

**Appendix A:
Notice of Preparation (NOP) - Comment Letters**



PLANNING DIVISION

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0182
(909) 387-8311 Fax (909) 387-3223
<http://www.sbcounty.gov/landuseservices>

CHRISTINE KELLY
Director

August 11, 2011

Terri Rahhal, City Planner
City of San Bernardino
Community Development Department
300 North "D" Street
Third Floor
San Bernardino, CA 92418

RE: COMMENTS REGARDING THE SCOPE AND CONTENT OF THE DRAFT EIR FOR THE PROPOSED CITY OF SAN BERNARDINO NATIONAL ORANGE SHOW ROAD INDUSTRIAL PROJECT

Dear Ms. Rahhal:

Thank you for providing the County of San Bernardino Land Use Services Department the opportunity to submit comments regarding the scope and content of the environmental information to be addressed in the Draft Environmental Impact Report for the National Orange Show Industrial Project.

The 2007 County of San Bernardino General Plan discusses Circulation and Infrastructure Elements. Trucking and rail freight are anticipated to increase due to the goods movement opportunities resulting from increased rail lines added through the Cajon Pass and the inland port associated with the Southern California Logistics Airport. The County requests that the EIR analyze the direct impacts that this proposed National Orange Show Industrial Project may have on the trucking and rail traffic as it moves through the unincorporated area of the County, in addition to cumulative and secondary effects. An increase in the overall goods movement can cause significant impacts to air quality, climate change and environmental justice issues which could have significant effects on the citizens in the unincorporated areas of the County.

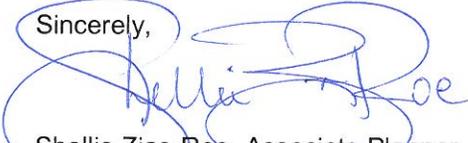
In addition, sensitive receptors in the unincorporated areas of the County may be susceptible to impacts due to demolition and future development of the proposed National Orange Show Industrial Project. Redevelopment areas are known to be associated with the conversion of Brownfield's, demolition projects, etc. According to CEQA § 21151.4, construction or alteration of a facility within ¼ mile of school with the reasonable anticipation of air emissions or handling of hazardous or acutely hazardous material be provided written notice of the project not less than 30 days prior to the proposed certification of the environmental impact report. On behalf of the citizens in the unincorporated areas of the County, please include the County Superintendent of Schools, in addition to the County Land Use Services Department in public notices related to projects within National Orange Show Industrial Project in accordance with CEQA. County residents/students are often times educated in City Schools through outreach programs, which include, but are not limited to Special Education Students. The Program EIR should consider the potential impact of the proposed project to sensitive receptors located within the unincorporated areas of the County which fall within the boundaries as promulgated by CEQA.

Other potential impacts which could arise with future development as a result of a redevelopment proposal such as this are water quality and water supply.

In closing, please provide notice to each of our County Board of Supervisors throughout the entire EIR process and future projects associated with the proposed National Orange Show Industrial Project. The Supervisors are often called upon when issues arise regarding their respective constituents in the unincorporated areas of the County. It is foreseeable that those who may be affected by the certification of the EIR and subsequent development/redevelopment could call on their elected officials to ask questions. Our Supervisors may need to speak on behalf of its citizens throughout this redevelopment process. Also, the proposed project should be analyzed to consider the countywide Vision Project and the goal to build a complete community – countywide.

Thank you again for providing the County an opportunity to submit comments regarding the scope and content of the Draft EIR which are germane to our agency's statutory responsibilities under CEQA. If you have any questions, please e-mail me at sziasroe@lusc.sbcounty.gov and/or call me at (909) 387-4124.

