

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
5<sup>TH</sup> & STERLING PROJECT**

**CLERK OF THE BOARD**

Received on: 5/1/24

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**Date:** May 1, 2024

**To:** State Clearinghouse, Agencies, Organizations, and Interested Parties

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of San Bernardino (City) has prepared this Notice of Preparation (NOP) to notify agencies, organizations, and interested parties that the City, as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to CEQA for the 5<sup>th</sup> & Sterling Project (Project). The Project involves the proposed development of an approximately 25.12-gross-acre property (Project Site) with a ±557,000 square foot (s.f.) industrial warehouse building and associated site improvements. The Project conforms with the Project Site's General Plan designation of "Industrial (I)" and Zoning designation of "Industrial Light (IL)."

**Project Title:** 5<sup>th</sup> & Sterling; Development Permit Type-D (DP-D 23-13)  
**Project Applicant:** Fifth & Sterling, LLC

The City is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

**SCOPE OF THE EIR**

In accordance with CEQA, the City prepared a CEQA Initial Study that determined that the proposed Project has the potential to result in significant environmental impacts under the following topic areas. A detailed analysis of the following topics will be included in the forthcoming EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

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 Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals may comment on the proposed Project and identify environmental issues that have the potential to be affected by the Project and should be addressed further by the City in the EIR.

**The public review comment period for this NOP begins on May 1, 2024, and will close at 5:30 pm on May 30, 2024.**

**PROJECT LOCATION**

APN 1192-211-01. The Project Site is located within the Valley subregion of San Bernardino County, north of Interstate-10, east of Interstate-215, and south and west of Interstate-210. More specifically, the Project Site is located north of 5th Street, south of 6th Street, east of Sterling Avenue, and approximately 650 feet west of Lankershim Avenue. Refer to the attached Vicinity Map. The topography is flat and gently sloping. Refer to the attached USGS Topographic Map. The Project site is vacant. Refer to the attached Aerial Photograph.

The Project Site is not located on known listed toxic hazardous waste sites pursuant to Government Code Section 65962.5.

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## **SUMMARY OF PROPOSED PROJECT**

**Development Permit Type-D (DP-D 23-13).** As depicted on the attached *Proposed Development Plan*, the Project involves the proposed development of the Project Site with an industrial warehouse facility. The proposed building is designed to have up to 557,000 s.f. of interior floor space, which includes up to 552,000 s.f. of warehouse space, and 5,000 s.f. of mezzanine space. An office would be located at the southwest corner of the building, with 5,000 s.f. on both the lower level and mezzanine level, for a total office space of 10,000 s.f. Eighty (80) dock doors are proposed on the south side of the building. The Project also includes the installation of associated site improvements, including drive aisles, parking areas, landscaping, on-site and off-site utility infrastructure, exterior lighting, walls/fencing, and signage. Access to the Project Site is designed to be provided by five driveways: two driveways connecting with Sterling Avenue for passenger vehicles only; two driveways connecting to 5th Street, the western driveway for trucks only and the eastern driveway for both passenger cars and trucks; and one driveway connecting to 6th Street for both passenger cars and trucks.

## **PUBLIC COMMENT PERIOD**

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR.

Comments may be sent to the City during the 30-day public scoping period, which begins on May 1, 2024 and closes at 5:30 pm on May 30, 2024. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. Due to the time limits mandated by State law, all scoping comments must be received by the City or be **postmarked by May 30, 2024**. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency.

### **Direct all comments to:**

- Elizabeth Mora-Rodriguez, Senior Planner  
Planning Division  
201 North E Street, 3rd Floor  
San Bernardino, CA 92401  
Office: 909.384.7272 x3075  
Comments may also be emailed to [Mora-Rodriguez\\_El@sbcity.org](mailto:Mora-Rodriguez_El@sbcity.org)

