport.com



Mike Burrows, IVDA Chief Executive Officer