Sincerely,



Shellie Zias-Roe, Associate Planner
Planning Division

cc: Greg Devereaux, CEO
Josie Gonzales, Chair, Fifth District Supervisor
Brad Mitzelfelt, Vice-Chairman, First District Supervisor
Janice Rutherford, Second District Supervisor
Neil Derry, Third District Supervisor
Garry Ovitt, Fourth District Supervisor
Dena Smith, Deputy Executive Officer
Christine Kelly, Director Land Use Services Department
Matt Slowik, Senior Planner
Terri Rahhal, City Planner, City of San Bernardino



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

August 2, 2011

RECEIVED
AUG 10 2011

CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
DEPARTMENT

Mr. Aron Liang
City of San Bernardino
300 North D Street, 3rd Floor
San Bernardino, California 92418

NOTICE OF PREPARATION (NO;P) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NATIONAL ORANGE SHOW INDUSTRIAL PROJECT, (SCH# 2011071017), SAN BERNARDINO COUNTY

Dear Mr. Liang:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation for a draft Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The proposed project is located on approximately 37.6 acres in an irregular configuration, with the main portion of the site bounded by Arrowhead Avenue to the west, Esperanza Street and its extension on the north, a flood control channel on the east, and Central Avenue to the south. The project is a request to construct 4 industrial buildings comprising approximately 752,770 square feet of building area. Building sizes will range from approximately 27,840 square feet to 616,000 square feet. The individual building sites will be developed based on market demand over time. The project site currently contains a mixture of existing uses. The portion of the site located south of Central Avenue is used for outdoor storage, primarily for construction equipment and building materials and two small, modular buildings".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

Mr. Aron Liang
August 2, 2011
Page 4

- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
Attn: Nancy Ritter
nritter@dtsc.ca.gov

CEQA # 3267

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



August 1, 2011

RECEIVED
AUG 10 2011

Mr. Aron Liang, Planner

City of San Bernardino

300 North "D" Street, 3rd Floor
San Bernardino, CA 92418

CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
DEPARTMENT

Re: SCH#2011071017 CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) fo the "National Orange Show Industrial Project;" located in the City of San Bernardino; San Bernardino County, California

Dear Mr. Liang:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604.. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within one-half mile of the project site, the 'area of potential effect (APE), based on the USGS coordinates provided. The absence of archaeological items at the surface level does not preclude their existence at the subsurface level once ground-breaking activity is underway.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to C" A Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

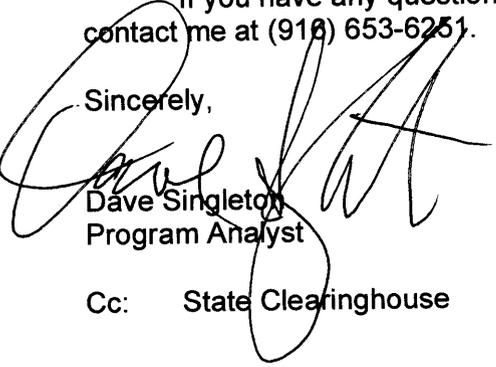
To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places and there may be sites within the APE eligible for listing on the California Register of

Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

California Native American Contact List
San Bernardino County
August 1, 2011

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.
gov
(951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

San Manuel Band of Mission Indians
James Ramos, Chairperson
26569 Community Center Drive Serrano
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX
(909) 864-3370 Fax

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351 - cell

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.
gov
(951) 922-0105 Fax

San Manuel Band of Mission Indians
Ann Brierty, Policy/Cultural Resources Department
26569 Community Center. Drive Serrano
Highland , CA 92346
(909) 864-8933, Ext 3250
abrierty@sanmanuel-nsn.
gov
(909) 862-5152 Fax

Serrano Nation of Indians
Goldie Walker
P.O. Box 343 Serrano
Patton , CA 92369
(909) 862-9883

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011071017; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the National Orange show; located in the City of San Bernardino; San Bernardino County, California.

