

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
9th STREET AND TIPPECANOE AVENUE WAREHOUSE PROJECT**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Bernardino
Planning Division
290 North D Street
San Bernardino, CA 92401

September 26, 2022

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of San Bernardino (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed 9th Street and Tippecanoe Avenue Warehouse Project located within the southeastern portion of the City of San Bernardino, on four (4) parcels southwest of the 9th Street and Tippecanoe Avenue intersection (APNs: 0278-191-12, 0278-191-17, 0278-191-25, and 0278-191-28). The Project is seeking a Development Permit Type-D (DP-D22-05) to allow the development and establishment of an industrial warehouse facility totaling approximately 337,300 square feet. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period, document availability, and public meetings.

Project Title: 9th Street and Tippecanoe Avenue Warehouse Project
Project Applicant: PME Oakmont Tippecanoe, LP

Project Description:

The project would develop an approximately 14.3-acre site. The proposed industrial warehouse facility would be single-story and a maximum of 50 feet tall, include loading docks and associated vehicle and truck trailer parking spaces. The truck terminal building would include approximately 332,300 SF of warehouse space and 5,000 SF of ground floor office.

The building would include 35 loading dock doors. The Project would also provide 28 trailer stalls, 291 passenger vehicle parking stalls, and 8 handicapped parking spaces. Additionally, the proposed Project includes approximately 67,187 SF of landscaping. Access to the proposed Project would be provided via two driveways from 9th Street and one driveway from Tippecanoe Avenue. Internal circulation will be via 30-foot drive aisles. Access to trailer stalls and loading dock areas would be controlled through the use of swinging and sliding gates. The Project is seeking approval of a Development Permit Type-D (DP-D22-05).



Project Location:

The Project site is comprised of four (4) parcels containing a total of approximately 14.3-acres. The Project site has a General Plan Land Use designation of Industrial Light (IL) and a zoning designation of Industrial Light (IL); refer to Table 1, Existing Use, General Plan Land Use, and Zoning designations. The proposed Project site is located within the southeastern portion of the City of San Bernardino, on four (4) parcels southwest of the 9th Street and Tippecanoe Avenue intersection. Regional access to the Project site is provided by Interstate 215 (I-215). Local access to the site is provided from 9th Street and Tippecanoe Avenue.

Table 1: Existing Use, General Plan Land Use, and Zoning Designations

Site	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant and Undeveloped	Industrial Light (IL)	Industrial Light (IL)
North	9 th Street followed by an auto mall and self-storage facility	Commercial (C)	Commercial General 1 (CG-1)

West	Industrial warehouse buildings followed by Pedley Road	Industrial Light (IL)	Industrial Light (IL)
South	Industrial warehouse building followed by 6 th Street	Community Industrial (IC) (San Bernardino County)	Community Industrial (IC) (San Bernardino County)
East	Single-family residential and vacant undeveloped land	Low Density (LD) (City of Highland)	Single-Family (R-1) District (City of Highland)

Public Comment Period:

The 20-day public comment period for the Mitigated Negative Declaration begins on Monday, September 26, 2022, and closes on Monday, October 17, 2022. Please submit comments no later than 5:00 p.m. on Monday 17, 2022 to Michael Rosales, Associate Planner, at 290 North D Street San Bernardino, CA 92401 or by email at Rosales_Mi@sbcity.org.

Document Availability:

Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Bernardino Website:**
- https://www.sbcity.org/city_hall/community_economic_development/planning/environmental_documents
- **City of San Bernardino Planning Division**
201 North E Street, 3rd Floor
San Bernardino, CA 92401
- **City Clerk's Office**
201 North E Street, Bldg. A
San Bernardino, CA 92401
(909) 384-5002

Notice of public hearing will be provided separately.