

**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE LANDING BY SAN MANUEL PROJECT (SCH NO. 2020100067)**

November 20, 2020

To: Responsible and Trustee Agencies and Other Interested Parties

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, the City of San Bernardino (City) (as lead agency) has prepared a Draft Environmental Impact Report (Draft EIR) to evaluate the environmental effects associated with the proposed The Landing by San Manuel (Project) located south of East 3rd Street, east and west of Victoria Avenue, north of the San Bernardino International Airport, and approximately 0.45 miles west of Alabama Street, San Bernardino, CA. In accordance with CEQA Guidelines Section 15087, the City has prepared this Notice of Availability to provide responsible and interested parties with information about the Project, the public comment period, and document availability.

Project Title: The Landing by San Manuel
Project Applicant: San Manuel Band of Mission Indians
City Case Numbers: GPA No. 20-02, DCA No. 20-03, SPA No. 20-01, DP-D No. 20-02

Project Description:

The Project involves the proposed redevelopment of ±52.97 acres with a 1,153,644 square foot (s.f.) warehouse building and associated site improvements. Previously, the property was used as part of Norton Air Force Base. To implement the Project, the Project Applicant submitted applications to the City for a Development Permit Type-D (DP-D No. 20-02), Specific Plan Amendment (SPA No. 20-01), General Plan Amendment (GPA No. 20-02), and Development Code/Zoning Map Amendment (DCA No. 20-03). Considering the geographic extent of all applications, ±62.49 acres are considered the Project site (Project Site).

DEVELOPMENT PERMIT TYPE D (DP-D No. 20-02): Proposed DP-D No. 20-02 involves the redevelopment of a ±52.97-acre property with a warehouse building to accommodate a speculative user. Associated site improvements would include driveways and drive isles, surface parking areas, landscaping, walls and fencing, lighting, signage, and infrastructure improvements. The proposed warehouse building is designed to have 1,153,644 s.f. of interior floor space and ± 218 loading bays. Other physical improvements would include the installation of an off-site driveway from the Project Site's southeastern boundary to provide access to San Bernardino International Airport property to the south, improvements to the site-adjacent segment of Victoria Avenue, and potential improvements at the intersections of Victoria Avenue/3rd Street and Central Avenue/3rd Street.

SPECIFIC PLAN AMENDMENT (SPA No. 20-01): The Project Site is located in the Third Street District of the San Bernardino Alliance California Specific Plan (SBAC-SP), except for ±12.89 acres in the southern portion of the Project Site. Proposed SPA No. 20-01 would add the ±12.89 acres to the SBAC-SP and remove approximately 4.97 acres from the SBAC-SP located west of Victoria Avenue, yielding a reconfigured Third Street District of approximately 57.52 acres (the 52.97-acres subject to DP-D No. 20-02 and 4.55 acres to the east).

GENERAL PLAN AMENDMENT (GPA No. 20-02): The Project Site is designated "Industrial (I)" by the City of San Bernardino General Plan (General Plan) except for ±12.89 acres in the southern portion of the Project Site that is designated "Public Facility/Quasi-Public (PF)". Proposed GPA No. 20-02 would change the General Plan land use designation of the ±12.89 acres from "PF" to "I" and change the General Plan land use designation of ±4.97 acres located west of Victoria Avenue from "I" to "PF."

DEVELOPMENT CODE/ZONING MAP AMENDMENT (DCA No. 20-03): The Project Site is classified "Alliance California Specific Plan" by the City of San Bernardino Development Code and Zoning Map except for ±12.89 acres in the southern portion of the Project Site that is designated "Public Facilities (PF)". Proposed DCA No. 20-03 would change the Development Code and Zoning Map classification of the ±12.89 acres from "PF" to "Alliance California Specific Plan" and change classification of ±4.97 acres located west of Victoria Avenue from "Alliance California Specific Plan" to "PF."

California Government Code Section 65962.5

The Project Site is not part of a Cortese List and is not located on a California Department of Toxic Substances list.

Project Location:

The Project Site is located south of East 3rd Street, east and west of Victoria Avenue, north of the San Bernardino International Airport, and approximately 0.45 miles west of Alabama Street, San Bernardino, CA. The Project Site includes all or portions of five parcels: APNs 136-371-18, 136-381-19, 136-371-33, 136-371-36, and 136-371-37 totaling ±62.49 acres. The northern boundary of the Project Site is the jurisdictional boundary between the City of San Bernardino and the City of Highland.

Environmental Impacts:

The Draft EIR evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: air quality, biological resources, cultural resources, greenhouse gas emissions, hydrology/water quality, land use/planning, noise, transportation, and tribal cultural resources. The Draft EIR indicates that implementation of the proposed Project would result in significant and unavoidable impacts related to air quality, greenhouse gas emissions, traffic-related noise, and transportation (vehicle miles traveled).

