



CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF COMPLETION/
NOTICE OF AVAILABILITY**

FROM: City of San Bernardino
Development Services Department
300 North "D" Street
San Bernardino, CA 92418
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San Bernardino Valley
Municipal Water District
1350 S. "E" Street
San Bernardino, CA 92408-2725

TO: PUBLIC AGENCIES

COUNTY CLERK

County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Notice of Completion/Notice of Availability of a Draft Program EIR in accordance with the California Environmental Quality Act and Title 14, California Code of Regulations Sections 15085 and 15087.

Co-Lead Agencies: City of San Bernardino and San Bernardino Valley Municipal Water District

Project Title: North Lake Area and South Lake Area Projects

Project Location – Specific: See below.

Project Location – City: San Bernardino

Project Location – County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed North Lake Area and South Lake Area Projects are a series of public facility projects and community redevelopment projects of public lands acquired for such purposes.

North Lake Area Project

The North Lake Area includes approximately 82.4 acres of land bounded by Baseline Street on the north, 9th Street on the south, "E" Street on the east, and "H" Street on the west. The proposed North Lake Area is a developed urbanized area and has been improved with a mix of residential, commercial, and institutional uses served by a grid system of local collector streets.

The North Lake Area Project will be undertaken by the San Bernardino Valley Municipal Water District and includes the acquisition of all land necessary for the North Lake Area Project and construction of a 44.5-acre lake within an approximately 82.4 acre site situated north of downtown San Bernardino and the potential reuse of remnant lands following the completion of the North Lake facility for community development/redevelopment purposes.

South Lake Area Project

The South Lake Area includes approximately 53.7 acres of land bounded by the Burlington Northern Santa Fe Railroad right-of-way on the north, (south of Rialto Avenue), Mill Street on the south, "G" Street on the east, and Interstate 215 (I-215) on the west. The Lytle Creek Flood Control Channel and the I-215 northbound on-ramp at Mill Street traverse the southern portion of the South Lake Area.

The majority of the South Lake Area consists of vacant land, although industrial and commercial uses also exist in the South Lake Area. In addition, four isolated single-family residences are located within the South Lake Area. The general land use pattern of the South Lake Area includes industrial uses in the area to the north of Valley Street and vacant land in the area to the south.

The South Lake Area Project includes the construction of a 5-acre lake/water feature with related commercial redevelopment of new buildings and improvements on approximately 53.7 acres of land located to the south of downtown San Bernardino. The Redevelopment Agency of the City of San Bernardino will undertake the acquisition of property as necessary for the South Lake Area Project subject to the terms of a redevelopment improvement agreement with a third party redeveloper.

The Draft Program EIR is Available for Public Review at the following locations:

- City of San Bernardino Development Services Department, 300 N. "D" Street, 3rd Floor, San Bernardino, CA 92418. (The Draft Program EIR may also be purchased at this location. The cost for a paper copy is \$106.35 and the cost for a CD is \$5)
- Feldheim Central Library, 555 W. 6th Street, San Bernardino, CA 92410
- City of San Bernardino web site, www.sbcity.org. ("Quick hits" – Downtown Revitalization)
- San Bernardino Valley Municipal Water District web site, www.sbvwmwd.com.

Review Period: September 7, 2004 through October 22, 2004.

Environmental Comments may be sent to:

Valerie C. Ross, Deputy Director/City Planner City of San Bernardino Development Services Department 300 N. "D" Street San Bernardino, CA 92404	Randy Van Gelder, Assistant General Manager San Bernardino Valley Municipal Water District 1350 S. "E" Street San Bernardino, CA 92408-2725
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Environmental Comments may also be submitted by e-mail to:

Lakesandstreams@sbcity.org

Public Meetings

The City of San Bernardino and the San Bernardino Valley Municipal Water District will hold a public information meeting regarding the Draft Program EIR on Thursday, September 30, 2004. The meeting will be held at the Feldheim Library, Mary Kellogg rooms, 555 W. 6th Street, San Bernardino, CA, 92410, from 6:30 pm until 8:30 pm.

The City of San Bernardino Development/Environmental Review Committee, Planning Commission, Mayor and Common Council, and the Board of Trustees of the San Bernardino Valley Municipal Water District will consider the Draft Program EIR at later dates, to be announced in the future. Agendas for the public meetings of the City of San Bernardino and the San Bernardino Municipal Water District are routinely posted on the City's web page and the Municipal Water District's web page.

Interested persons may also contact John Hoeger, Project Manager, at 909.384.5133 for additional information regarding the North Lake Area and South Lake Area Projects.