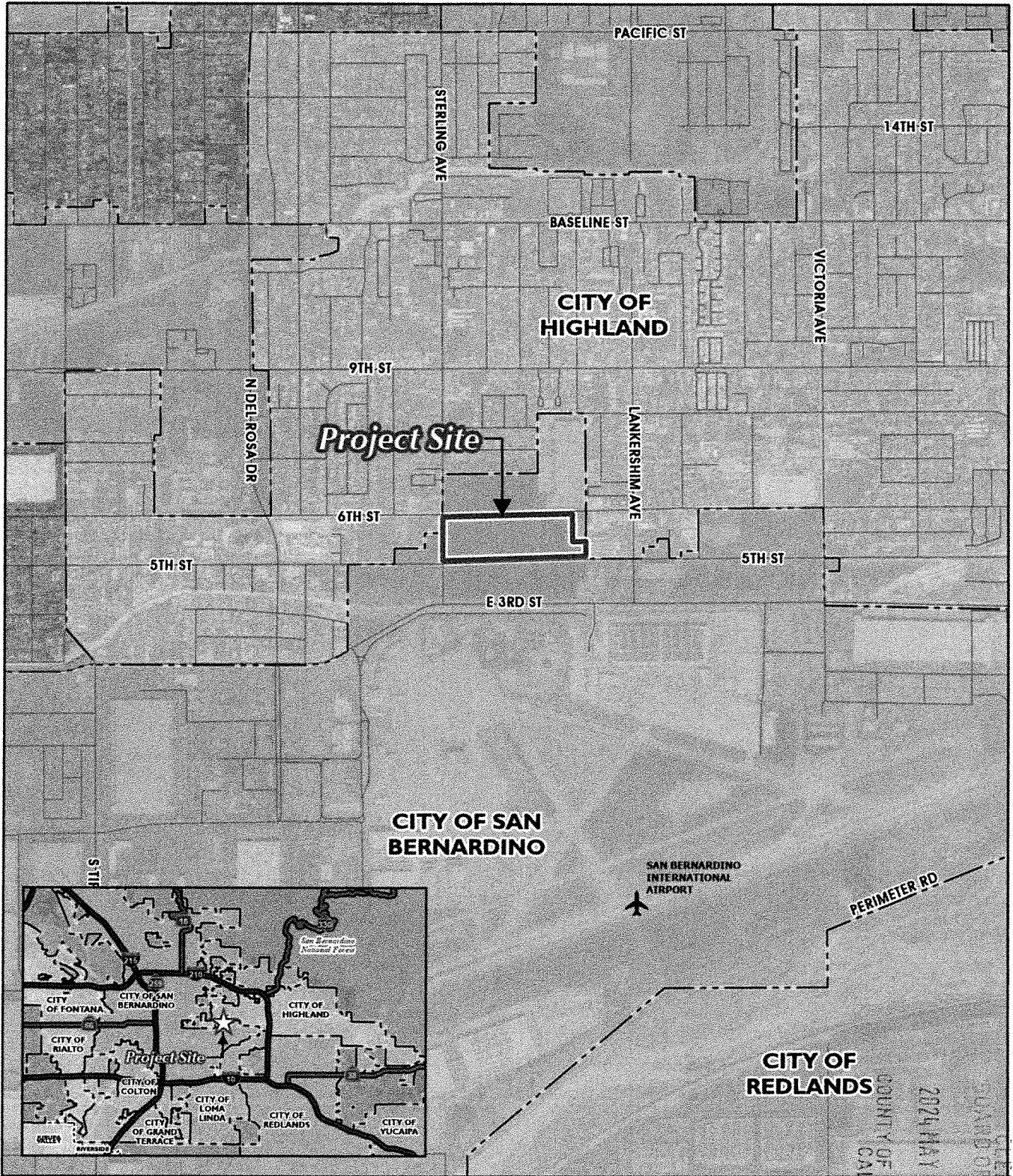
## **DOCUMENT AVAILABILITY**

This NOP and the CEQA Initial Study are available for public review at the following locations:

- **City of San Bernardino Website:**  
**Environmental Documents - City of San Bernardino (sbcity.org)** or  
[https://www.sbcity.org/city\\_hall/community\\_development\\_and\\_housing/planning/environmental\\_documents](https://www.sbcity.org/city_hall/community_development_and_housing/planning/environmental_documents)
- **City of San Bernardino Planning Division**  
201 North E Street, 3rd Floor  
San Bernardino, CA 92401  
(909) 384-5357

