

**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

|              |
|--------------|
| <b>SCH #</b> |
|--------------|

**Project Title:** The Landing by San Manuel

Lead Agency: City of San Bernardino Contact Person: Elizabeth Mora-Rodriguez  
 Mailing Address: 290 North D Street Phone: 909-384-7272  
 City: San Bernardino Zip: 92401 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: San Bernardino  
 Cross Streets: East 3rd Street/Victoria Avenue; East 3rd Street /Central Avenue Zip Code: 92408  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 20 " N / 117 ° 13 ' 23 " W Total Acres: 62.49 acres  
 Assessor's Parcel No.: 136-371-18, 136-381-19, 136-371-33, 136-371-36, and 136-371-37 Section: 37 (lot) Twp.: 1 South Range: 3 West Base: San Bernardino  
 Within 2 Miles: State Hwy #: 210 Waterways: Santa Ana River  
 Airports: San Bernardino International Airport Railways: N/A Schools: Cypress, Cole, Thompson, Lankershim  
Warm Springs ES., Indian Springs HS, Curtis MS, St. Adelaide

**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

**Local Action Type:**

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

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 1,153,644 Acres 52.97 Employees 1,020 (Est.)  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW  
 Waste Treatment: Type \_\_\_\_\_ MGD  
 Hazardous Waste: Type \_\_\_\_\_  
 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: Greenhouse Gas Emissions;  
Tribal Cultural Resources

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

Vacant / Alliance California Specific Plan and Public Facilities / Industrial and Public Facility/Quasi-Public

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

The Project involves the proposed redevelopment of ±52.97 acres with a 1,153,644 square foot (s.f.) warehouse building with ± 218 loading bays for a speculative user. Associated site improvements would include driveways and drive isles, surface parking areas, landscaping, walls and fencing, lighting, signage, and infrastructure improvements. Other physical improvements would include the installation of an off-site driveway from the site's southeastern boundary to provide access to San Bernardino International Airport property to the south, improvements to the site-adjacent segment of Victoria Avenue, and potential improvements at the intersections of Victoria Avenue/3rd Street and Victoria Avenue/Central Avenue. Previously, the property was used as part of Norton Air Force Base. To implement the Project, the Project Applicant (San Manuel Band of Mission Indians) submitted applications to the City of San Bernardino for a Development Permit Type-D, Specific Plan Amendment, General Plan Amendment, and Development Code/Zoning Map Amendment. Considering the geographic extent of all applications, ±62.49 acres are considered 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.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>     | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>                 |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>    | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 30 2020 Ending Date October 30 2020

**Lead Agency (Complete if applicable):**

|  |  |
|--|--|
| Consulting Firm: <u>T&amp;B Planning, Inc.</u> | Applicant: <u>San Manuel Band of Mission Indians</u> |
| Address: <u>3200 El Camino Real, Suite 100</u> | Address: <u>26569 Community Center Drive</u>         |
| City/State/Zip: <u>Irvine, CA 92602</u>        | City/State/Zip: <u>Highland, California CA 92346</u> |
| Contact: <u>Tracy Zinn</u>                     | Phone: <u>(909) 864-8933 ext. 50-3019</u>            |
| Phone: <u>714-505-6360 Ext. 350</u>            |  |

Signature of Lead Agency Representative:  Date: 9/30/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.