**NOTICE OF AVAILIBILITY OF A**
**DRAFT ENVIRONMENTAL IMPACT REPORT FOR**
**5th & Sterling PROJECT (SCH NO. 2024050111)**

September 17, 2024

To: Responsible and Trustee Agencies and Other Interested Parties

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, the City of San Bernardino (City) (as lead agency) has prepared a Draft Environmental Impact Report (Draft EIR) to evaluate the environmental effects associated with the proposed 5th & Sterling Project located to the immediate north of 5th Street, the immediate east of Sterling Avenue, the immediate south of 6th Street, and approximately 0.1 mile west of Lankershim Avenue. In accordance with CEQA Guidelines Section 15087, the City has prepared this Notice of Availability to provide responsible and interested parties with information about the Project, the public comment period, and document availability.

**Project Title:** **5th & Sterling**
**Project Applicant:** **Fifth & Sterling, LLC**
**City Case Number:** **DP-D No. 23-13**

**Project Description:**
The project involves the development of a ±25.12-acre property located at the northeast corner of 5th Street and Sterling Avenue in the City of San Bernardino. The proposal includes a ±557,000 square foot high-cube warehouse building and associated site improvements. Previously, the property was part of Norton Air Force Base. Proposed off-site improvements include roadway frontage improvements to 5th Street, 6th Street, and Sterling Avenue, and the installation of an underground electric service line in Sterling Avenue from the Project's northern boundary, to a connection point located approximately 0.64-mile to the north. To implement the Project, the Project Applicant submitted an application to the City for a Development Permit Type-D (DP-D No. 23-13).

> DEVELOPMENT PERMIT TYPE D (DP-D No. 23-13): Proposed DP-D No. 23-13 involves the development of a ±25.12-acre property with a warehouse building to accommodate a speculative user. Associated site improvements would include driveways and drive isles, surface parking areas, landscaping, walls and fencing, lighting, signage, and infrastructure improvements. The proposed warehouse building is designed to have 552,000 s.f. of ground floor space and 5,000 s.f. of mezzanine space. The warehouse would have a total of 80 dock doors, 108 truck trailer parking stalls and 258 passenger vehicle parking spaces for a total of 446 parking stalls.

**Project Location:**
The ±25.12-acre Project site is located to the immediate north of 5th Street, the immediate east of Sterling Avenue, the immediate south of 6th Street, and approximately 0.1 mile west of Lankershim Avenue. The Project Site encompasses Assessor's Parcel Number (APN) 1192-211-01. The Project Site is not included on any lists of sites considered hazardous pursuant to Section 65962.5 of the California Government Code.

**Environmental Impacts:**
The Draft EIR evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, noise, transportation, tribal cultural resources, and utilities and service systems. The Draft EIR indicates that implementation of the proposed Project would result in significant and unavoidable impacts related to transportation (vehicle miles traveled).

**Public Comment Period:**
The 45-day public comment period for the Draft EIR begins on September 17, 2024 and closes on November 1, 2024.

Please submit comments by mail or e-mail ***no later than*** 4:30 p.m. on November 1, 2024 to:

Chantel Choice, Associate Planner
City of San Bernardino
290 North D Street
San Bernardino, CA 92401
or by email at choice_ch@sbcity.org

**Document Availability:**
Copies of the Draft EIR are available for public review at the following locations:

- **City of San Bernardino Website:**
  https://www.sbcity.org/city_hall/community_development_and_housing/planning/environmental_documents

- **City of San Bernardino Planning Division – By Appointment Only**
  201 North E Street, 3rd Floor
  San Bernardino, CA 92401
  (909) 384-7272

