



INLAND VALLEY DEVELOPMENT AGENCY  
SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

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**NOTICE OF AVAILABILITY AND NOTICE OF COMPLETION FOR A  
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR INLAND VALLEY DEVELOPMENT AGENCY AIRPORT GATEWAY SPECIFIC PLAN**

The Inland Valley Development Agency (IVDA) has prepared a Draft Program Environmental Impact Report (Draft PEIR) and has authorized the release of the document for public review and comment for the above project. The other participating agencies/entities in implementing the AGSP include the City of Highland, City of San Bernardino, the San Manuel Band of Mission Indians, and the East Valley Water District (cooperating agencies). These stakeholders have jurisdictional and ownership interests in the plan area and have invested significant time and resources in supporting the IVDA in completing the AGSP for the benefit of their respective communities.

**Project Description**

The AGSP is guiding the long-range development plan for a 678-acre area of land located immediately north of San Bernardino International Airport. The area is designated to become a thriving concentration of industrial and office-based businesses engaged in manufacturing, logistics, and technology, among other endeavors. The AGSP envisions replacing the existing mix of uses within the Planning Area—which include residential, commercial, educational, industrial, and vacant land—with approximately 9.2 million SF of Mixed-Use Business Park (MUBP) uses. In order to facilitate this land use transition within the AGSP, future development would require the development of up to 260 acres of existing occupied acreage and the conversion of about 209 acres of vacant land to MUBP uses. Also, due to the number of small parcels that exist within the AGSP, future developers and project proponents will have to assemble land parcels in order to fully develop the AGSP. Some of the existing industrial and business park uses within the AGSP Planning Area may be compatible with the future land use designation. However, for impact forecast purposes it will be assumed that all 469 acres designated MUBP will be developed/repurposed. Additionally, the acreage in the Planning Area allocated to right-of-way and Floodway uses are approximately the same under existing and future conditions. Thus, although the existing basic infrastructure facilities will be improved in the future, there will not be a substantial increase in acreage allocated to infrastructure at buildout of the AGSP. The AGSP would, however, require incremental installation of and upgrades to all the utility and roadway infrastructure required to support access and use of the land for MUBP uses.

**Environmental Documentation and Review Period**

The Draft PEIR and appendices are available on IVDA's website at [www.ivdajpa.org](http://www.ivdajpa.org). The Draft PEIR is available for a **sixty (60) day public review period beginning December 12, 2022 and ending February 13, 2023**. Any person wishing to comment on the Draft PEIR may provide written comments to:

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Notification of the date, time, and place of future public hearings will be provided in compliance with California Environmental Quality Act (CEQA) requirements.