

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

**CLERK OF THE BOARD**

Received on: 5-10-24

Remove on: 6-17-24

**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.

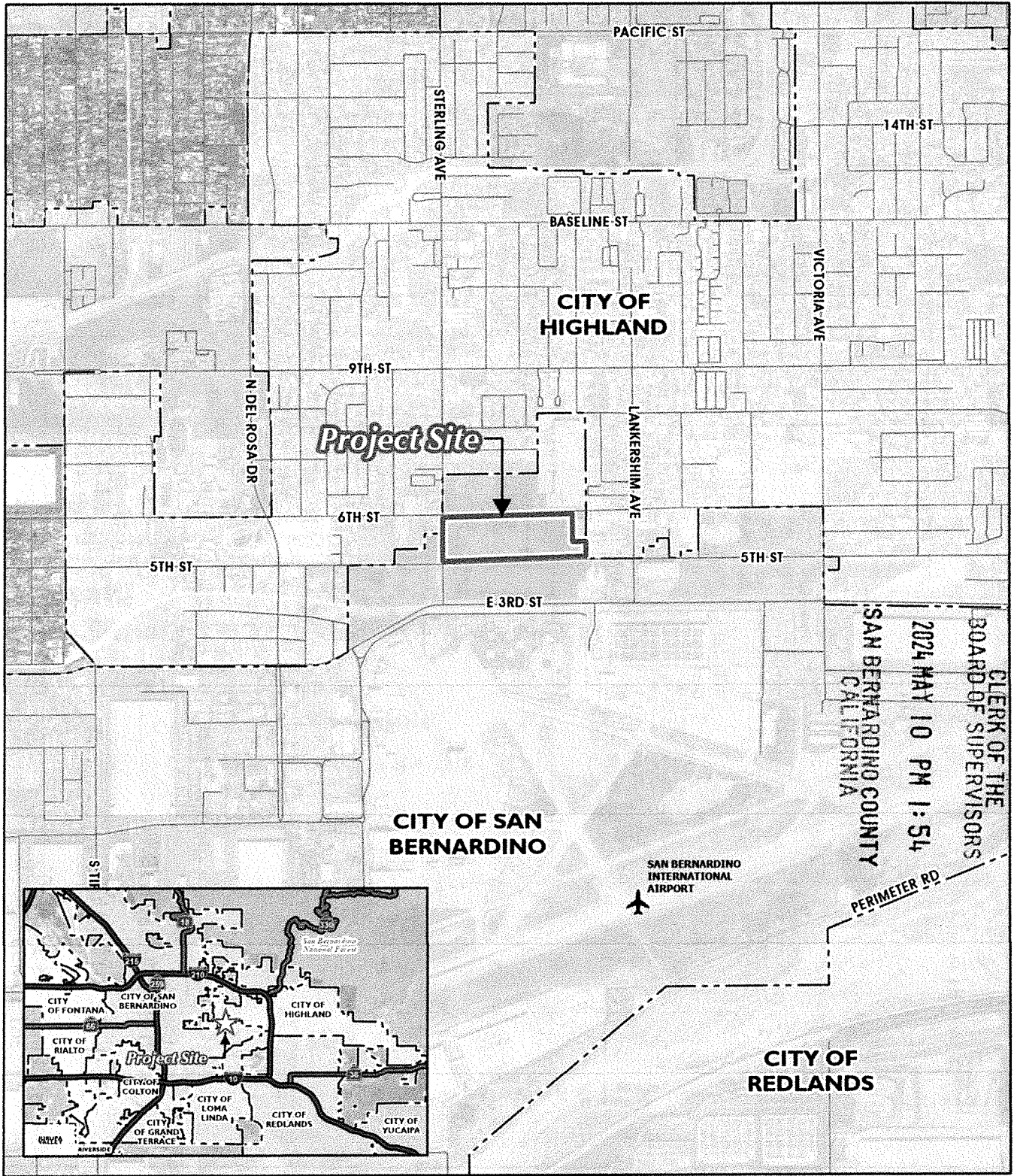
**The public review comment period for this NOP begins on May 1, 2024, and will close at 5:30 pm on May 30, 2024.**

**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.

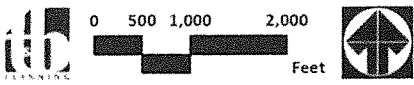
The Project Site is not located on known listed toxic hazardous waste sites pursuant to Government Code Section 65962.5.

SAN BERNARDINO COUNTY  
CLERK OF THE BOARD OF SUPERVISORS  
MAY 10 PM 1:54



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

Figure 1



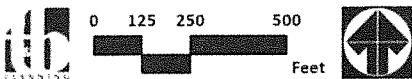
Vicinity Map





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

Figure 3



**Aerial Photograph**