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**Attachments:**

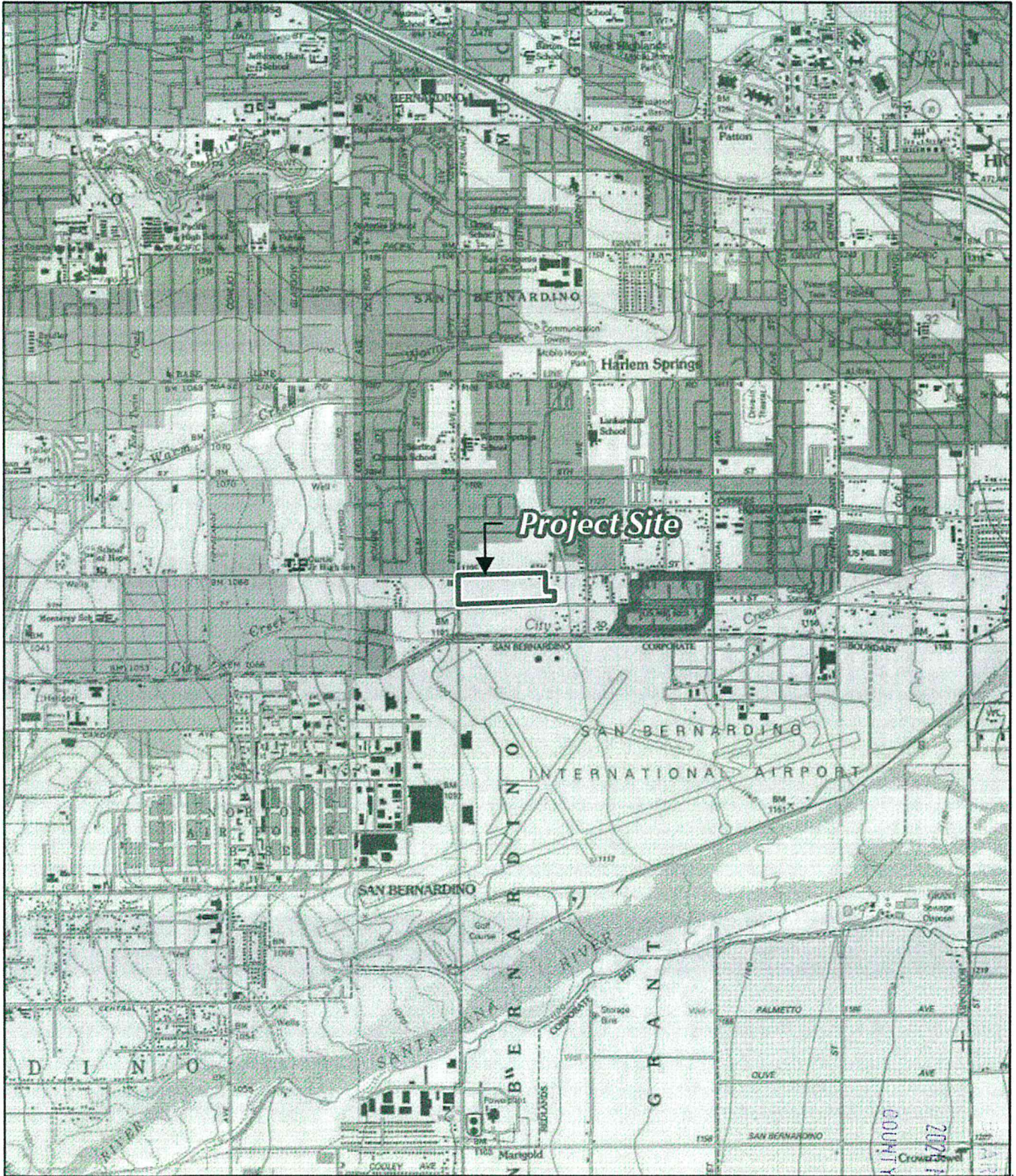
- Figure 1: Vicinity Map
- Figure 2: USGS Topographic Map
- Figure 3: Aerial Photograph
- Figure 4: Proposed Development Plan



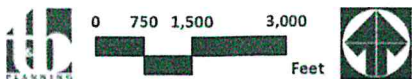
Source(s): ESRI, NearMap Imagery (May 2023), SB County (2023)



Lead Agency: City of San Bernardino



Source(s): ESRI, USGS (2013)



USGS Topographic Map

Lead Agency: City of San Bernardino

Figure 2  
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 ARD OF SUPERVISORS  
 PLANNING



Source(s): ESRI, NearMap Imagery (May 2023)

