

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING
FOR THE LANDING BY SAN MANUEL PROJECT**

September 30, 2020

TO: Interested Parties

FROM: City of San Bernardino, Planning Division
C/o Elizabeth Mora-Rodriguez
290 North D Street
San Bernardino, CA 92401
Mora-Rodriguez_El@sbcity.org

In its capacity as Lead Agency under the California Environmental Quality Act (CEQA), the City of San Bernardino (City) will prepare an Environmental Impact Report (EIR) for the Landing by San Manuel Project (Project). In accordance with CEQA and the State CEQA Guidelines Section 15082, the City is providing this Notice of Preparation (NOP) to solicit comments and suggestions from public agencies, organizations, and individuals regarding: (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR.

Project Title: The Landing by San Manuel

City Case Numbers: GPA No. 20-02, DCA No. 20-03, SP No. 20-01, DP-D No. 20-02

Project Applicant: San Manuel Band of Mission Indians

Written Comments: Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or **October 30, 2020**. Send responses to the City of San Bernardino at the address or e-mail address listed above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a Responsible or Trustee Agency for this Project, please so indicate.

Scoping Meeting: In accordance with Public Resources Code Section 21083.9(a)(2) and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting at which participants will receive a brief presentation on the Project and have the opportunity to submit comments on the scope of the information and analysis to be included in the EIR. Pursuant to the direction of the Governor of California as a response to reducing the spread of COVID-19, this scoping meeting will be conducted as an online webinar and phone call. Instructions for attending this meeting are as follows:

Time: Wednesday, October 14, 2020, 4:00 p.m.

Participation Instructions:

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS) AND TO ENABLE APPROPRIATE SOCIAL DISTANCING, THIS SCOPING MEETING WILL NOT BE OPEN TO PUBLIC ATTENDANCE.

THE CITY OF SAN BERNARDINO ENCOURAGES THE PUBLIC TO VIEW THIS SCOPING MEETING ON ONLINE. THIS MEETING CAN BE ACCESSED BY THE FOLLOWING LINK:

<http://sanbernardinocityca.iqm2.com/Citizens/Board/1081-Public-Scoping-Meeting>

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON THIS SCOPING MEETING MAY PARTICIPATE IN THE FOLLOWING WAYS:

- (1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO CITYOFBPLANNING@SBCITY.ORG BY 3:00 P.M. THE DAY PRIOR TO THE SCHEDULED MEETING TO BE INCLUDED IN THE WRITTEN RECORD;
- (2) CALLING **909-665-2722**, LEAVING A RECORDED MESSAGE, BY 3:00 P.M. THE DAY OF THE SCHEDULED MEETING, NOT TO EXCEED THREE MINUTES, WHICH WILL THEN BE PLAYED DURING THE PUBLIC COMMENT SECTION OF THE MEETING
- (3) IF YOU WISH TO MAKE A LIVE COMMENT DURING THE MEETING, A REQUEST TO SPEAK CAN BE EMAILED TO CITYOFBPLANNING@SBCITY.ORG BY 3:00 P.M. THE DAY OF THE SCHEDULED MEETING. AT THE TIME PUBLIC COMMENT WILL BE SHARED, THE SECRETARY WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE CONSULTANT VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES. PLEASE INDICATE YOUR NAME & PHONE NUMBER IN YOUR EMAIL.

Project Location: The Project Site is located south of East 3rd Street, east and west of Victoria Avenue, north of the San Bernardino International Airport, and approximately 0.45 miles west of Alabama Street, San Bernardino, CA. Includes all or portions of five parcels: APNs 136-371-18, 136-381-19, 136-371-33, 136-371-36, and 136-371-37 (Project Site).