California Native American Contact List
San Bernardino County
August 1, 2011

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011071017; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the National Orange show; located in the City of San Bernardino; San Bernardino County, California.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

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JUL 18 2011CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
DEPARTMENT*Flex your power!
Be energy efficient!*

July 14, 2011

08-SBd- I-215/ I-10 PM 00.00

City of San Bernardino
Attention: Aron Liang, Senior Planner
Community Development Department
300 N. "D" Street, 3rd Fl
San Bernardino, CA 92418

Subject: National Orange Show Industrial Project/Lewis Companies/SCH#2011071017.

Dear Mr. Liang:

The California Department of Transportation has reviewed the Notice of Preparation draft Environmental Impact Report (EIR) for the construction of Four industrial building. Please provide the Traffic Impact Analysis for review. Please include any impact to the State Highway Facilities and recommended project Traffic Mitigation Measures should be improved prior completion of construction project.

The State of California Department of Transportation (Caltrans) reserves the right to comment on any future revision to this project. These comments are based upon the data provided for our review.

We appreciate the opportunity to offer comments concerning this project. If you have any questions concerning this letter, please contact Christine Medina at (909) 383-6908 or me at (909) 383-4557.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Kopulsky".

DANIEL KOPULSKY

Office Chief

Community Planning/Local Development Review

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION • OPERATIONS
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION



COUNTY OF SAN BERNARDINO

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.
Director of Public Works

July 14, 2009

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JUL 18 2011

File #10(ENV)-4.01

City of San Bernardino
Community Development Department
Attn: Aron Liang, Senior Planner
300 North "D" Street, Third Floor
San Bernardino, CA 92418

CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
DEPARTMENT

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR THE NATIONAL ORANGE SHOW INDUSTRIAL PROJECT, CITY OF SAN BERNARDINO

Dear Mr. Liang:

Thank you for providing the San Bernardino County Department of Public Works (Department) the opportunity to comment on the above-referenced project.

Following Department review of the subject document, it is requested that a copy of the DEIR and any technical studies and/or reports be submitted to this Department for further review when available. At that time, the Department will comment on the proposed project and its possible impacts on existing and/or future Flood Control District facilities or County roads.

Should you have any questions or need further information, please don't hesitate to contact the undersigned at (909) 387-8109.

Sincerely,

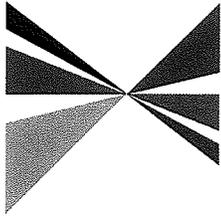
JOHN SCHATZ, AICP, Supervising Planner
Environmental Management Division

JS:EH:nh/CEQA Comments_San Bernardino_NOP-Natl Orange Show Industrial Project

GREGORY C. DEVEREAUX
Chief Executive Officer

	Board of Supervisors	
BRAD MITZELFELT	First District	NEIL DERRY
JANICE RUTHERFORD	Second District	GARY C. OVITT
JOSIE GONZALES	Fifth District
	 Third District
	 Fourth District

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

Main Office

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12th Floor
Los Angeles, California
90017-3435

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f (213) 236-1825

www.scag.ca.gov

Officers

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Community, Economic and
Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Margaret Clark, Rosemead

Transportation
Paul Glaab, Laguna Niguel

August 4, 2011

Mr. Aron Liang
Senior Planner
City of San Bernardino
Community Development Department
300 N. "D" Street, 3rd Floor
San Bernardino, CA 92418
(909) 384-5057
Liang_ar@sbcity.org

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the National Orange Show Industrial Project [I20110056]

Dear Mr. Liang,

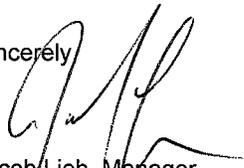
Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the National Orange Show Industrial Project [I20110056]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impact Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Federal Transportation Improvement Program (FTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is the construction of four new industrial buildings comprising of approximately 752,770 square feet in the City of San Bernardino.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **When available, please send environmental documentation ONLY to SCAG's main office in Los Angeles and provide a minimum of 45 days for SCAG to review.** If you have any questions regarding the attached comments, please contact Pamela Lee at (213) 236-1895 or leep@scag.ca.gov. Thank you.

