

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
GATEWAY BUSINESS PARK PROJECT**

TO: Responsible and Interested
Parties – Distribution List

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

September 14, 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 Gateway Business Park Project (Subdivision 22-01 [Tentative Parcel Map 20540] and Development Permit Type-D 22-04) located at 119 S. Arrowhead Avenue, on the southeast corner of S. Arrowhead Avenue and E. Rialto Avenue, in the City of San Bernardino, California. 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: Gateway Business Park Project
Project Applicant: 119 Arrowhead, LLC

Project Description

There are two actions being requested from the City of San Bernardino. The first action is Subdivision 22-01 (Tentative Parcel Map 20540) to allow the subdivision of two parcels containing a total of approximately 10.35 into three (3) parcels containing approximately 4.68 acres (parcel 1), 2.09 acres (parcel 2), and 3.58 acres (parcel 3). The second action is approval of Development Permit Type-D 22-04 to allow the development and establishment of a business park consisting of three (3) buildings containing a total of approximately 106,755 square feet (parcel 1), 50,432 square feet (parcel 2), and 73,133 square feet (parcel 3).

The following assessor's parcel numbers (APNs) are a part of the Project:

0136-041-10 and 0136-051-54

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 site is located on the southeast corner of S. Arrowhead Avenue and E. Rialto Avenue in the Commercial Heavy (CH) zone. The project site is identified as Assessor Parcel Number(s) 0136-041-10 and 0136-051-54. Regional access to the project site is generally via Interstate 215 at the Mill Street exit.

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on September 19, 2023 and closes on October 18, 2023. Please submit comments **no later than** 5:00 p.m. on October 18, 2023 to Travis Martin, Senior 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) 384-5357

- **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 a.m. on November 8, 2023. If you require special accommodations for this meeting, or have any other questions, please contact Travis Martin (contact information above) at least five (5) business days prior to the meeting.