Significant Environmental Effects Anticipated as a Result of the Project

Air Quality

The following impacts would occur as a result of implementation of both the North Lake Area and South Lake Area Projects:

Temporary construction-related dust and vehicle emissions would occur during site preparation and Project construction. Impacts would be significant and unavoidable with mitigation.

Temporary construction-related dust and vehicle emissions would occur as a result of import/export activities. Impacts would be significant and unavoidable with mitigation.

The Project would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions and indirect impacts from electricity and natural gas consumption. Impacts would be significant and unavoidable with mitigation.

The Project may conflict with the Air Quality Management Plan (AQMP). Impacts would be significant and unavoidable with mitigation. Cumulative impacts for construction emissions and long-term operational emissions would also be significant and unavoidable with mitigation.

Land Use

The following impacts would occur as a result of implementation of the North Lake Area Project:

Development of the proposed North Lake Project reservoir would introduce a barrier land use that would obstruct traffic circulation throughout the vicinity and physically divide an established community. While compliance with mandatory site development standards and design guidelines would lessen potential impacts in this regard, this impact is considered significant and unavoidable. No additional unavoidable significant impacts related to land use and relevant planning have been identified.

Noise

The following impacts would occur as a result of implementation of the North Lake Area Project:

Due to the requirement for a large volume Disposal/Clay Borrow Site(s) and the extended period of time import/excavation/grading activities would take place at that site, a significant unavoidable impact would occur at the offsite Disposal /Clay Borrow Site(s).

Population and Housing

The following impacts would occur as a result of implementation of the North Lake Area Project:

Implementation of the North Lake Area Project would displace a substantial number of people, housing, and businesses. Additionally, cumulative impacts would occur due to displacement caused by cumulative projects in the vicinity. Notwithstanding compliance with California Codes, and the development of the 72 new housing units, this impact for the North Lake Area Project is considered significant and unavoidable due to the number of persons, housing units and businesses being displaced.

The Presence of the Site (i.e. Redevelopment Project Areas) on any of the Lists of Sites Enumerated under Section 65962.5 of the Government Code

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The following properties are contained on a regulatory list:

Site Name/Address	Regulatory List	Site Status
Orozco Auto Service 739 W. Base Line Street	San Bern. Co. Permit	Special Handler & Special Generator Facility Status: Active
MRG Specialty Printing 1188 N. G Street	San Bern. Co. Permit	Special Handler & Special Generator (B) Facility Status: Active
The Mountain Water Ice Co. 1160 N. E Street	HIST UST	One (1) historical UST reported on-site.
HUD 732 Orange Street	HAZNET	Unspecified solvent mixture, waste on-site. Disposal Method: Transfer Station
Bionic Collision 1091 Acacia Street	HAZNET	Unspecified solvent mixture waste on-site. Disposal Method: Recycler
Bionic Collision 1091 N. Acacia Street	San Bern. Co. Permit	Special Handler & Special Generator (B) Facility Status: Active
Old Times auto Body 741 W. Base Line Street	RCRIS-SQG FINDS HAZNET	Small generator. No violations found. Oxygenated solvents on-site. Disposal Method: Transfer Station
Nelson Machine Shop 543 W. 10 th Street	HAZNET	Waste Oil and Mixed Oil on-site. Disposal Method: Recycler
Ralph Crowell Associates 555 W. Tenth	HAZNET	Photochemicals/ photoprocessing waste on-site Disposal Method: Recycler and Transfer Station
HUD 756 W. 9 th street	HAZNET	Oxygenated solvents Disposal Method: Transfer Station
HUD Intown Properties 628 9th Street West	HAZNET	Household waste. Disposal Method: Transfer Station
Maliki Automotive Service 565 W. 9 th Street	RCRIS-SQG FINDS HAZNET San Bern. Co.Permit	Small Quantity Generator. No violations found. Oil/water separation sludge. Disposal Method: Recycler Facility Status: Active
Quick Auto Center 717 W. 9 th Street	San Bern. Co. Permit	Special Generator (B). Facility Status: Inactive
Smooth Move 207 Walkinshaw Street	LUST, Cortese, Hist. UST, HAZNET	Contamination (diesel) limited to soil only. Case Closed. Three (3) historical USTs reported on-site.
Southwest Metal Company 740 Congress Street	CERCLIS RCRIS_SQG FINDS REF	Small Quantity Generator Violations exist (all requirements). Date of compliance is March 8, 1990. Site is not listed on the National Priorities List. The property is under expanded site inspection.
R&R Machine Products, Inc. 760 W. Mill Street	RCRIS-SQG FINDS HAZNET San Bern. Co. Permit	Small Quantity Generator, Liquids with pH <UN>2, latex wax, laboratory waste chemicals. Disposal Method: Recycler and Transfer Station