

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
5705 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

June 24, 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 5705 Industrial Way Project (Project) located within the northwestern portion of the City of San Bernardino, on one parcel bounded by Interstate 215 (I-215) to the east and by Industrial Parkway (Hallmark Parkway) to the west (APN: 0266-041-74). The Project is seeking a Subdivision (SUB 22-06) [Tentative Parcel Map 20591] a request for approval from the City of San Bernardino to subdivide the approximately 10-acre parcel into two parcels. Parcel 1 would be 6.96-acres (Project site) and Parcel 2 would be 3.03-acres (not a part). Additionally, the project is seeking a Development Permit Type-D (DP-D 22-14) to allow the development and establishment of a 105,500 square-foot (SF) warehouse facility. 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: 5705 Industrial Parkway Project
Project Applicant: Dedeaux Properties

Project Description:

The Project would develop Parcel 1 with an approximately 105,500-SF warehouse. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. The proposed warehouse building would be single-story and approximately 45 feet tall. The warehouse building would have a building footprint of 103,000 SF and include approximately 100,500 SF of warehouse space, 2,500 SF ground floor office, and a 2,500 SF mezzanine (office).

The Project would include 22 loading dock doors and one grade door along the south side of the building. The Project would also provide 28 trailer stalls, two truck charging stations, and 96 passenger vehicle parking stalls, inclusive of accessible spaces and electric vehicle/clean air/carpool spaces. Additionally, the Project includes approximately 50,773 SF of ornamental landscaping, which would cover 17 percent of the Project site. Access to the proposed Project would be provided via two driveways from Industrial Parkway. Internal circulation will be via 30-foot to 45-foot drive aisles. Access to trailer stalls and loading dock areas would be controlled through the use of swinging and rolling gates.



California 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. The proposed Project site falls within the area that encompasses the Newmark Groundwater Plume, which is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. This is further discussed in the Initial Study/Mitigated Negative Declaration.

Project Location:

The Project site comprises one parcel encompassing approximately 10-acres. The proposed Project site is located within the northwestern portion of the City of San Bernardino and bounded I-215 to the east and by

Industrial Parkway (Hallmark Parkway) to the west and lies approximately 0.42 mile southeast of Palm Avenue Local access to the site is provided from Industrial Parkway. The Project site has a General Plan Land Use designation of University District Specific Plan (UDSP) and a zoning designation of Industrial Light (IL) and is located within a predominately industrialized area as described in Table 1, Surrounding Existing Land Use, General Plan Land Use, Zoning, and Specific Plan Designations.

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

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Designation
Northeast	I-215 followed by Devil's Canyon Flood Control Basin followed by commercial uses	University District Specific Plan (UDSP)	Commercial General (CG-1) and Publicly Owned Flood Control (PFC)	Commercial General (CG-1) and Publicly Owned Flood Control (PFC)
Northwest	Vacant land followed by a warehouse/distribution center	University District Specific Plan (UDSP)	Industrial Light (IL) and Industrial Heavy (IH)	Industrial Light (IL) and Industrial Heavy (IH)
Southeast	I-215 followed by Devil's Canyon Flood Control Basin followed by single-family residences	University District Specific Plan (UDSP)	Residential Urban (RU) and Publicly Owned Flood Control (PFC)	Residential Urban (RU) and Publicly Owned Flood Control (PFC)
Southwest	Warehouse facilities	University District Specific Plan (UDSP)	Industrial Heavy (IH)	Industrial Heavy (IH)

Public Comment Period:

The 20-day public comment period for the Mitigated Negative Declaration begins on June 24, 2023 and closes on July 13th, 2023. Please submit comments no later than 5:00 p.m. on July 13th, 2023 to Travis Martin, Associate Planner, at 290 North D Street, San Bernardino, CA 92401 or by email at martin_tr@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
- **City of San Bernardino Planning Division**
201 North E Street, 3rd Floor
San Bernardino, CA 92401
(909) 384-5567
- **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 Development and Environmental Review Committee (D/ERC) meeting on July 26, 2023 at 10:00 a.m. If you require special accommodation for either of these meetings, or have any other questions, please contact Travis Martin at least five (5) business days prior to the meeting.