Sincerely


Jacob Lieb, Manager
Environmental and Assessment Services

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR THE MARCH BUSINESS CENTER DEVELOPMENT
PROJECT [I20110050]**

PROJECT LOCATION

The project site is approximately 37.6 acres in size, irregular in shape and is located within the City of San Bernardino in San Bernardino County. The main portion of the site is bounded by Arrowhead Avenue to the west, Esperanza Street and its extension to the north, a flood control channel to the east, and Central Avenue to the south. Portions of the project site are also located south of Central Avenue, at the southeast corner of Central Avenue and Arrowhead Street.

PROJECT DESCRIPTION

The proposed project involves the construction of four industrial buildings comprising approximately 752,770 square feet of building area on approximately 37.6 acres. Building sizes will range from approximately 27,840 square feet to 616,000 square feet. A General Plan amendment will be required to accommodate the proposed project by re-designating the property from Public Commercial Recreation (PCR) to Industrial Light (IL).

Currently, the project site contains a mixture of existing uses. The portion of the site located south of Central Avenue is used for outdoor storage for construction equipment and building materials. Two small modular buildings are also located on this portion the site. In the southeast corner of the main site is a California Department of Motor Vehicles Commercial Drive Test Center including one small modular building. Periodically, the remainder of the main site is used as parking for the National Orange Show including a small security tower and light standards. Portions of the site are unpaved, paved or contain a gravel surface. There are a few trees and mostly weeds.

Based on the information provided above, the proposed project would include a maximum of 752,770 square feet of building area. Access to the site would be provided by Arrowhead Avenue to the west of the site, Central Avenue bisecting the main portion of the site to the south and Mill Street to the north.

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion and city are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted SANBAG Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	2,182,049	2,385,761	2,582,773	2,773,938	2,957,754	3,133,797
Households	637,252	718,601	787,138	852,994	914,575	972,565
Employment	810,232	897,493	965,781	1,045,471	1,134,964	1,254,752

Adopted City of San Bernardino Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	213,318	224,927	235,616	245,989	255,962	265,514
Households	60,877	65,147	68,783	72,277	75,544	78,620
Employment	107,024	117,428	124,973	133,639	143,639	157,086

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that may be pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*

- GV P2.3 *Promote "people scaled," walkable communities.*
- GV P2.4 *Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

CONCLUSION

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. We recommend that you review the SCAG List of Mitigation Measures for additional guidance, and encourage you to follow them, where applicable to your project. The SCAG List of Mitigation Measures may be found here:
http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on “*Demonstrating Your Project’s Consistency With SCAG Policies*”
- Scroll down to “*Table of SCAG Policies for IGR*”

SCAG Regional Transportation Plan Goals and Compass Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
Etc.	Etc.	Etc.



CITY OF SAN BERNARDINO
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PREPARATION

FROM: CITY OF SAN BERNARDINO **TO:** *Agency Name & Address*
Community Development Department (label)
300 North "D" Street, 3rd floor
San Bernardino, CA 92418

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the National Orange Show Industrial Project. Project Applicant: Lewis Group of Companies.

The City of San Bernardino will be the Lead Agency [per California Environmental Quality Act (CEQA) Guidelines Section 15050 and 15051(b)] and is requiring that an Environmental Impact Report (EIR) be prepared for the project identified below.

Lead Agency: City of San Bernardino
Community Development Department
300 N. "D" Street, 3rd floor
San Bernardino, CA 92418
Contact: Aron Liang, Senior Planner
909.384.5057
Email: Liang_ar@sbcity.org

Consulting Firm Preparing the Draft EIR
Michael Brandman Associates
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408
Contact: Bob Prasse Project Manager
909.884.2255
E-Mail: BPrasse@brandman.com

CEQA Guidelines section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The City of San Bernardino has determined that an EIR will need to be prepared based on the project's potential to create short-term, long-term, cumulative impacts and growth inducing impacts associated with the proposed development. The EIR will be prepared to fully evaluate the potential impacts of the proposed project, addressing all 17 environmental factors potentially affected from the CEQA Appendix G Environmental Checklist Form. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed.

