

**Airport Gateway Specific Plan (AGSP)  
Environmental Impact Report  
Frequently Asked Questions – Internal**  
(as of March 14, 2023)

**Overview of AGSP**

**What is the Airport Gateway Specific Plan?** The Airport Gateway Specific Plan (AGSP) is a document guiding the long-range development of about a 678-acre area of land located immediately north of San Bernardino International Airport (SBIA). If adopted, it will provide the framework for future development and other improvements within the Specific Plan Area.

**Who is responsible for the AGSP?**

Overseeing the preparation of the Specific Plan and certifying the Environmental Impact Report (EIR) is the **Inland Valley Development Agency (IVDA)** – a joint powers authority established in 1990 to manage the transition of Norton Air Force Base to non-military use following the base’s closure. IVDA is comprised of four major entities — the City of San Bernardino, the County of San Bernardino, the City of Colton, and the City of Loma Linda. AGSP participants comprise of a multi-jurisdictional effort that includes IVDA, the cities of Highland and San Bernardino, East Valley Water District, and the San Manuel Band of Mission Indians.

**Where is the “Specific Plan Area”?**

The Specific 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 extends to the north side of 5th Street). The western boundary extends to the center line of Tippecanoe Avenue, with the Specific Plan Area bounded by the SR-210 freeway to the east. Third Street serves as the southern boundary of the planning area.

The AGSP includes parcels in both the City of Highland (about 485 acres) and the City of San Bernardino (about 193 acres). AGSP envisions replacing the existing mix of uses within the planning area to mixed-use business park uses. In order to facilitate this land use transition within the AGSP, the development of up to 260 acres of existing occupied acreage and the conversion of about 209 acres of vacant land to mixed-use business park uses would be enabled.

### **How is the land under question currently being used?**

The AGSP intends to create a more orderly approach to land uses in the Specific Plan Area and develop a transition area between the Airport and residential land uses.

While the areas to the west and south of San Bernardino International Airport have largely transitioned to warehouse and light industrial uses, the planning area itself has not experienced much change in use during the past two decades. Although the AGSP site occupies a visually prominent and heavily trafficked location adjacent to the Airport from the SR-210 freeway, a variety of factors — including irregular jurisdictional boundaries, the long and narrow configuration of the blocks, and generally narrow lot depths — have until now made economic development of the area a significant challenge.

### **What are the potential benefits of the AGSP should it be adopted?**

The Specific Plan Area intends to transform the about 678-acre area to ultimately support up to 9.2 million-square feet of mixed-use business park that would encompass a thriving concentration of commercial, industrial, and office-based businesses engaged in manufacturing, logistics, and technology, and more. The new area will potentially provide thousands of jobs to residents and introduce new food, entertainment, and hotel options to the community. Well designed, built and maintained roadways will maximize safety, mobility, and connectivity across the region so buses, bicycles, automobiles, and pedestrians safely share the roadways.

This plan will not allow mega-warehouses.

Plan objectives include:

- **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. Such businesses should be able to effectively adapt to changing demand and market conditions in the future.
- **Infrastructure.** Provide comprehensive infrastructure improvements for water, sewer and stormwater management that resolve long standing flooding and hydrology issues and that are adequately financed to meet future system needs.
- **Distinctive Design and Appearance.** Gateways, corridors, and buildings to feature landmark design elements, create a memorable visitor experience and provide a unified sense of identity.

- **Green Technologies & Energy Efficiency.** Utilize current technologies and best management practices to create projects that are responsive to environmental conditions and minimize energy use and greenhouse gas emissions.
- **Streetscape Improvements.** Consistent roadway design and improvements, including landscape, monuments, and an integrated, seamless approach to ongoing maintenance across jurisdictional boundaries.
- **Mobility.** Efficiently connect new mixed-use businesses to freeway access while providing safe spaces for transport vehicles, pedestrians, cyclists, transit and motor vehicles along 3<sup>rd</sup> and 5<sup>th</sup> streets and near gateway nodes. Encourage local businesses to support and create incentives for cycling, ride-share programs, and other alternative modes of transportation to help reduce vehicle miles travelled and greenhouse gas emissions in the region.
- **Integrated Planning.** Collaboration between relevant public agencies and local property owners to identify “catalyst sites” for new businesses, encourage innovative development, and devise collaborative solutions to issues that arise within the Specific Plan Area.

