

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE  
INDUSTRIAL PARKWAY PROJECT**

TO: Responsible and Interested  
Parties – Distribution List

FROM: City of San Bernardino  
Planning Division  
290 North D Street  
San Bernardino, CA 92401

April 9, 2022

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 Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed Industrial Parkway Project located within the northwestern portion of the City of San Bernardino, on two (2) parcels southwest of the Palm Avenue and Industrial Parkway intersection (APN(s): 0266-041-40 and 0266-041-22). The Project is seeking a Development Code Amendment (DCA 21-03) (Zoning Map Amendment) a request to change the existing zoning district of a parcel (APN: 0266-041-40) containing approximately 3.94 acres from Commercial General (CG-1) to Industrial Heavy, Subdivision (SUB 21-09) (Tentative Parcel Map No. 20430) to allow the consolidation of two (2) parcels containing a total of approximately 11.07 acres into one (1) parcel, and Development Permit Type-D (DP-D 21-15) to allow the development and establishment of a truck terminal facility containing approximately 52,160 square feet. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period, document availability, and public meetings.

**Project Title: Industrial Parkway Project**  
**Project Applicant: Dedeaux Properties**

**Project Description:**

The project would include demolition of an existing 34,000 square foot (SF) industrial building and existing site improvements on an approximately 11.07-acre project site. The proposed truck terminal building would be single-story and approximately 36 feet tall, and include a mezzanine, loading docks, and associated vehicle and truck trailer parking spaces. The truck terminal building would include approximately 46,160 SF of warehouse space, 3,000 SF ground floor office, and a 3,000 SF mezzanine.

The building would include 100 loading dock doors and 1 grade door. The Project would also provide 141 trailer stalls, 52 passenger vehicle parking stalls, 5 handicapped parking spaces, with 16 electric vehicle/clean air/carpool spaces. Additionally, the proposed Project includes approximately 44,669 SF of landscaping. Access to the proposed Project would be provided via two driveways from Industrial Parkway. Internal circulation will be via 40-foot to 65-foot drive aisles. Access to trailer stalls and loading dock areas would be controlled through the use of swinging and sliding gates. The Project is seeking approval of a Development Code Amendment (DCA21-03) (Zoning Map Amendment), Subdivision (SUB21-09) (Tentative Parcel Map No. 20430), and Development Permit Type-D (DP-D21-15).



California Government Code section 65962.5

The proposed Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Government Code Section 65962.5 specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

**Project Location:**

The Project site is comprised of two (2) parcels containing a total of approximately 11.07-acres. The Project site has a General Plan Land Use designation of University District Specific Plan (UDSP). Within the UDSP, the Project site is zoned as Commercial General (CG-1) (APN: 0266-041-40) and Industrial Heavy (IH) (APN: 0266-041-22); refer to Table 1, Existing Use, General Plan Land Use, Zoning and Specific Plan Designations. The proposed Project site is located within the northwestern portion of the City of San Bernardino, on two parcels southwest of the Palm Avenue and the Industrial Parkway intersection. Regional access to the Project site is provided by Interstate 215 (I-215) and the Interstate 215 Palm Avenue exit. Local access to the site is provided from Palm Avenue and Industrial Parkway.

**Table 1: Existing Use, General Plan Land Use, Zoning, and Specific Plan Designations**

Site	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Designation
Project Site	0266-041-40	University District Specific Plan (UDSP)	Commercial General (CG-1)	Commercial General (CG-1)
	0266-041-22		Industrial Heavy (IH)	Industrial Heavy (IH)
Northeast	J.C. Penny Distribution Center	University District Specific Plan	Commercial General (CG-1) and Industrial Light	Commercial General (CG-1) and Industrial Light
Northwest	Palm Avenue followed by vacant land.	County of San Bernardino	-	-
Southeast	Vacant land followed by an industrial warehouse	University District Specific Plan	Industrial Heavy (IH)	Industrial Heavy (IH)
Southwest	A.T. & S.F. Railroad followed by Route 66 and an industrial warehouse.	Calmat Cajon Creek Specific Plan	Industrial Extractive (IE)	Industrial Extractive (IE)

**Public Comment Period:**

The 20-day public comment period for the Mitigated Negative Declaration begins on Saturday, April 9, 2022 and closes on Thursday, April 28, 2022. Please submit comments no later than 5:00 p.m. on April 28, 2022 to Harald Luna, Senior Planner, at 290 North D Street San Bernardino, CA 92401 or by email at [Luna\\_Ha@sbcity.org](mailto:Luna_Ha@sbcity.org).

**Document Availability:**

Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Bernardino Website:**  
[https://www.sbcity.org/cityhall/community\\_n\\_economic\\_development/planning/environmental\\_documents.asp](https://www.sbcity.org/cityhall/community_n_economic_development/planning/environmental_documents.asp)
- **City of San Bernardino Planning Division**  
201 North E Street, 3<sup>rd</sup> Floor  
San Bernardino, CA 92401
- **City Clerk's Office**  
201 North E Street, Bldg. A  
San Bernardino, CA 92401  
(909) 384-5002

The City has tentatively scheduled the Project for a Planning Commission meeting on May 10, 2022 at 6:00 p.m. If you require special accommodations for either of these meetings, or have any other questions, please contact Harald Luna at least five (5) business days prior to the meeting.