

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE  
ALLIANCE CA GWSB9 PROJECT**

TO: Responsible and Interested  
Parties – Distribution List

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

April 26, 2023

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 Alliance California Gateway South Building 9 (Alliance CA GWSB9) Project located on the southeast corner of the intersection of Lena Road and E. Norman Road, in the City of San Bernardino, California (Subdivision 22-10 (Tentative Parcel Map 20650) and Development Permit Type D 22-17) 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: Alliance California Gateway South Building 9 Project**  
**Project Applicant: Industrial VI Enterprises, LLC**

**Project Description**

The Project involves the development of a new 397,400-square-foot (SF) speculative industrial warehouse building with related site improvements. The warehouse building includes 15,000 SF of office space and approximately 382,400 SF of warehouse building space. Of this approximately 60,912 SF will be high-cube storage warehousing. The Project includes one (1) 40-foot-wide ingress and egress driveway along E. Norman Road on the eastern portion of the Project site and one (1) 50-foot-wide driveway along E. Orange Show Road on the western portion of the Project site. These 40- and 50-foot driveways would primarily be used for truck traffic. Additionally, the Project would include one (1) 30-foot driveway along E. Norman Road adjacent to the proposed 40-foot driveway and one (1) 30-foot driveway along Lena Road on the western portion of the Project site. These 30-foot driveways would primarily be used for automobiles. Per the City's Development Code, 318 parking spaces are required. The parking provided by the Project includes approximately 352 total parking spaces including 165 standard parking spaces, 123 trailer stalls, and 62 dock door parking spaces. The Project site currently contains 31 parcels. All parcels have a General Plan Land Use Designation of Industrial Light (IL) and a Zoning Designation of Industrial Light (IL) as designated by the City's Development Code. The Project is expected to be consistent with the existing land use and zoning. The proposed Project is requesting the approval to consolidate all parcels into one parcel through the approval of a Tentative Parcel Map. The following assessor's parcel numbers (APNs) are a part of the Project:

0280-172-01	0280-172-22	0280-192-09	0280-192-20
0280-172-02	0280-192-01	0280-192-10	0280-192-21
0280-172-04	0280-192-02	0280-192-11	0280-192-22
0280-172-11	0280-192-04	0280-192-12	0280-202-07
0280-172-17	0280-192-05	0280-192-13	0280-202-08
0280-172-19	0280-192-06	0280-192-16	0280-202-09
0280-172-20	0280-192-07	0280-192-18	0280-202-11
0280-172-21	0280-192-08	0280-192-19	

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 proposed Project is located near to the southeast corner of the intersection of Lena Road and E. Norman Road to the north, existing industrial uses and the Santa Ana River to the east, E. Orange Show Road to the south, and Lena Road to the west. The Santa Ana River adjacent to the southeast corner of the Project site. The Project site consists of 31 parcels on approximately 18.43 acres. In addition, the Project is located

approximately 0.87 mile southwest of the San Bernardino International Airport (SBIA) and is within the Airport Influence Area (AIA). The Project site is bounded by E. Norman Road, vacant parcels, a pallet yard, and a commerce center warehouse to the north; E Orange Show Road, vacant parcels; non-conforming single family residential uses, and the Santa Ana River to the south; Lena Road to the west with a warehouse beyond; and a shipping container and truck storage yard to the east. Local access to the Project site is provided via E. Norman Road, Lena Road, and E. Orange Show Road. The nearest major freeways to the site include Interstate 10 (I-10), located approximately 1.1 miles south and Interstate 215 (I-215), located approximately 1.6 miles to the west of the Project site. Additionally, State Route 210 (SR-210) is located approximately 3.7 miles north of the Project site.

**Public Comment Period:**

The 20-day public comment period for the Mitigated Negative Declaration begins on May 1, 2023 and closes on May 22, 2023. Please submit comments **no later than** 5:00 p.m. on May 22, 2023 to Elizabeth Mora-Rodriguez, Senior Planner, at the address above (290 North D Street) or by email at [mora-rodriquez\\_el@sbcity.org](mailto:mora-rodriquez_el@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/city\\_hall/community\\_economic\\_development/planning/environmental\\_documents](https://www.sbcity.org/city_hall/community_economic_development/planning/environmental_documents)
  
- **City of San Bernardino Planning Division**  
201 North E Street, Building B, 3<sup>rd</sup> Floor  
San Bernardino, CA 92401  
(909) 384-5357
  
- **City Clerk's Office**  
201 North E Street, Building A  
San Bernardino, CA 92401  
(909) 384-5002

The City has tentatively scheduled the Project for a Development and Environmental Review Committee (D/ERC) meeting at 10:00 AM on June 14, 2023. If you require special accommodation for this meeting, or have any other questions, please contact Elizabeth Mora-Rodriguez (contact information above) at least five (5) business days prior to the meeting.