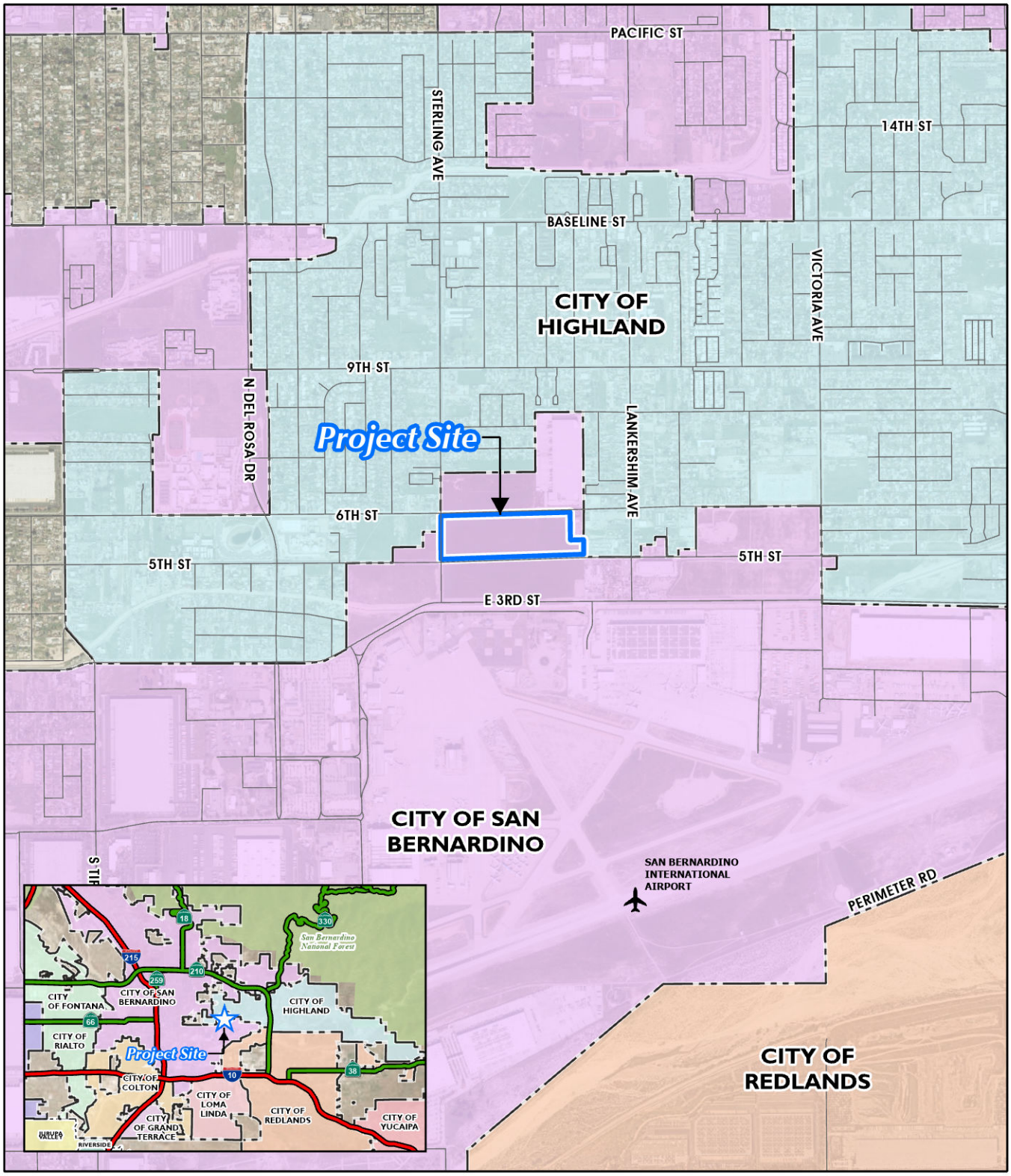
- **City Clerk's Office – By Appointment Only**
  201 North E Street, Bldg. A
  San Bernardino, CA 92410
  (909) 384-5002

- **Norman F. Feldheym Central Library**
  555 W 6th Street
  San Bernardino, CA 92410

- **Highland Sam J. Racadio Library & Environmental Learning Center**
  7863 Central Avenue
  Highland, CA 92346

Public hearings concerning the proposed Project will be scheduled at a later date.