Public Comment Period:

The 45-day public comment period for the Draft EIR begins on November 23, 2020, and closes on January 6, 2021. Please submit comments **no later than** 5:00 p.m. on January 6, 2021 to:

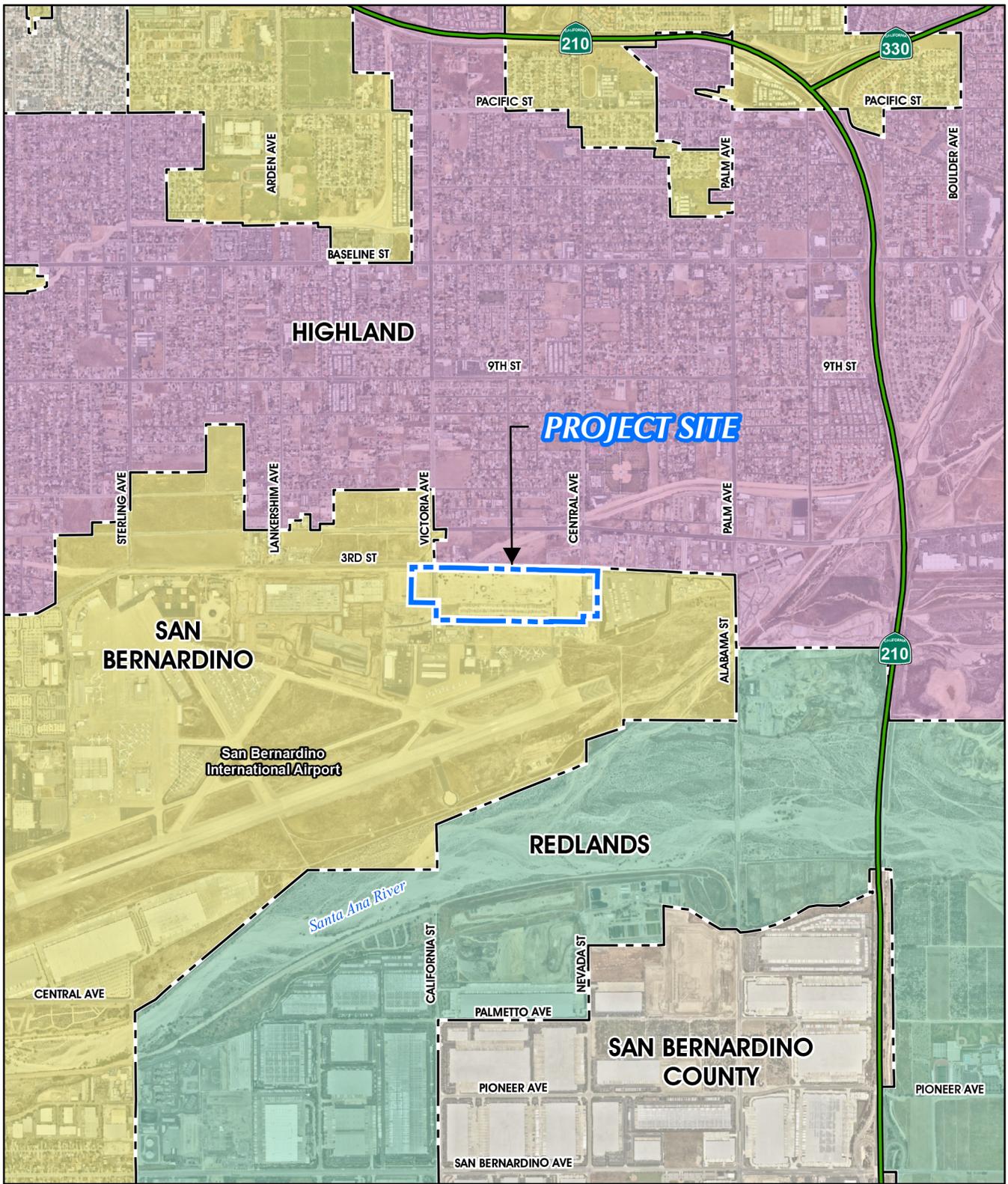
Elizabeth Mora-Rodriguez
City of San Bernardino
290 North D Street
San Bernardino, CA 92401
or by email at Mora-Rodriguez_EI@sbcity.org.

Document Availability:

Copies of the Draft EIR are available for public review at the following locations:

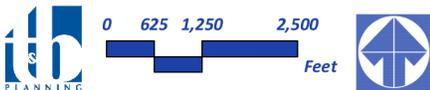
- **City of San Bernardino Website:**
http://sbcity.org/cityhall/community_n_economic_development/planning/environmental_documents.asp
- **City of San Bernardino Planning Division – By Appointment Only**
201 North E Street, 3rd Floor
San Bernardino, CA 92401
(909) 384-5357
- **City Clerk's Office – By Appointment Only**
201 North E Street, Bldg. A
San Bernardino, CA 92410
(909) 384-5002

Attachment: Vicinity Map



Source(s): ESRI, Nearmap Imagery (2019), SB County (2019)

Figure 1



Vicinity Map