Project Description:

The Project involves the proposed redevelopment of ±52.97 acres with a 1,153,644 square foot (s.f.) warehouse building and associated site improvements. Previously, the property was used as part of Norton Air Force Base. To implement the Project, the Project Applicant submitted applications to the City for a Development Permit Type-D (DP-D No. 20-02), Specific Plan Amendment (SP No. 20-01), General Plan Amendment (GPA No. 20-02), and Development Code/Zoning Map Amendment (DCA No. 20-03). Considering the geographic extent of all applications, ±62.49 acres are considered the Project Site.

A. DEVELOPMENT PERMIT TYPE D (DP-D No. 20-02)

Proposed DP-D No. 20-02 involves the redevelopment of a ±52.97-acre property with a warehouse building to accommodate a speculative user. Associated site improvements would include driveways and drive isles, surface parking areas, landscaping, walls and fencing, lighting, signage, and infrastructure improvements. The proposed warehouse building is designed to have 1,153,644 s.f. of interior floor space and ± 218 loading bays. Other physical improvements would include the installation of an off-site driveway from the Project Site's southeastern boundary to provide access to San Bernardino International Airport property to the south, improvements to the site-adjacent segment of Victoria Avenue, and potential improvements at the intersections of Victoria Avenue/3rd Street and Victoria Avenue/Central Avenue.

B. SPECIFIC PLAN AMENDMENT (SP No. 20-01)

The Project Site is located in the Third Street District of the San Bernardino Alliance California Specific Plan (SBAC-SP), except for ±12.89 acres in the southern portion of the Project Site. Proposed SP No. 20-01 would add the ±12.89 acres to the SBAC-SP and remove approximately 4.97 acres from the SBAC-SP located west of Victoria Avenue, yielding a reconfigured Third Street District of approximately 57.52 acres (the 52.97-acres subject to DP-D No. 20-02 and 4.55 acres to the east).

C. GENERAL PLAN AMENDMENT (GPA No. 20-02)

The Project Site is designated "Industrial (I)" by the City of San Bernardino General Plan (General Plan) except for ±12.89 acres in the southern portion of the Project Site that is designated "Public Facility/Quasi-Public (PF)". Proposed GPA No. 20-02 would change the General Plan land use designation of the ±12.89 acres from "PF" to "I" and change the General Plan land use designation of ±4.97 acres located west of Victoria Avenue from "I" to "PF."

D. DEVELOPMENT CODE/ZONING MAP AMENDMENT (DCA No. 20-03)

The Project Site is classified "Alliance California Specific Plan" by the City of San Bernardino Development Code and Zoning Map except for ±12.89 acres in the southern portion of the Project Site that is designated "Public Facilities (PF)". Proposed DCA No. 20-03 would change the Development Code and Zoning Map classification of the ±12.89 acres from "PF" to "Alliance California Specific Plan" and change classification of ±4.97 acres located west of Victoria Avenue from "Alliance California Specific Plan" to "PF."

Environmental Factors Potentially Affected:

The City has determined that an EIR will be prepared based on the Project's potential to cause significant environmental effects. Based on information presented in a CEQA Initial Study, the City concluded that following topics will be evaluated in detail in the EIR. The Initial Study further describes the anticipated scope of the environmental analysis for each topic.

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resource
- Mandatory Findings of Significance

Attachments:

Figure 1, *Vicinity Map*

Figure 2, *Proposed Development Plan*

Figure 3, *Proposed Specific Plan Amendment*

Figure 4, *Proposed General Plan Amendment*

Figure 5, *Proposed Development Code/Zoning Map Amendment*



DETERMINATION: (To be completed by the Lead Agency)

