

**SECOND NOTICE OF TIME EXTENSION OF PUBLIC REVIEW AND COMMENT PERIOD  
FOR THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR INLAND VALLEY DEVELOPMENT AGENCY AIRPORT GATEWAY SPECIFIC PLAN  
STATE CLEARINGHOUSE NO. 2022060349**

In accordance with the California Environmental Quality Act (CEQA), the Inland Valley Development Agency (IVDA) is the Lead Agency and has prepared a Draft Program Environmental Impact Report (Draft PEIR) for the Airport Gateway Specific Plan (AGSP). A Notice of Availability of a Draft PEIR for the AGSP was previously distributed to the public on December 12, 2022, but due to a printing error, the newspaper notice for the project was published on December 15, 2022, which began a 60-day public review and comment period. A time extension to enable a total of 90 days for public comment was initiated on February 12, 2023, extending the public comment period to March 14, 2023. Thus, this notice is to announce that the public comment period has been extended for a second time, for an additional 45 days, to Friday, April 28, 2023 at 5:00 PM to allow the public a total of 135 days to submit public comments on the AGSP Draft PEIR. CEQA Statute 15105(a) stipulates that “The public review period for a draft EIR shall not be less than 30 days nor should it be longer than 60 days except in unusual circumstances.” The unusual circumstances that warrant the extension of the public review period beyond 60 days is that the IVDA noticed an error in the State Clearinghouse (SCH) CEQA posting for the publication of the Draft PEIR. The original posting of the Draft PEIR to the SCH was submitted under the wrong Lead Agency. This error was corrected on the SCH’s website on February 27, 2023. The time extension would ensure that the Draft PEIR is posted to the SCH under the correct Lead Agency for at least 45 days per CEQA Statute 15105(a). Formal public comments submitted to IVDA on the AGSP between December 12, 2022 through April 28, 2023 are valid, and will be included and responded to in the Final PEIR.

**Project Location**

The 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). 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).

**Project Description**

The AGSP is guiding the long-range development plan for an approximately 679-acre area of land located immediately north of San Bernardino International Airport. The area is designated to become a thriving concentration of industrial and office-based businesses engaged in manufacturing, logistics, and technology, among other endeavors. The AGSP envisions facilitating the replacement of the existing mix of uses within the Planning Area—which include residential, commercial, educational, industrial, and vacant land—with approximately 9.2 million SF of Mixed-Use Business Park (MUBP) uses, through the implementation of a land use overlay enabling MUBP 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 MUBP uses would be enabled. 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. Note that future development under the AGSP would only occur as developers propose development that conforms to the AGSP, and in order for a developer to facilitate the purchase of property from the residents within the AGSP, the residents would need to agree to sell their property. Existing industrial and business park uses within the AGSP Planning Area may be compatible with the future land use designation. However, for impact forecast purposes it will be assumed that all 469 acres designated MUBP will be developed/repurposed. Additionally, the acreage in the Planning Area allocated to right-of-way 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, there will not be a substantial increase in acreage allocated to

infrastructure at buildout of the AGSP. The AGSP would require incremental installation of and upgrades to all the utility and roadway infrastructure required to support access and use of the land for MUBP uses.

**Environmental Documentation and Review Period**

The Draft PEIR and appendices are available on IVDA's website at [www.ivdajpa.org](http://www.ivdajpa.org). The Draft PEIR is available for **an additional forty-five (45) days, with public review period now ending on April 28, 2023**. Any person wishing to comment on the Draft PEIR may provide written comments by 5:00 PM on **April 28, 2023**, addressed as follows:

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Notification of the date, time, and place of future public hearings will be provided in compliance with CEQA requirements.