



**REDEVELOPMENT AGENCY**  
*of the City of San Bernardino*  
**NOTICE OF AVAILABILITY**

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OF THE  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
HIGHLAND MARKETPLACE PROJECT  
(SCH No. 2011061021)**

Pursuant to the requirements of the California Environmental Quality Act, notice is hereby given that a Project Level Draft Environmental Impact Report (Draft EIR) has been prepared for the Highland Marketplace Project (Project), General Plan Amendment (GPA-11-03), Subdivision (SUB 11-01), and Conditional Use Permit (CUP 11-08), and is available for review.

**Project Location:** The Project Site is located South of Highland Avenue and west of Arden Avenue; and at the northwest corner of Arden Avenue and 20th Street in the City of San Bernardino.

**Project Description:** The proposed Project is the development of a maximum of 204,720 square feet (SF) of general commercial land uses on a rectangular-shaped site of approximately 17.37 acres located at the southwest corner of Highland Avenue and Arden Avenue in the City of San Bernardino. The Project Applicant proposes to construct one (1) 107,979 square-foot home improvement center with an attached 28,111 square-foot garden center, and one (1) 43,830 square-foot major retail structure with 8,340 square feet of attached general commercial shops. The proposed major retail structure may include a grocery store. In addition to the major tenants, the retail center would have four (4) general commercial land uses totaling 16,460 square-feet. Retail use types are identified for the EIR evaluation; however actual tenants have not been identified with the exception of The Home Depot, which would occupy the home improvement center.

The Proposed Project includes the simultaneous processing of two Parcel Maps; the first is a Redevelopment Agency (RDA) initiated Parcel Map to combine existing parcels on the 17.37-acre Project Site into one large parcel, and second is an applicant initiated Parcel Map to create 7 parcels for the specific project ranging in size from 0.73 acres to 8.93 acres. The Proposed Project would require a Master Sign Program, Rezone and GPA to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), and approval of a CUP to allow for increased building heights for architectural elements and multi-tenant use of the Project Site, potentially including a gas station with 24 hour operation and alcohol sales, a bank with drive thru, fast food with drive thru and sit down restaurant with alcohol sales.

**Potential Project Impacts Identified in the Draft EIR:** The Draft EIR identifies potentially significant environmental impacts associated with the following resource areas: Aesthetics, Cultural Resources, Air Quality, Greenhouse Gases, Hydrology & Water Quality, Geology and Soils, Hazardous Materials, Noise, Utilities, Traffic, and Economic Impact-Urban Decay.

**Significant and Unavoidable Impacts Identified in the Draft EIR:** All of the Project impacts identified in the Draft EIR would either be avoided or reduced to less than significant levels as a result of Project design considerations and/or implementation of mitigation measures included in the Draft EIR.

**Draft EIR Review and Public Comment:** The 60-day review and comment period for the Draft EIR begins December 21, 2011 and ends February 18, 2012. Hard copies will be available to check out or a CD copy of the Draft EIR is available at each of the following locations:

- Redevelopment Agency of the City of San Bernardino, 201 North “E” Street, 3<sup>rd</sup> 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, 3<sup>rd</sup> floor, San Bernardino from 7:30 a.m. – 5:00 p.m. Monday – Thursday.
- Feldheym Public Library, 555 West 6<sup>th</sup> Street, San Bernardino
- City of San Bernardino web site, [www.sbcity.org](http://www.sbcity.org) (Community Development Department)

The primary objective is to distribute Draft EIR information and material and to receive written comments on the Draft EIR. Comments should be addressed to:

**John Oquendo**  
**Redevelopment Agency of the City of San Bernardino**  
**201 North “E” Street, Suite 301**  
**San Bernardino, CA 92401**

In your written comment letter please reference: Highland Marketplace EIR and include your name and phone number. Persons with questions or requests for a public hearing notice may call John Oquendo at (909) 963-5016 or send an e-mail to [joquendo@sbrda.org](mailto:joquendo@sbrda.org).

### Location Map

