

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 # 2020100067

Project Title: San Manuel Landing

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 Supplement/Subsequent EIR
 Early Cons Neg Dec Mit Neg Dec
 NEPA: NOI EA Draft EIS FONSI
 Other: Joint Document Final Document Other: _____

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 an "X". If you have already sent your document to the agency please denote that with an "S".

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| <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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 # 6 | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date November 23, 2020 Ending Date January 6, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&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: Nov. 16, 2020

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