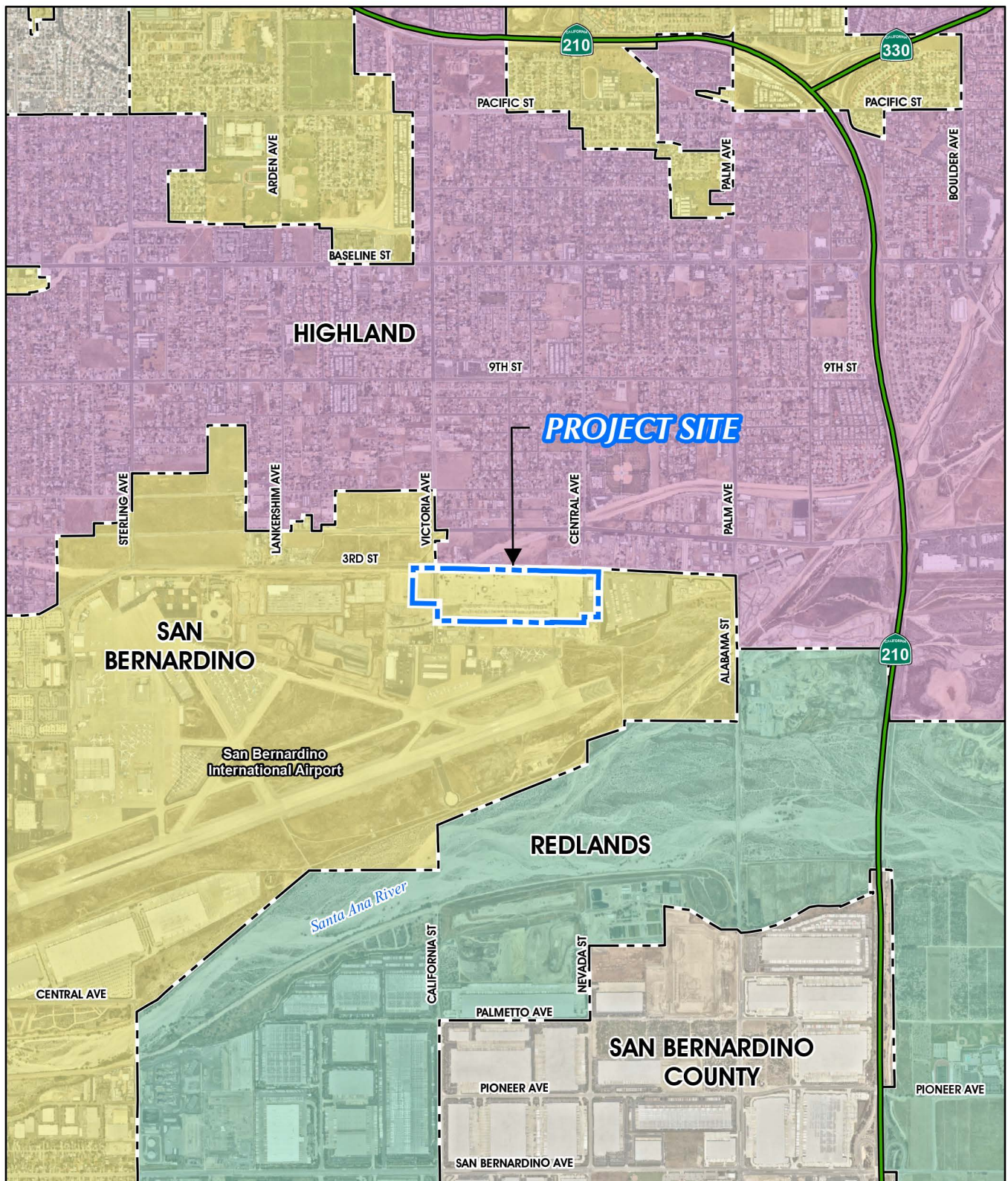
On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>

Elizabeth Mora-Rodriguez
Signature

9/30/2020
Date

Elizabeth Mora-Rodriguez
Printed Name



Source(s): ESRI, Nearthmap Imagery (2019), SB County (2019)