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

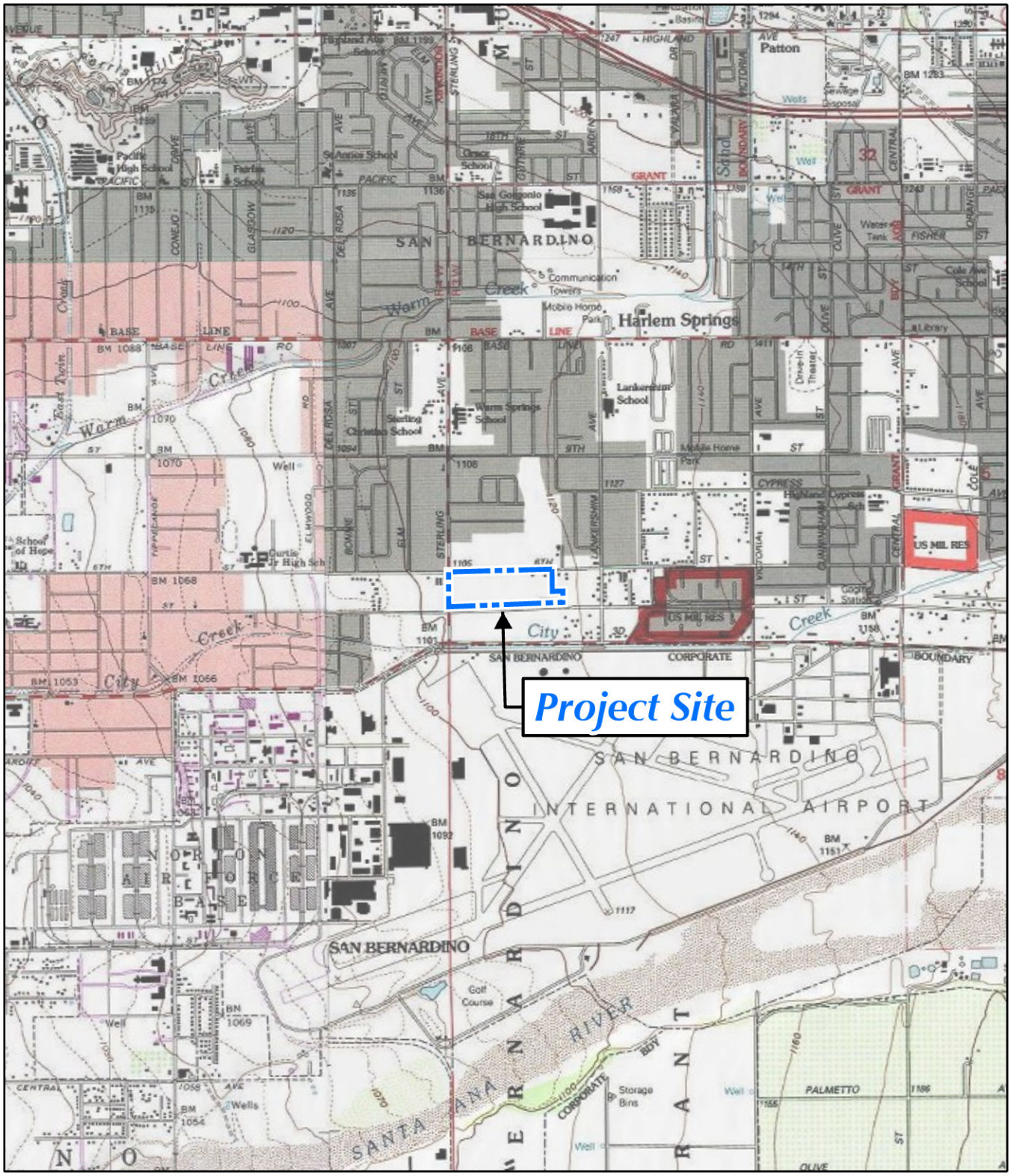



Source(s): ESRI, NearMap Imagery (May 2023), SB County (2023)

