

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 # 2021120526

Project Title: Duke Warehouse at Slover and Alder Project

Lead Agency: County of San Bernardino Contact Person: Aron Liang
 Mailing Address: 385 North Arrowhead Avenue, First Floor Phone: (909) 387-4421
 City: San Bernardino Zip: 92415-0187 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Bloomington
 Cross Streets: Slover Avenue and Alder Avenue Zip Code: 92316

Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 44 " N / 117 ° 24 ' 59 " W Total Acres: 13.23

Assessor's Parcel No.: 0256-031-19, 0256-031-18, 0256-031-17, 0256-031-07, 0256-031-08, -09, -10 Section: 28 Twp.: 1s Range: 5w Base: SanBernd

Within 2 Miles: State Hwy #: I-10 and SR-66 Waterways: N/A
 Airports: N/A Railways: Union Pacific Schools: Multiple within Colton Joint USD

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 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. 259,481 Acres 5.96 Employees _____
 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: _____

Present Land Use/Zoning/General Plan Designation:

Limited Industrial (LI) and Community Industrial (IC)

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

The proposed Project would be consistent with the Policy Plan LI Land Use Category and IC Zoning District. Approval of a Conditional Use Permit is being requested to allow for warehousing and distribution uses. The Project proposes to demolish the existing single-family residences and commercial/industrial buildings and develop an approximately 259,481 square foot high-cube warehouse building, inclusive of 5,000 square feet of office space, a 2,975 square foot mezzanine, and 38 dock doors along the north side of the building, facing Slover Avenue on approximately 13.23 acres. The proposed building would be 48 feet in height to the roof and 50 feet in height to the parapet. The Project also includes the construction of a surface parking lot, landscaping, signage, and utility improvements to serve the site. In addition, offsite improvements would include curb, gutter, and sidewalk improvements along the project frontage. The parking lot would include 131 passenger vehicle stalls and 85 trailer stalls to the north and to the east of the proposed building. Construction is estimated to be completed in approximately 16 months. Operation would occur 24 hours a day, 7 days a week.

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".

<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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date N/A - Final EIR Ending Date N/A - Final EIR

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>Duke Realty</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>3546 Concourse St, Suite 100</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>909-673-8727</u>
Phone: <u>949 794 1183</u>	

Signature of Lead Agency Representative: *Aron Liang* Date: 12/21/23

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