Figure 1



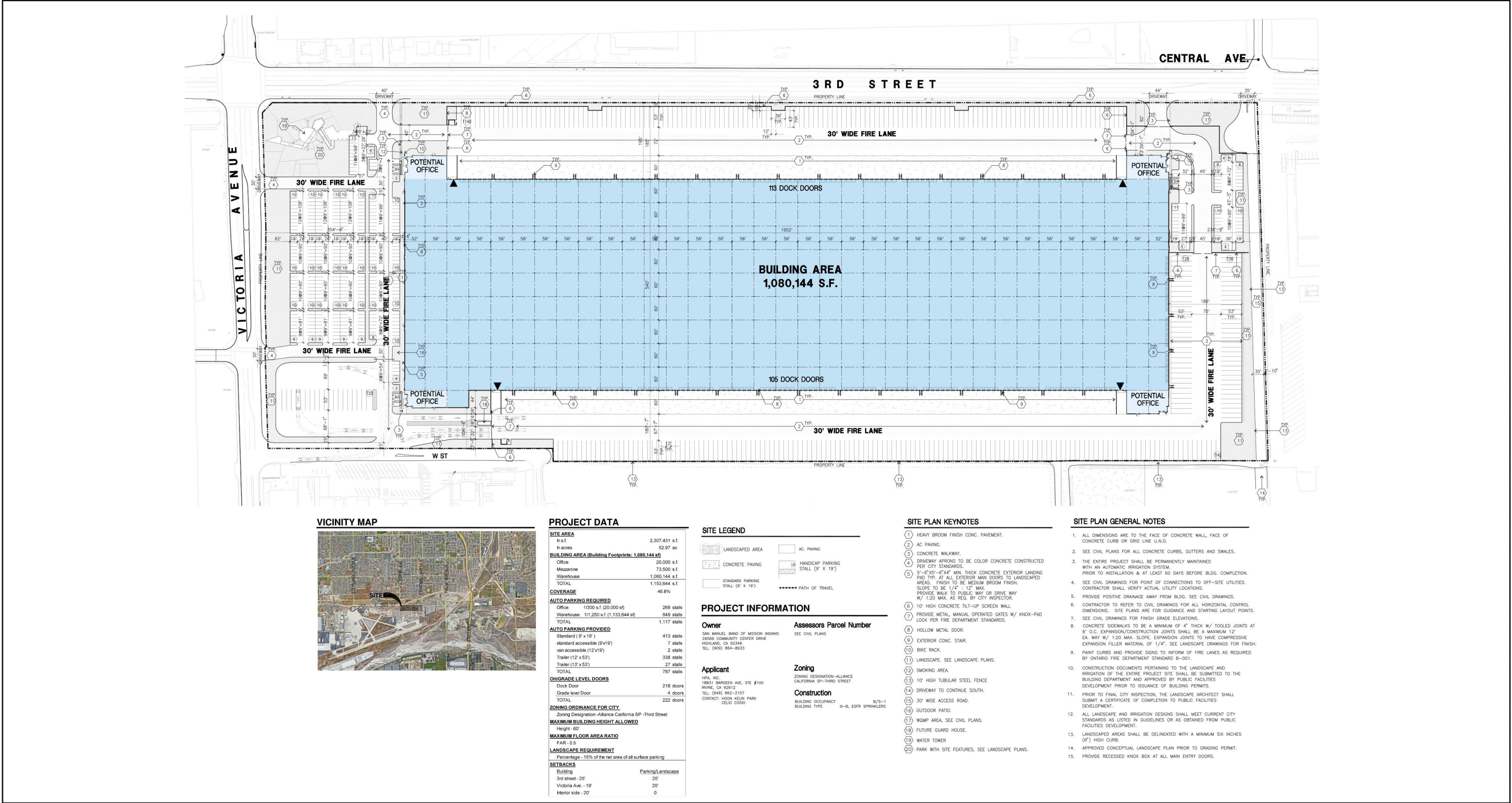
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Feet