The following issues from the CEQA Environmental Checklist Form will be addressed in the EIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Greenhouse Gases
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The public review period for this NOP is July 7, 2011 to August 8, 2011. Due to time limits mandated by state law, your response must be sent at the earliest possible date, but no later than 30 days after the date on this notice.

Please submit comments regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the EIR prepared by the City of San Bernardino when considering permits that your agency may issue. Project information and response instructions follow.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period pursuant to Public Resources Code section 21080.4 and CEQA Guidelines section 15082. This NOP is sent to solicit input from public agencies, interested organizations, and individuals on the proposed Project and issues to be addressed in the Project EIR. **Please send your response to the City of San Bernardino, Aron Liang, Senior Planner, at the address shown above. Please include the name, phone number, and e-mail address of an agency contact person in your response.**

PROJECT LOCATION: The proposed project is located on approximately 37.6 acres in an irregular configuration, with the main portion of the site bounded by Arrowhead Avenue to the west, Esperanza Street and its extension on the north, a flood control channel on the east, and Central Avenue to the south. In addition, portions of the Project site are also located south of Central Avenue, at the southeast corner of Central Avenue and Arrowhead Avenue, and in an area that extends north of the main site between the extension of Esperanza Street and Mill Street. Exhibits 1 and 2 show the location of the proposed project.

PROJECT DESCRIPTION: The project is a request to construct 4 industrial buildings comprising approximately 752,770 square feet of building area on approximately 37.6 acres. Building sizes will range from approximately 27,840 square feet to 616,000 square feet. Exhibit 3 is a conceptual site plan of the proposed development. In order to accommodate the proposed project, a general plan amendment will be required to re-designate the property from Public Commercial Recreation (PCR) to Industrial Light (IL). The PCR designation reflects historical use of the main part of the site as an overflow parking area for the National Orange Show grounds located on the west side of Arrowhead Avenue.

The project will require the following land use approvals:

- A General Plan Amendment as described above.
- A Development Permit/Site plan approval to construct four industrial buildings.
- A Tentative Parcel Map to subdivide the portion of the site north of Central Avenue into three parcels.

