



CITY OF SAN BERNARDINO

Economic Development Agency
NOTICE OF PREPARATION

FROM: CITY OF SAN BERNARDINO **To:**
Redevelopment Agency
201 North "E" Street, Suite 301
San Bernardino, CA 92401

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

As a Lead Agency for the California Environmental Quality Act (CEQA), Redevelopment Agency of the City of San Bernardino ("Agency") issues this Notice of Preparation for the proposed Home Depot at Highland and Arden Avenues, in the City of San Bernardino. An environmental review of the project must be conducted under CEQA. Implementation of the project will require discretionary approvals from the state, and local agencies, and therefore, the proposed project is subject to the environmental review requirements of CEQA.

The Agency will evaluate whether potentially significant environmental effects will result from the project. The EIR will assess the effects of the Proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the proposed project that may accomplish basic project objectives, while lessening or eliminating any potential significant project impacts.

This Notice provides a description of the proposed project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies and the general public, on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the proposed project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

A brief description of the proposed project is presented below. An Initial Study has been prepared, including a more detailed project description and a preliminary analysis of environmental effects that should be addressed and analyzed in detail in the Draft Environmental Impact Report. Copies of the Initial Study are available for public review from **June 8, 2011 to July 7, 2011** at the following locations:

- Redevelopment Agency of the City of San Bernardino, 201 North "E" Street, 3rd Floor Suite 301, San Bernardino from 8:00 a.m. – 5:00 p.m. Monday – Friday.
- City of San Bernardino Community Development Department, 300 North "D" Street, 3rd floor, San Bernardino from 7:30 a.m. – 5:00 p.m. Monday – Thursday.
- Feldheim Public Library, 555 West 6th Street, San Bernardino
- City of San Bernardino web site, www.sbcity.org (Community Development Department)

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than July 8, 2011. **Please send written comments to the Redevelopment Agency of the City of San Bernardino, 201 North "E" Street, Suite 301, San Bernardino, CA 92401 Attention: John Oquendo.** Please include your name and address with your comments.

In accordance with state requirements, a public scoping meeting will be held on Thursday June 30, 2011 at 5:30 p.m. in the Speicher Park Community Room (Operation Phoenix East) located at 1535 North Arden Avenue, San Bernardino, CA.

Project Title: Home Depot at Highland and Arden Avenues
General Plan Amendment (GPA 11-03); Subdivision (SUB 11-01)
Conditional Use Permit (CUP 11-08)

Project Applicant: Home Depot U.S.A., Inc.

Project Description: Home Depot U.S.A., Inc. is proposing the development of a commercial shopping center on an approximate 17.37-acre site to include a 107,979 square-foot home improvement store and 68,630 square feet of additional commercial development to include a major tenant (43,830 square feet) and four other tenants ranging in size from 2,900 to 5,500 square feet. The Project Site is currently vacant and is located south of Highland Avenue and west of Arden Avenue, on the northwest corner of Arden Avenue and 20th Street. The Proposed Project includes a subdivision of the 17.37-acre site into seven parcels ranging in size from 0.73 acres to 8.93 acres. The Proposed Project would require a General Plan Amendment (GPA) to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), and approval of a Conditional Use Permit (CUP) to allow for multi-tenant use of the Project Site.

Potential Environmental Impacts:

The lead agency has determined that this Project could result in significant environmental impacts and/or have a significant impact on the quality of the human environment. As such, preparation of an EIR is appropriate. Accordingly, the lead agency prepared an Initial Study for the Project and identified the following environmental considerations as potentially significant effects of the project:

- Aesthetics
- Cultural Resources
- Air Quality
- Greenhouse Gases
- Hydrology & Water Quality
- Geology and Soils
- Hazardous Materials
- Land Use & Planning
- Noise
- Utilities
- Traffic

Contact Person:

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Emil A. Marzullo, Interim Executive Director

6-3-11

Date