Figure 1

0 500 1,000 2,000 Feet

# Vicinity Map




Source(s): ESRI, USGS (2013)

Figure 2

0 625 1,250 2,500 Feet

## USGS Topographic Map

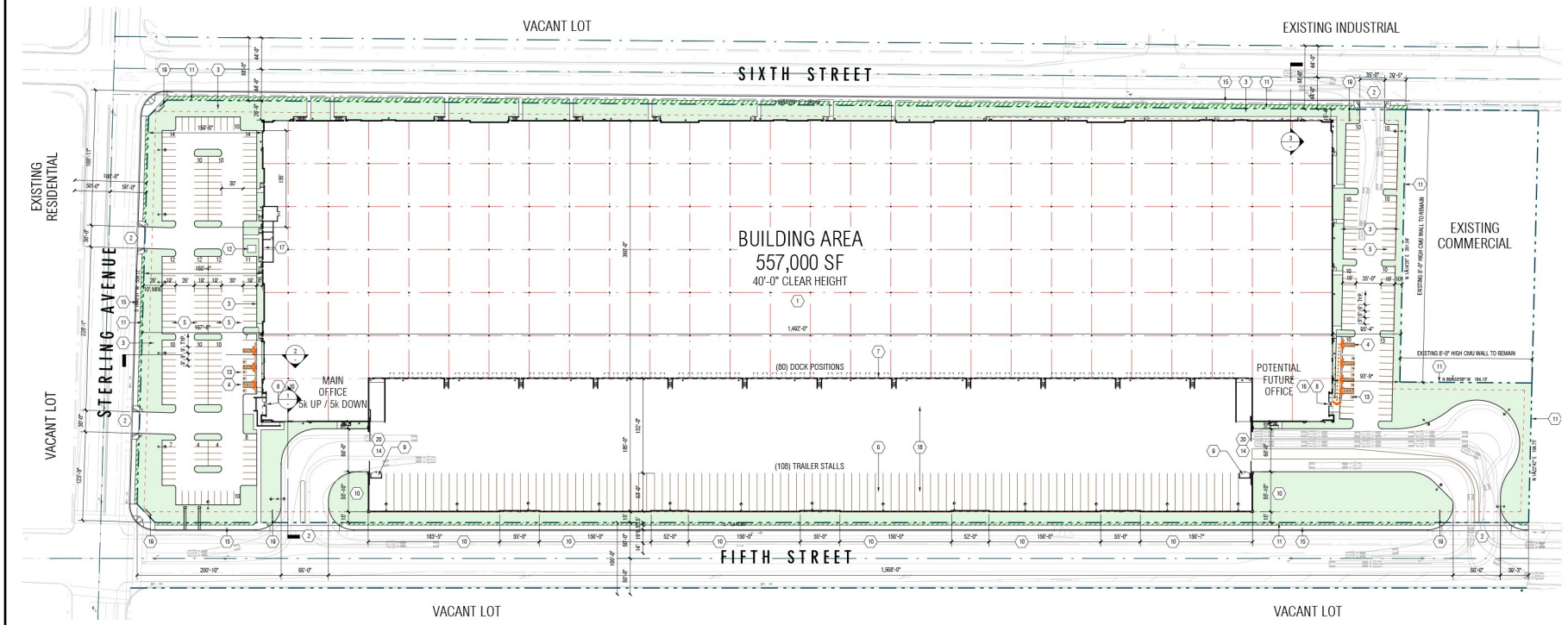



Source(s): ESRI, NearMap Imagery (May 2023)

Figure 3

0 125 250 500 Feet

# Aerial Photograph




## SITE LEGEND:

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

Source(s): RGA (April 2024)

Figure 4

Not to Scale

# Proposed Development Plan