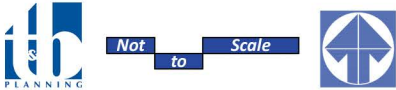
Vicinity Map

Lead Agency: City of San Bernardino

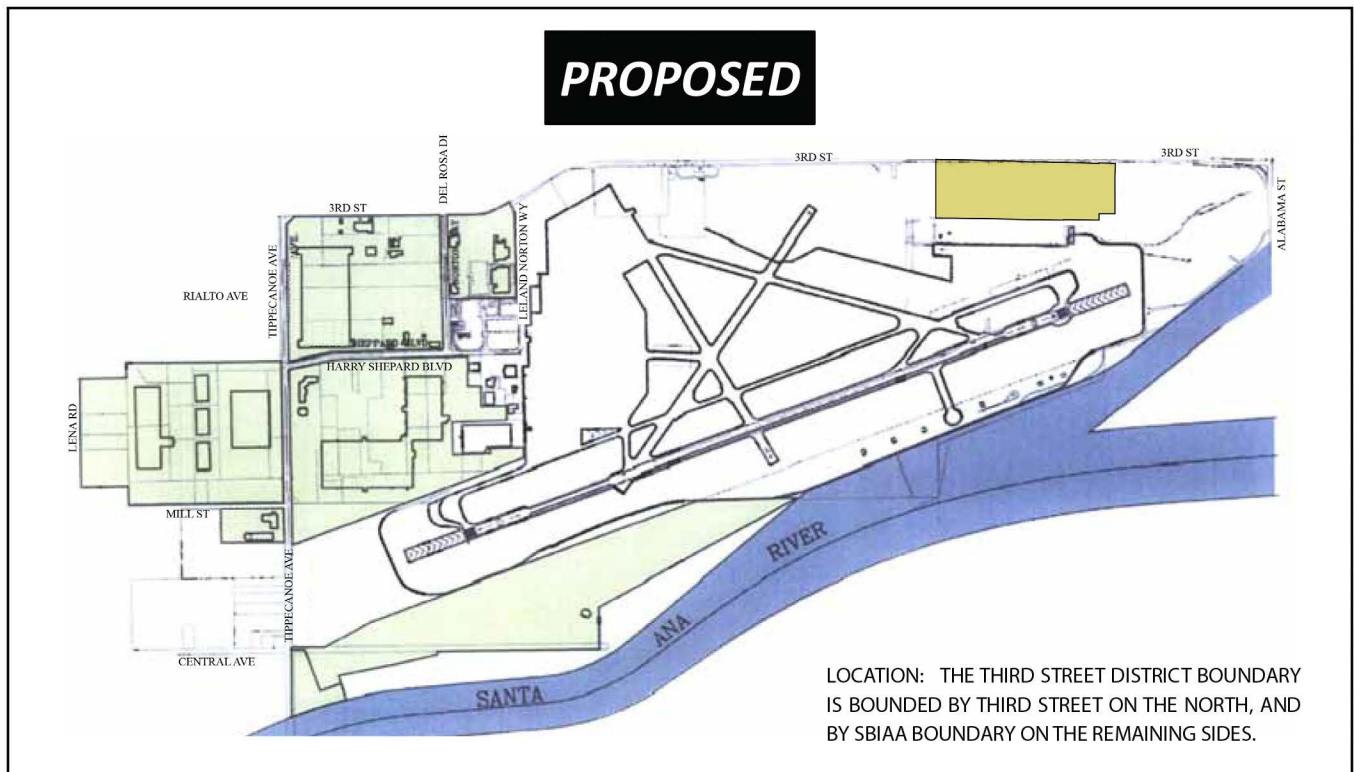
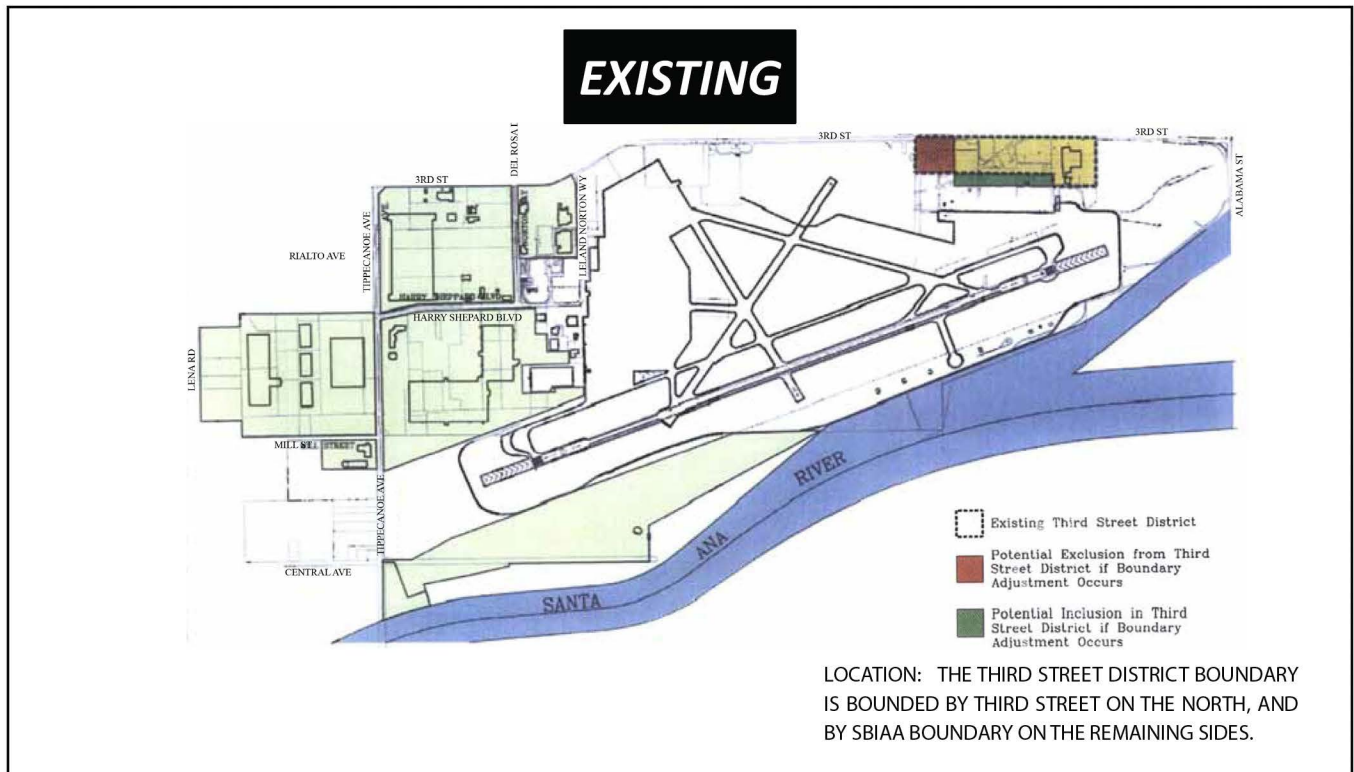