### **Potential AGSP Area Resident Concerns**

#### **How many residents could potentially be impacted by the AGSP?**

Residents could only be impacted where the property owner of a given parcel agrees to sell their land to future developers, which would occur as part of a private-party negotiation as future development proposals for the Specific Plan Area. If the entire Specific Plan Area was to be developed, up to 2,433 people in Highland and 38 people in San Bernardino who may reside in the Specific Plan Area could be impacted should the AGSP be approved. This number was identified by a formula that calculates the total number of residential units within the AGSP in the cities of Highland (760 units on 127.96 acres of land) and San Bernardino (12 units on 5.31 acres of land) and then applies a calculation of 3.52 persons per household in each city and a vacancy rate of 7.6% for Highland and 9.0% for San Bernardino (DOF, January 2017).

#### **Can residents be forced to relocate?**

While the AGSP would provide a framework for development that does not include new residential properties in the future, it cannot force current residents to relocate. There is no eminent domain that can be used to force residents out of their homes in either city. If there is interest from a property owner within the Specific Plan Area to enter into a private-party negotiation in the future to sell their land, the developer, as part of the application process with either City, would need to follow a relocation plan for residents

that would ensure property owners and tenants alike are informed, have access to available replacement housing units within close proximity to AGSP, and are allotted relocation benefits.

### **How is a relocation plan developed?**

If the AGSP is approved, developers would be required to submit a relocation plan as part of the Development Application process with either City. Under these circumstances, no relocation would occur without an agreement between the property owner and the future developer of a given project under the proposed AGSP, and without implementation of a relocation plan in conformance with the requirements of the California Relocation Assistance Law, California Government Code Section 7260 et seq.

IVDA has identified the following as key components of a model/conceptual relocation plan:

1. Introduction
2. Project description
3. Assessment of the relocation needs of persons subject to displacement
4. Assessment of available replacement housing units within proximity to the Project site
5. Description of the relocation program and guidelines to be followed
6. Administrative Provisions to include:
  - a. Informational Statement and Notices to be provided
  - b. Description of any citizen participation or outreach efforts
  - c. Grievance procedures
  - d. Project schedule or timelines of any proposed displacement
  - e. Estimated budget to provide relocation benefits in accordance with the identified relocation program requirements

### **When would a relocation plan be activated?**

There is no timeline for potential relocation. First, the AGSP needs to be approved and adopted by the IVDA Board of Directors. With the most recent extension of the public review and comment period being extended to April 28, 2023, it is anticipated that the Final PEIR could be presented for approval in the Second or Third Quarter of 2023. Each City would then independently approve and adopt a General Plan Amendment to enable the implementation of the proposed AGSP. If approved, the AGSP would then serve as the framework for future development in the Specific Plan Area in the cities of Highland and San Bernardino. The following action items would take place:

- Every project that is proposed within the AGSP must go through a project approval process for the corresponding city.

- If, during the Development Application process, an occupied residential property is being purchased to build a project within the AGSP, there must be a relocation plan implemented by the developer that would apply to property owners and tenants.

Property owners in a proposed project area are not required to sell their property to a developer. If property owners with residential units on their property are interested in selling their land, they will enter into private-party negotiations with the developer.

### **Potential AGSP Area Business Concerns**

#### **What will happen to the existing businesses should the AGSP be approved?**

If the AGSP is approved, there is no impact to existing businesses. They continue to operate as they do presently. A land-use overlay would attract new development ranging from office, retail and wholesale stores and restaurants to manufacturing, light industrial and technology functions.

### **Environmental Impact Report**

#### **What is an Environmental Impact Report?**

An integral part of the AGSP planning process is development of an **Environmental Impact Report (EIR)**, which is designed to give the public and decision-makers detailed information about a project's potential environmental effects, identify ways to minimize those effects and possible alternatives when reasonable. Under the California Environmental Quality Act (CEQA), an EIR must be prepared whenever there is substantial evidence that a project may have a significant impact on the environment.

Developing an EIR is a detailed and exhaustive process that involves carefully studying how a project might affect everything from traffic, air quality and climate change to housing, recreation, and cultural resources (including tribal cultural systems).

#### **What is the environmental process timeline to date for AGSP?**

- **June 17, 2022** – IVDA issued a **Notice of Preparation (NOP)** to the public, local agencies and a variety of interested parties requesting their input regarding specific issues the EIR should consider. The NOP initiated a 30-day comment period.
- **July 7, 2022** – A **public scoping meeting** was held at the IVDA Board Room that provided the public with an to provide comments on the scope of the EIR. During the 30-day comment period, local agencies, jurisdictions, residents, and

organizations offered detailed suggestions for areas of study and enhanced public outreach.

