

# SAN BERNARDINO AIRPORT GATEWAY SPECIFIC PLAN

## LOCATION

Sixth Street to the north. Tippecanoe Avenue to the west. State Route 210 to the east. Third Street to the south.

## PARTNER CITIES

Highland, San Bernardino

## LEAD AGENCY/EIR PREPARATION

Inland Valley Development Agency (IVDA)

## PROJECT CONTACTS

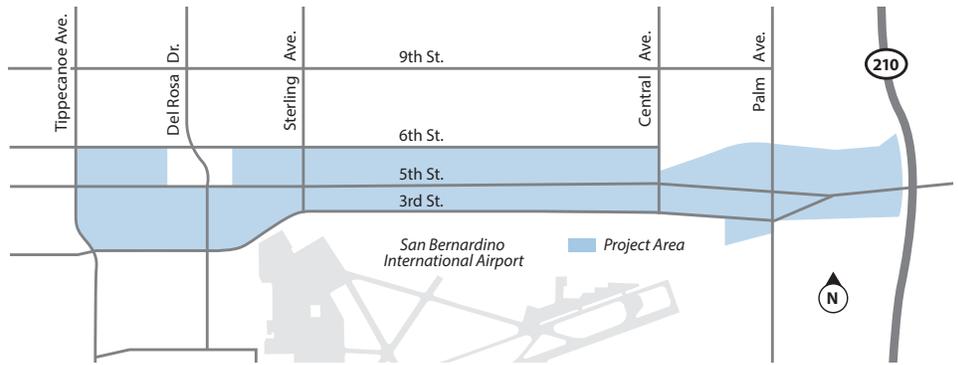
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Fact Sheet as of 11/30/22



The Airport Gateway Specific Plan (AGSP) is guiding the long-range development of a 678-acre area of land located immediately north of San Bernardino International Airport. It will provide the framework for future development and other improvements within the Specific Plan Area. Designed to become a thriving concentration of commercial, industrial and office-based mixed-use opportunities engaged in manufacturing, logistics, and technology, among other endeavors.

## COMING SOON

The Inland Valley Development Agency is preparing to publish the Draft Program Environmental Impact Report (Draft PEIR) before the end of the year. This will give the public the opportunity to learn more about the project at an open house and formally submit any comments through the 60-day comment period. When the Draft PEIR is published, the public will be notified through multiple communication methods that can include mail, email, social media, newspaper advertisements, and more.

## WHAT IS A DRAFT PEIR?

The Draft PEIR is being prepared in compliance with the California Environmental Quality Act (CEQA) and evaluates and discloses the potential environmental impacts of the proposed project and alternatives. It also identifies associated feasible mitigation measures to avoid, minimize, or otherwise offset potentially significant impacts.

## AGSP OBJECTIVES

**Economic Opportunities.** Attract innovative, employment-generating businesses that deliver a variety of job types (with a diversity of qualifications, wages and salaries) near the area's residential communities.

**Infrastructure.** Provide comprehensive infrastructure improvements for water, sewer and stormwater management.

**Distinctive Design and Appearance.** Create gateways, corridors and buildings to feature landmark design elements and provide a unified sense of identity.

**Green Technologies & Energy Efficiency.** Utilize current technologies and best practices to create projects that are responsive to environmental conditions and minimize energy use and greenhouse gas emissions.

**Streetscape Improvements.** Maintain consistent roadway design and improvements.

**Mobility.** Develop efficient access to nearby freeways, while providing safe corridors for pedestrians, cyclists, public transit, and motor vehicles along 3rd, 5th and 6th streets.

**Integrated Planning.** Collaboration between public agencies and local property owners to identify new businesses, encourage innovative development, and devise collaborative solutions to emerging issues.

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