Source(s): HPA (06-05-2020)

Figure 2



Lead Agency: City of San Bernardino



Source(s): San Bernardino Alliance California Specific Plan (May 2007)

Figure 3

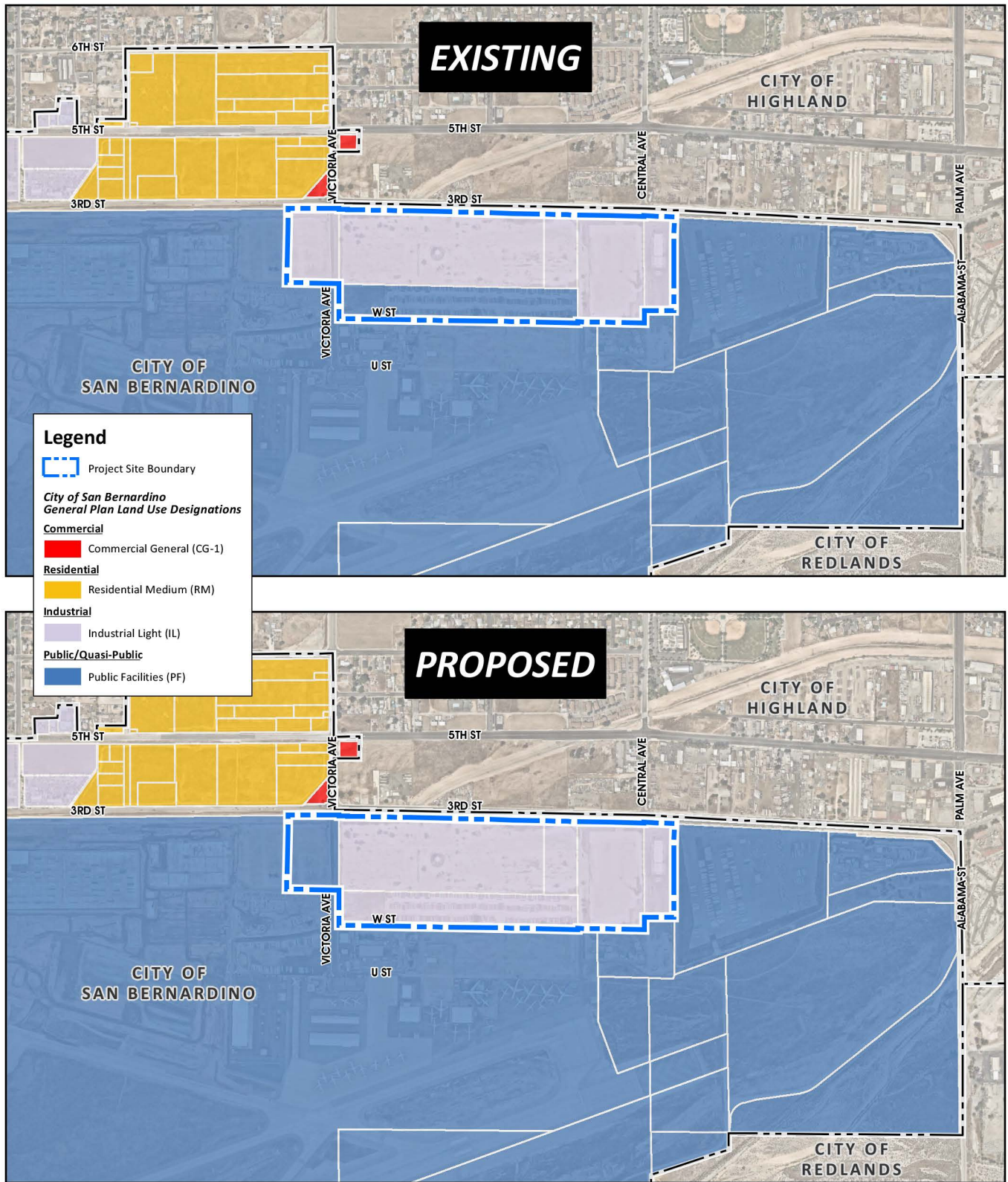


Not to Scale



Proposed Specific Plan Amendment

Lead Agency: City of San Bernardino



Source(s): City of San Bernardino (2005), Nearmap Imagery (2019), SB County (2019)