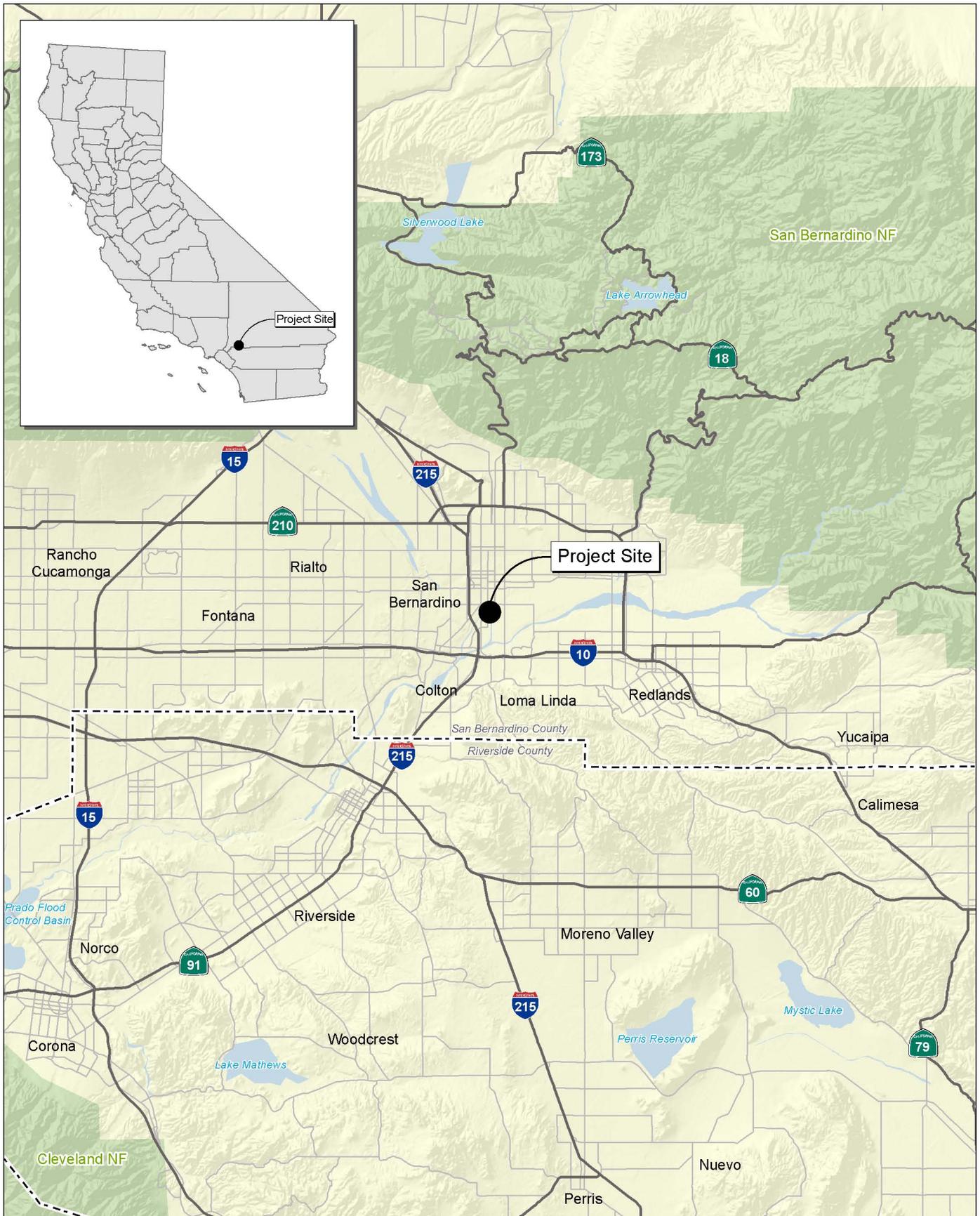
The individual building sites will be developed based on market demand over time. For analytic purposes the EIR will assume as a worst case that the project will be built and occupied by the Year 2013. Existing uses and structures located on the project site will be demolished/removed as the proposed buildings and associated improvements are developed for individual building sites.

EXISTING CONDITIONS: The project site currently contains a mixture of existing uses. The portion of the site located south of Central Avenue is used for outdoor storage, primarily for construction equipment and building materials and includes two small, modular buildings. Part of the main site in the southeast corner is used by the California Department of Motor Vehicles for a Commercial Drive Test Center and includes a small modular building. The balance of the main part of the site is used periodically as parking for the National Orange Show and includes a small security tower and light standards. Portions of the site are unpaved or surfaced with gravel, with some areas paved. The vegetation generally consists of weeds, primarily in the northeast corner of the main part of the site which also includes a few trees.

Public Scoping Meeting: A public scoping meeting is scheduled for July 13, 2011 from 6:00 p.m. to 7:30 p.m., in the L'Orange Room of the National Orange Show, 689 South "E" Street, San Bernardino CA

Signature: 
Terri Rahhal, City Planner

Date: June 30, 2011



Source: Census 2000 Data, The CaSIL, MBA GIS 2011.