- **December 12, 2022** – IVDA issued a **Notice of Availability (NOA)** for the Draft Program EIR (PEIR). This launched a 60-day public review and comment period that was to end on February 13, 2023.
- **January 12, 2023** – A **public meeting** open house format was held at the Sterling Natural Resource Center in Highland to provide area residents and other interested parties the ability to ask questions and obtain more information about the EIR document and the overall plan.

As a result of input from the public meeting and the desire to give interested parties more time to review the information, IVDA extended the public review and comment period for an additional 30 days and was set to close on **March 14, 2023**.

Through a review of the Draft PEIR being posted on the State Clearinghouse (SCH) for CEQA documents, IVDA noticed an error that it was submitted under the wrong Lead Agency. This error was corrected on the SCH's website on February 27, 2023. As a result, **IVDA has issued a time extension to ensure that the Draft PEIR is posted to the SCH under the correct Lead Agency (IVDA) for at least 45 days per CEQA Statute 15105(a)**. The public review and comment period **will now close on April 28, 2023**. Formal public comments received starting on December 12, 2022 through April 28, 2023 are valid and will be included and responded to in the final environmental document.

#### **Will a second public meeting be held?**

IVDA is planning to hold a second public meeting before the end of public comment period for the Draft PEIR (before April 28, 2023), at which there will be a brief presentation at the beginning of the meeting and increased Spanish-language support per suggestions made by the public. A notice for this second public meeting will be issued once a date, time and location are finalized.

#### **Who is responsible for producing the Draft PEIR?**

Tom Dodson & Associates, a San Bernardino-based environmental consulting firm is producing the Draft PEIR on behalf of the Inland Valley Development Agency, which is serving as the lead agency to comply with the California Environmental Quality Act (CEQA).

## **How was the public notified of the Draft PEIR release and plans for the public meeting on January 12, 2023?**

IVDA, serving as the lead agency for the environmental document, issued a Notice of Availability (NOA) of the Draft PEIR on December 12, 2022. To meet notification requirements, this notice was publicized in the local daily newspaper serving the AGSP area.

In addition, IVDA extended outreach efforts extensively as a result of feedback from community members at the July 2022 scoping meeting requesting for enhanced public outreach efforts. This included:

- Direct mailing of a coming soon notice (in early December 2022) informing property owners (including absentee) and tenants within a quarter-mile radius of the Specific Plan Area that the Draft PEIR would soon become available
- Distribution of a notice in English and Spanish (mid-December 2022) informing property owners and tenants about a public meeting to be held on January 12, 2023 at the Sterling Natural Resource Center in Highland; included information about the DEIR period, how to comment, and invitation to meeting
- Direct communication to city staff in Highland and San Bernardino requesting assistance sharing public meeting information with their constituents
- Notification through Constant Contact, an email distribution service, in which a database was developed of people who had expressed interest in receiving information about AGSP efforts and provided email information at the scoping meeting held in July 2022; also included emails for key staff in Highland and San Bernardino as well as public agencies serving the area
- Development of multiple social posts publicizing the January 12, 2023, public information meeting; sent directly to key contacts at partner cities and other stakeholders who requested the content to share with their constituents with interests in the Specific Plan Area

## **How or where can I view the Draft PEIR?**

The Draft PEIR is available for review on IVDA's website at [www.ivdajpa.org](http://www.ivdajpa.org). The Draft PEIR is also available for review at IVDA located at 1601 E. Third Street, San Bernardino, CA 92408.

## **How can the public comment on the Draft PEIR?**

The public has several ways to submit comments on the Draft PEIR. Comments received during the public review and comment period between December 12, 2022, and April 28, 2023, at 5 p.m. will be included and responded to in the final environmental document.

There are three ways to comment:

- In person at the next public meeting to occur before the end of Public Review on April 28, 2023; a professional Spanish interpreter will present information in Spanish and a certified court reporter will take verbal comments and transcribe them
- By email to [mbeltran@sbdairport.com](mailto:mbeltran@sbdairport.com)
- By Mail to Ms. Myriam Beltran, 1601 E Third Street, San Bernardino, CA 92408

If you have any questions about this process, please contact Ms. Myriam Beltran, at 909-382-4100 or by email at [mbeltran@sbdairport.com](mailto:mbeltran@sbdairport.com)