Figure 4

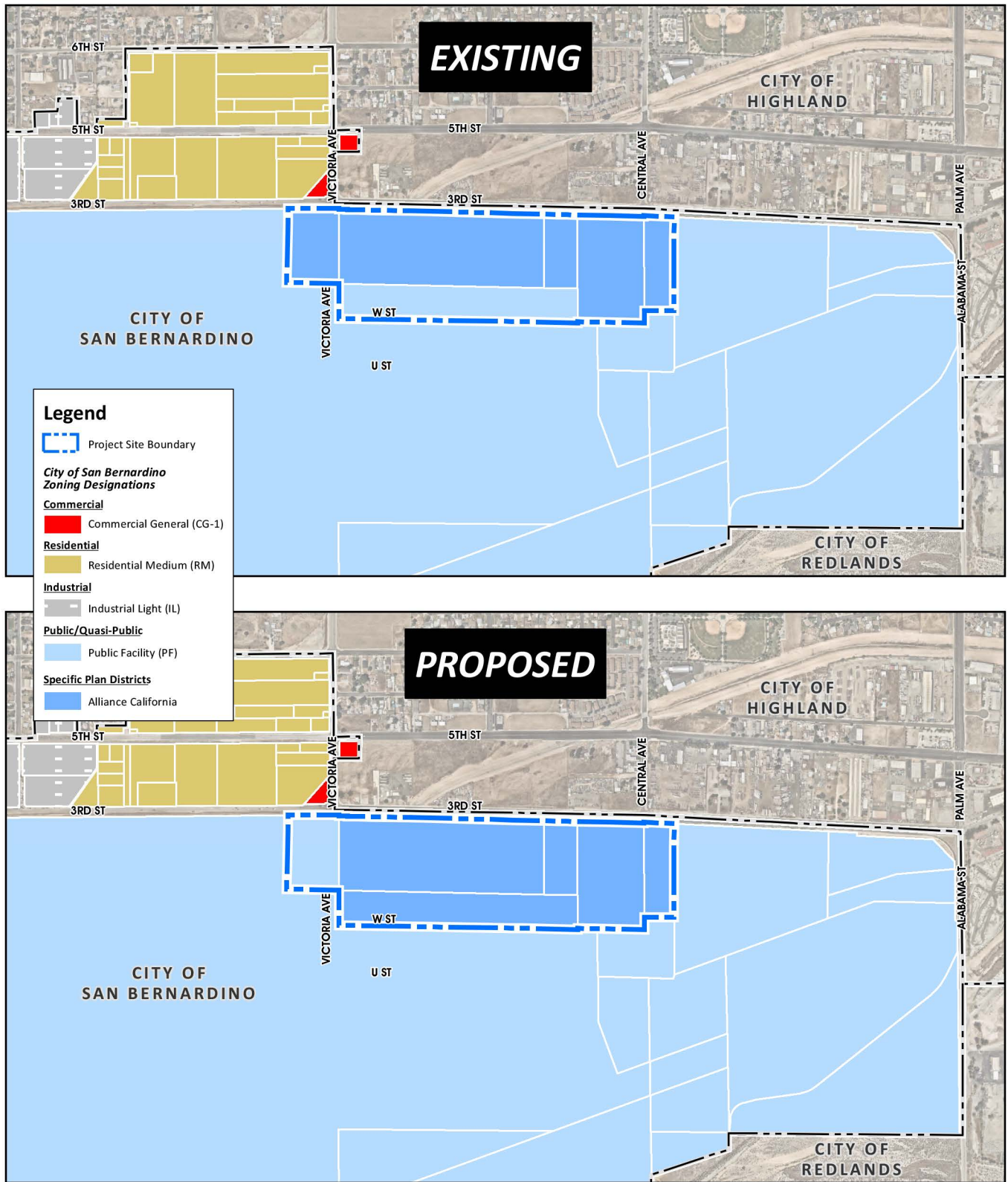


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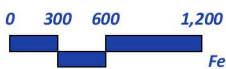
Proposed General Plan Amendment

Lead Agency: City of San Bernardino



Source(s): City of San Bernardino (2005), Nearmap Imagery (2019), SB County (2019)

Figure 5



Proposed Development Code/Zoning Map Amendment

Lead Agency: City of San Bernardino