

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Airport Gateway Specific Plan (AGSP)

Lead Agency: Inland Valley Development Agency (IVDA)

Contact Person: Michael Burrows, Chief E.O.

Mailing Address: 1601 E. Third Street

Phone: 909-382-4100/mburrows@sbdairport.com

City: San Bernardino

Zip: 92408

County: San Bernardino

Project Location: County: San Bernarsidno City/Nearest Community: San Bernardino

Cross Streets: centrally located between 3 major freeways (SR-210, I-215 and I-10) Zip Code: 92408

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 30.4 " N / 117 ° 13 ' 34.5 " W Total Acres: ~679-acres

Assessor's Parcel No.: N/A Section: 5 Twp.: 1S Range: 3W Base: SBM

Within 2 Miles: State Hwy #: SR-210, I-215, I-10 Waterways: City Creek Bypass

Airports: San Bernardino Int'l Airport Railways: Schools: N/A

Document Type:

- CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [X] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[X] Office: Sq.ft. Acres Employees [] Transportation: Type
[X] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[X] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Industrial Mixed Use

Project Description: (please use a separate page if necessary)

The AGSP envisions replacing the existing mix of uses within the planning area (refer to Table 3-1 of the detailed Project Description, residential, commercial, educational, industrial, and vacant land) with approximately 9.2 million SF of Industrial Mixed Uses. To accomplish this land use transition within the AGSP would require development of up to 260 acres of existing occupied acreage and conversion of about 209 acres of vacant land to Industrial Mixed Uses. 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. The areas of most intense property consolidation must occur in the area between Tippecanoe and Del Rosa on the west and Victoria and the Central(continued on page 2)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

Notice of Completion, page 2

Project Description:

.... Avenue on the east. Also note that some of the existing industrial uses in the AGSP planning area may be compatible with the future land use designations. However, for impact forecast purposes it will be assumed that all 469 acres designated Industrial Mixed Use (IMU) will be developed/repurposed. Also note that the acreage allocated to ROW 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 them at buildout of the AGSP. The Project would require incremental installation of all the utility and roadway infrastructure required to support access and use of the land for Industrial Mixed Uses.

The following environmental issues will be analyzed in the EIR: aesthetics, agricultural and timberlands, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases/climate change, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural systems, utilities and service systems, and wildfire.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Cal Fire</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 17, 2022 Ending Date July 18, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Tom Dodson & Associates</u>	Applicant: <u>Inland Valley Development Agency</u>
Address: <u>P.O. Box 2307</u>	Address: <u>1603 E. Third Street</u>
City/State/Zip: <u>San Bernardino, CA 92406</u>	City/State/Zip: <u>San Bernardino, CA 92408</u>
Contact: <u>Tom Dodson</u>	Phone: <u>909-382-4100/mburrows@sbdairport.com</u>
Phone: <u>(909) 882-3612</u>	

Signature of Lead Agency Representative:  Date: 6/16/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.