



CITY OF SAN BERNARDINO
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PREPARATION

FROM: CITY OF SAN BERNARDINO
Community Development Department
300 North "D" Street, 3rd floor
San Bernardino, CA 92418

TO: OFFICE OF PLANNING AND RESEARCH
P.O. Box 3044
Sacramento, CA 95812-3044

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Alliance California Gateway South Building 3 Project. Project Applicant: Hillwood Investment Properties.

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: Tony Stewart, Acting Director
909.384.5357
Email: stewart_t@sbcity.org

Consulting Firm Preparing the Draft EIR
T&B Planning, Inc.
17542 E. 17th Street, Suite 100
Tustin, CA 92870
Contact: Tracy Zinn, Principal
714.397.4224
E-Mail: tzinn@tbplanning.com

The EIR will be prepared to fully evaluate the potential impacts of the proposed project, including short- and long-term direct and cumulative effects on the physical environment. The EIR will also evaluate the potential for the proposed project to cause direct and indirect growth-inducing impacts. 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
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources
- Noise
- Transportation/Circulation
- Utilities/Service Systems

The public review period for this Notice of Preparation is October 8, 2013 – November 7, 2013. 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.

Copies of this Notice of Preparation, the CEQA Initial Study for the project, and project plans are available for review at 300 N. "D" Street, 3rd Floor, San Bernardino, CA during regular business hours (7:00am-6:00pm Monday-Thursday) or online at: <http://www.sbcity.org> (Community Development/Planning Documents). 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 Notice of Preparation 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, Tony Stewart, Acting Director of Community Development, 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 Project site is a 62.85-acre property located in San Bernardino County, California, in the City of San Bernardino, east of South Waterman Avenue, west of South Tippecanoe Avenue, south of East Orange Show Road, northeast of the Atchison, Topeka and Santa Fe Railway, and northwest of the Santa Ana River. Proposed development would only occur on approximately 49.68-acre of the site (i.e., eastern portion of the subject property).

PROJECT DESCRIPTION: The project proposes to redevelop an underutilized property through the construction and operation of one (1) industrial warehouse building. The building is proposed to contain 1,199,360 square feet (s.f.) of interior floor space with 215 loading bays, as well as surface parking areas and drive aisles, utility infrastructure, landscaping, underground stormwater retention/infiltration basins, and other site improvements.

The project will require the following land use approvals:

- A Tentative Parcel Map to subdivide the subject property into two parcels; and
- A Development Permit/Site plan approval to construct one (1) light industrial warehouse building.

For analytic purposes the EIR will assume as a worst case that the project will be built and occupied by the Year 2015. Existing uses and structures located on the portion of the project site proposed for redevelopment would be demolished/removed as the proposed light industrial warehouse building and associated improvements are developed.

EXISTING CONDITIONS: The majority of the site is vacant, although the site has been subjected to major disturbance. The southern portion of the site contains an abandoned lumber mill that was in operation until 2009. Due to the substantial historical disturbances on the project site, there is little-to-no vegetation throughout a majority of the site, although there are ornamental (non-native) trees and shrubs in the south-central portion of the site associated with the former lumber mill. The City of San Bernardino General Plan designates this property for "Industrial Light" land uses.

Public Scoping Meeting: A public scoping meeting is scheduled for Wednesday, October 30, 2013, from 6:00 – 8:00 p.m. in the Council Chambers, City Hall, Lobby Level, 300 N. "D" St., San Bernardino, CA.

Signature: 
Tony Stewart, AICP
Acting Director of Community Development

Date: 10/3/13