



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

March 6, 2019

To: Reviewing Agencies  
Re: Slover/Cactus Avenue Warehouse  
SCH# 2019039033

Attached for your review and comment is the Notice of Preparation (NOP) for the Slover/Cactus Avenue Warehouse draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Aron Liang**  
**San Bernardino County**  
**385 N. Arrowhead Avenue, 1st Floor**  
**San Bernardino, CA 92415-0182**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2019039033  
**Project Title** Slover/Cactus Avenue Warehouse  
**Lead Agency** San Bernardino County

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**Type** NOP Notice of Preparation  
**Description** The project proposes to develop a 257,855-sf warehouse facility on the project site. The project also includes site improvements, such as parking/loading areas, exterior lighting, storm water detention basin, ornamental landscaping, and utility infrastructure. The project would require a GPA to change the property's land use zoning district from "single residential with an additional agricultural overlay (RS-1-AA)" to "Community industrial (IC)." The project would also require a conditional use permit to construct and operate the proposed 257,855-sf warehouse facility on the project site.

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**Lead Agency Contact**

**Name** Aron Liang  
**Agency** San Bernardino County  
**Phone** (909) 387-0235  
**email**  
**Address** 385 N. Arrowhead Avenue, 1st Floor  
**City** San Bernardino **State** CA **Zip** 92415-0182  
**Fax**

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**Project Location**

**County** San Bernardino  
**City**  
**Region**  
**Cross Streets** Slover Ave & Cactus Ave  
**Lat / Long** 34° 3' 44" N / 117° 23' 6" W  
**Parcel No.** 0257-071-03, 04, 39  
**Township** 1S **Range** 5W **Section** 27 **Base** SB

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**Proximity to:**

**Highways** I-10  
**Airports**  
**Railways** UPRR  
**Waterways** Santa Ana River  
**Schools** Slover Mountain HS  
**Land Use** single res - 1 acre min with additional ag overlay

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

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**Reviewing Agencies** Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Water Quality; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 6 (Victorville)

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**Date Received** 03/06/2019 **Start of Review** 03/06/2019 **End of Review** 04/04/2019

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# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2019039033**

### Project Title: Slover/Cactus Avenue Warehouse

Lead Agency: County of San Bernardino Contact Person: Aron Liang  
Mailing Address: 385 North Arrowhead Avenue, 1st Floor Phone: (909) 387-0235  
City: San Bernardino Zip: 92415-0187 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Bloomington  
Cross Streets: Slover Avenue & Cactus Avenue Zip Code: 92316  
Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 44 " N / -117 ° 23 ' 6 " W Total Acres: 13.27  
Assessor's Parcel No.: 0257-071-03, -04, & -39 Section: 27 Twp.: 1S Range: 5W Base: San Bern.  
Within 2 Miles: State Hwy #: I-10 Waterways: Santa Ana River  
Airports: None Railways: Union Pacific Schools: Slover Mountain HS

### Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

Governor's Office of Planning & Research

### Local Action Type:

General Plan Update  Specific Plan  Rezone **MAR 06 2019**  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit **STATE CLEARINGHOUSE**  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

### Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 257,855 Acres 13.27 Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

### Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG

### Present Land Use/Zoning/General Plan Designation:

Single Residential – 1 Acre Minimum with Additional Agricultural Overlay (RS-1-AA)

### Project Description: (please use a separate page if necessary)

The Project proposes to develop a 257,855-square-foot warehouse facility on the Project site. The Project also includes site improvements, such as parking/loading areas, exterior lighting, storm water detention basin, ornamental landscaping, and utility infrastructure. The Project would require a General Plan Amendment to change the property's land use zoning district from "Single Residential with an Additional Agricultural Overlay (RS-1-AA)" to "Community Industrial (IC)." The Project would also require a Conditional Use Permit (CUP) to construct and operate the proposed 257,855-square-foot warehouse facility on the Project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

# NOP Distribution List

County: San Bernardino

SCH# 2019039033

## Regional Water Quality Control Board (RWQCB)

- RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2**  
Environmental Document  
Coordinator  
San Francisco Bay Region (2)
- RWQCB 3**  
Central Coast Region (3)
- RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S**  
Central Valley Region (5)
- RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6**  
Lahontan Region (6)
- RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7**  
Colorado River Basin Region (7)
- RWQCB 8**  
Santa Ana Region (8)
- RWQCB 9**  
San Diego Region (9)
- Other \_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_  
Conservancy

Last Updated 5/22/18

## Resources Agency

- Resources Agency**  
Nadell Gayou
- Dept. of Boating & Waterways**  
Denise Peterson
- California Coastal Commission**  
Allyson Hitt
- Colorado River Board**  
Elsa Contreras
- Dept. of Conservation**  
Crina Chan
- Cal Fire**  
Dan Foster
- Central Valley Flood Protection Board**  
James Herota
- Office of Historic Preservation**  
Ron Parsons
- Dept of Parks & Recreation**  
Environmental Stewardship  
Section
- S.F. Bay Conservation & Dev't. Comm.**  
Steve Goldbeck
- Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

## Fish and Game

- Depart. of Fish & Wildlife**  
Scott Flint  
Environmental Services  
Division
- Fish & Wildlife Region 1**  
Curt Babcock
- Fish & Wildlife Region 1E**  
Laurie Harnsberger
- Fish & Wildlife Region 2**  
Jeff Drongesen
- Fish & Wildlife Region 3**  
Craig Weightman

- Fish & Wildlife Region 4**  
Julie Vance
- Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation  
Program
- Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation  
Program
- Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat  
Conservation Program
- Dept. of Fish & Wildlife M**  
William Paznokas  
Marine Region

## Other Departments

- California Department of Education**  
Lesley Taylor
- OES (Office of Emergency Services)**  
Monique Wilber
- Food & Agriculture**  
Sandra Schubert  
Dept. of Food and  
Agriculture
- Dept. of General Services**  
Cathy Buck  
Environmental Services  
Section
- Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

## Independent Commissions, Boards

- Delta Protection Commission**  
Erik Vink
- Delta Stewardship Council**  
Anthony Navasero
- California Energy Commission**  
Eric Knight

- Native American Heritage Comm.**  
Debbie Treadway
- Public Utilities Commission**  
Supervisor
- Santa Monica Bay Restoration**  
Guangyu Wang
- State Lands Commission**  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

## Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**  
Philip Crimmins
- Caltrans - Planning HQ LD-IGR**  
Christian Bushong
- California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

- Caltrans, District 1**  
Rex Jackman
- Caltrans, District 2**  
Marcelino Gonzalez
- Caltrans, District 3**  
Susan Zanchi
- Caltrans, District 4**  
Patricia Maurice
- Caltrans, District 5**  
Larry Newland
- Caltrans, District 6**  
Michael Navarro
- Caltrans, District 7**  
Dianna Watson
- Caltrans, District 8**  
Mark Roberts

- Caltrans, District 9**  
Gayle Rosander
- Caltrans, District 10**  
Tom Dumas
- Caltrans, District 11**  
Jacob Armstrong
- Caltrans, District 12**  
Maureen El Harake

## Cal EPA

### Air Resources Board

- Airport & Freight**  
Jack Wursten
- Transportation Projects**  
Nesamani Kalandiyur
- Industrial/Energy Projects**  
Mike Tollstrup
- California Department of Resources, Recycling & Recovery**  
Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board**  
Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board**  
Student Intern, 401 Water Quality  
Certification Unit  
Division of Water Quality
- State Water Resources Control Board**  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # \_\_\_\_\_**  
CEQA Tracking Center
- Department of Pesticide Regulation**  
CEQA Coordinator