Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 SCH# For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814 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 County: San Bernardino Zip: 92408 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) '30.4 "N/ 117 °13 Longitude/Latitude (degrees, minutes and seconds): 34 '34.5 "W Total Acres: ~679-acres Assessor's Parcel No.: N/A Range: 3W Twp.: 1S State Hwy #: SR-210, I-215, I-10 Within 2 Miles: Waterways: City Creek Bypass Airports: San Bernardino Int'l Airport Railways: **Document Type:** CEQA: NOP ☐ Draft EIR NEPA: ☐ NOI Joint Document Other: Early Cons ☐ Supplement/Subsequent EIR EA Final Document (Prior SCH No.) Neg Dec Draft EIS Other: Mit Neg Dec Other: **FONSI** Local Action Type: General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment ☐ Use Permit General Plan Element ☐ Planned Unit Development Coastal Permit Community Plan ☐ Land Division (Subdivision, etc.) Site Plan Other: **Development Type:** Residential: Units Acres Office: **Employees** Transportation: Type Sq.ft. Acres ○ Commercial: Sq.ft. Acres Employees_ Mining: Mineral MW Power: ✓ Industrial: Sq.ft. Acres **Employees** Type Educational: Waste Treatment: Type MGD Hazardous Waste:Type Recreational: ■ Water Facilities: Type Other: **Project Issues Discussed in Document:** ★ Aesthetic/Visual Fiscal □ Recreation/Parks ▼ Vegetation ■ Schools/Universities Agricultural Land ▼ Flood Plain/Flooding Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater ★ Archeological/Historical ▼ Geologic/Seismic Sewer Capacity Wetland/Riparian Soil Erosion/Compaction/Grading X Growth Inducement ▼ Minerals X Solid Waste Coastal Zone **⋈** Noise X Land Use Population/Housing Balance Toxic/Hazardous □ Drainage/Absorption **Cumulative Effects** □ Public Services/Facilities ▼ Traffic/Circulation ☐ Economic/Jobs 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

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.

occur in the area between Tippecanoe and Del Rosa on the west and Victoria and the Central(continued on page 2)

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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.

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	one: 909-382-4100/mburrows@sbdairport.com	City/State/Zip: San Bernardino, CA 92406	City/State/Zip: San Bernardino, CA 92408
		Contact: Tom Dodson	Phone: 909-382-4100/mburrows@sbdairport.com
Phone: (909) 882-3612		Phone: (909) 882-3612	

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