Michael Brandman Associates

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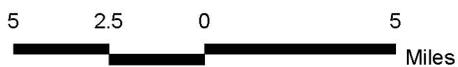
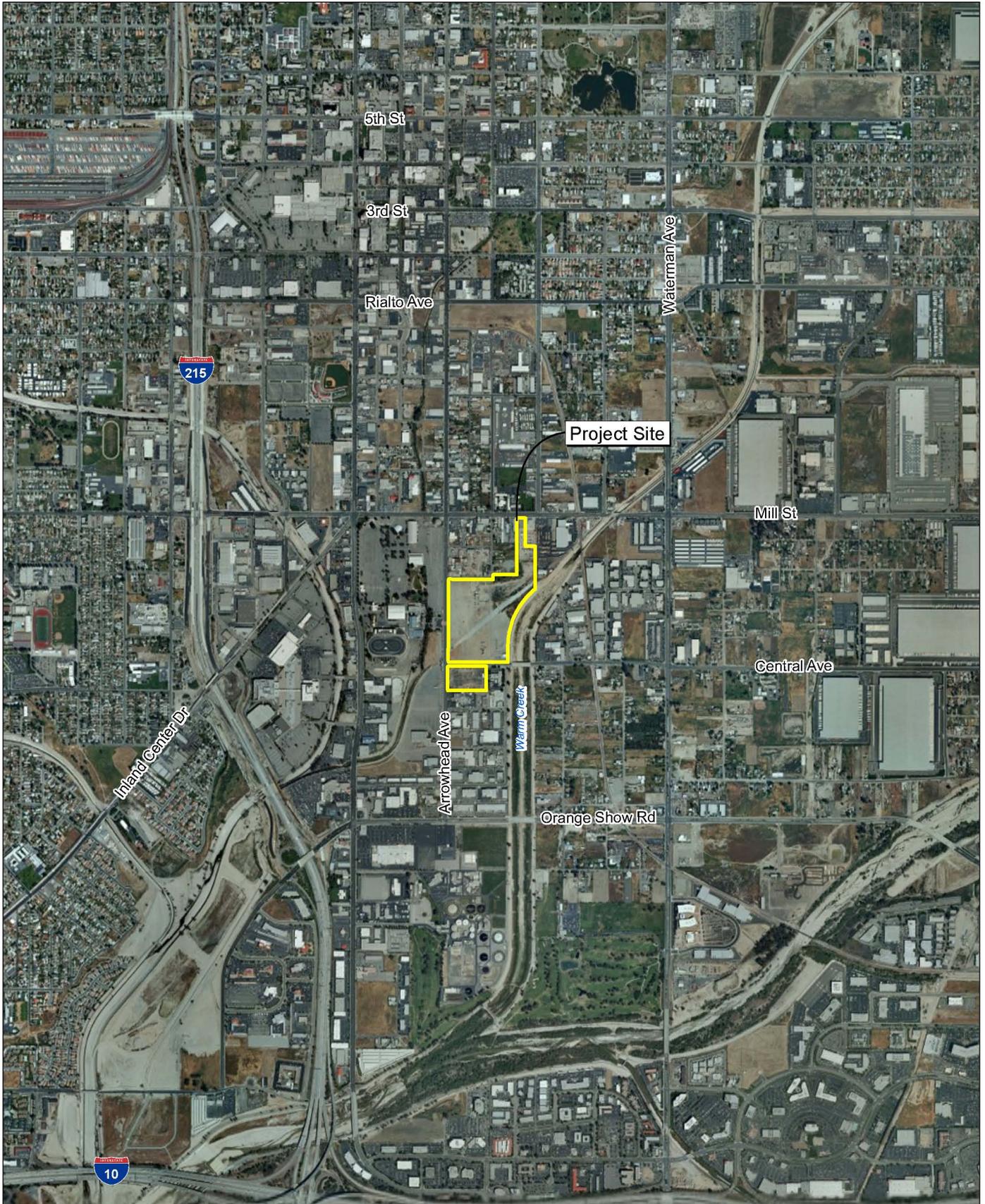


Exhibit 1 Regional Location Map



Source: http://goto.arcgisonline.com/maps/I3_Imagery_Prime_World_2D (2009).