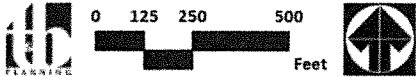


Figure 3  
**Aerial Photograph**

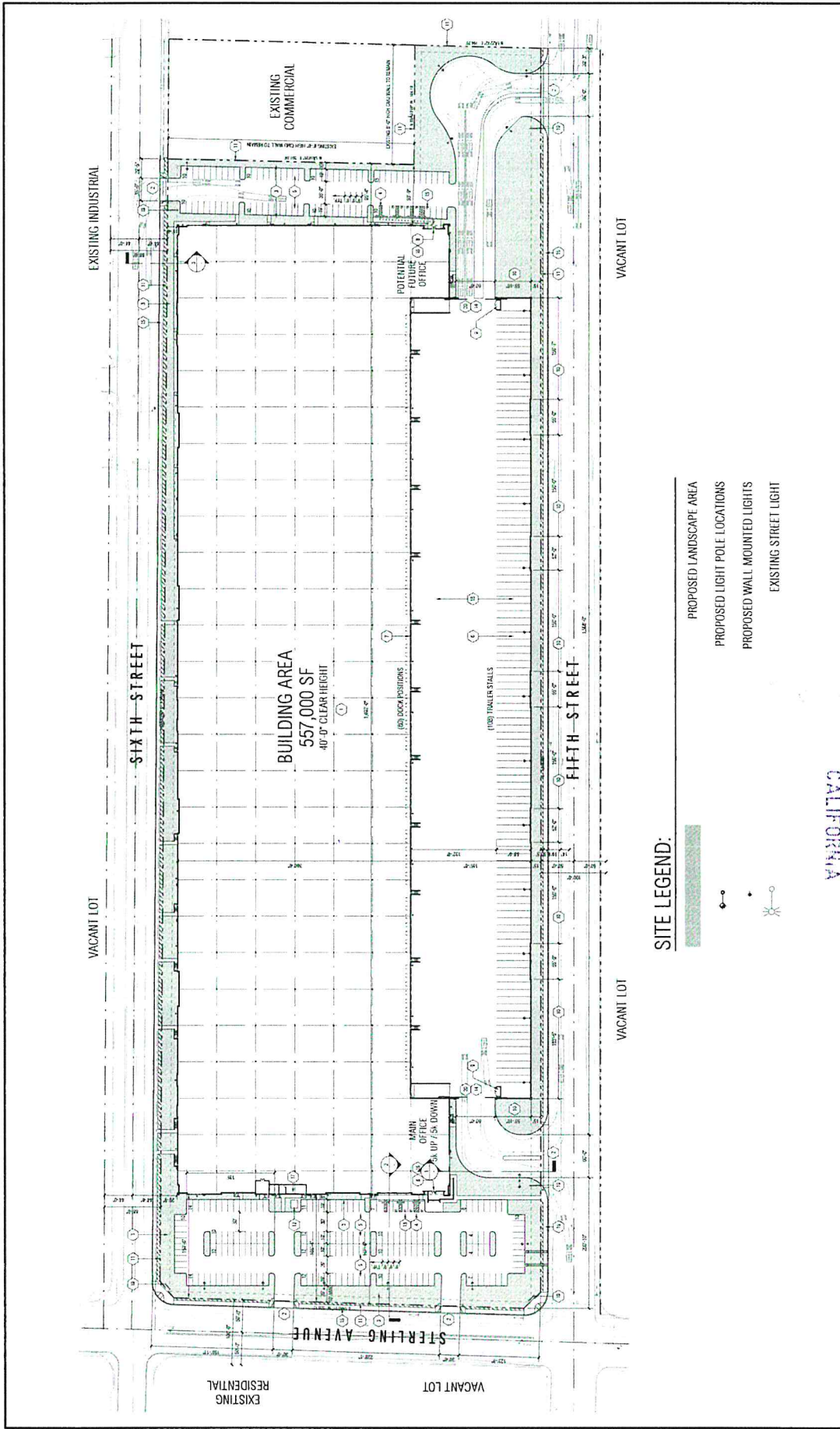


Figure 4

# Proposed Development Plan

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**SITE LEGEND:**

- PROPOSED LANDSCAPE AREA
- PROPOSED LIGHT POLE LOCATIONS
- PROPOSED WALL MOUNTED LIGHTS
- EXISTING STREET LIGHT

Source(s): RGA (02-12-2024)



Not to Scale



Lead Agency: City of San Bernardino