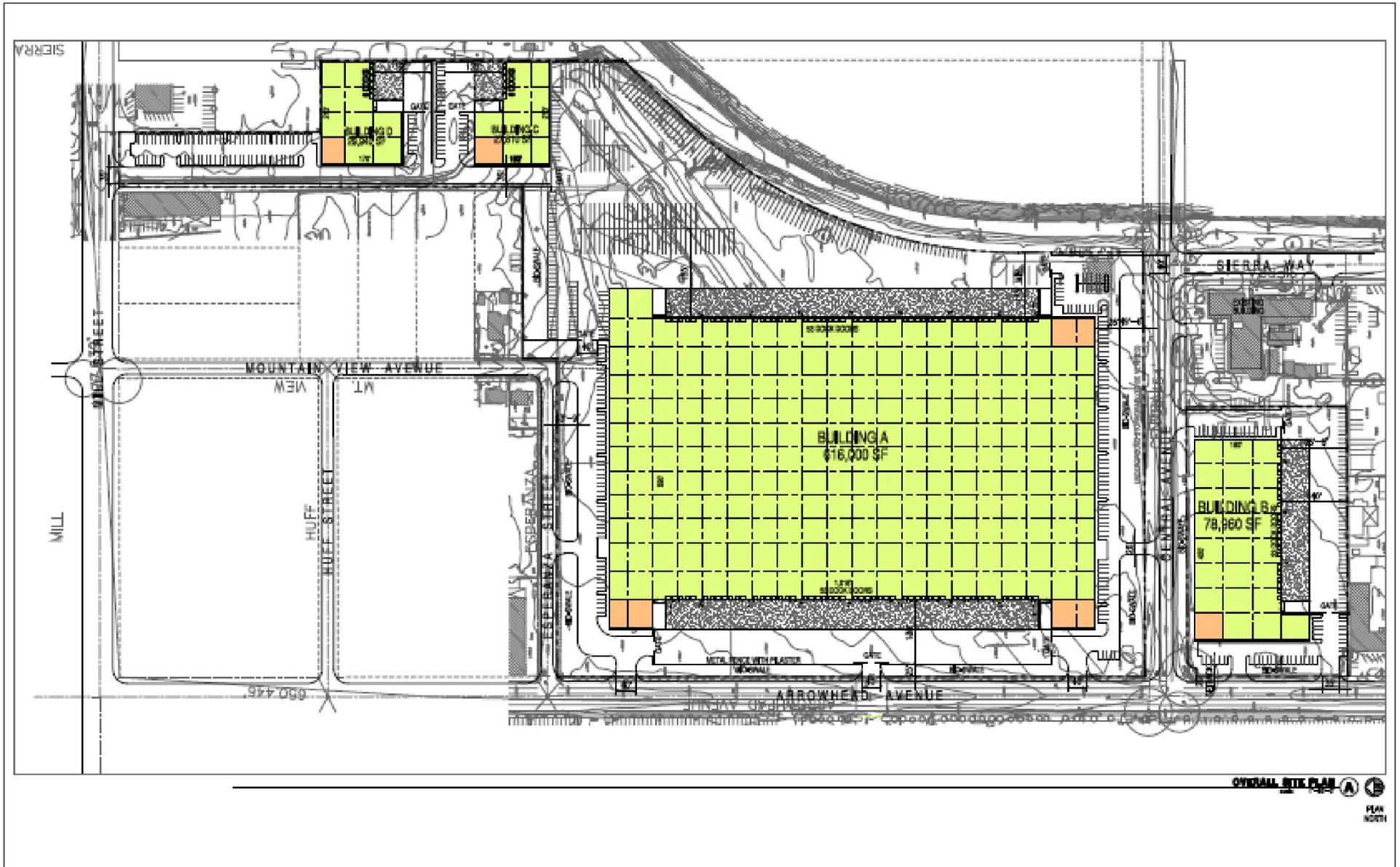


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Exhibit 2 Local Vicinity Map Aerial Base



Source: HPA, Inc.



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Exhibit 3 Conceptual Site Plan

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