

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 #

Project Title: 9th Street and Tippecanoe Avenue Warehouse Project

Lead Agency: City of San Bernardino

Contact Person: Michael Rosales

Mailing Address: 201 North E Street, Bldg. A

Phone: (909) 384-5930

City: San Bernardino

Zip: 92401

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: San Bernardino, City

Cross Streets: 9th Street and Tippecanoe Avenue

Zip Code: 92410

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 51.49 " N / 117 ° 15 ' 44.46 " W Total Acres: 14.3

Assessor's Parcel No.: 0278-191-12, -17, -25, and -28

Section: 2

Twp.: 1S

Range: 4W

Base: SBBM

Within 2 Miles: State Hwy #: SR-210

Waterways: East Twin Creek

Airports: San Bernardino International Airport

Railways: BNSF

Schools: Bing Wong El, Indian Springs HS, Curtis Middle

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: 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 _____

Acres _____

 Transportation: Type _____ Office: Sq.ft. _____ Acres _____

Employees _____

 Mining: Mineral _____ Commercial: Sq.ft. _____ Acres _____

Employees _____

 Power: Type _____ MW _____ Industrial: Sq.ft. 337,300 Acres 14.3 Employees 328 Waste Treatment: Type _____ MGD _____ Educational: _____ Hazardous Waste: Type _____ Recreational: _____ 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: _____**Present Land Use/Zoning/General Plan Designation:**

Vacant and Undeveloped/Zoning - Industrial Light (IL)/General Plan - Industrial Light (IL)

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

PME Oakmont Tippecanoe, LP (Applicant) is requesting approval from the City of San Bernardino to construct a new 337,300 SF industrial warehouse facility with associated surface parking, landscaping, and improvements. The proposed building would result in a FAR of 0.54. The proposed 9th Street and Tippecanoe Avenue Warehouse Project involves a Development Permit Type-D (DP-D 22-05) to allow the development and establishment of a 337,300 square-foot (SF) industrial warehouse facility at the southwest corner of the 9th Street and Tippecanoe Avenue intersection.

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 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # _____	<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 26, 2022 Ending Date October 17, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>PME Oakmont Tippecanoe, LP</u>
Address: <u>2355 Main Street, Suite 100</u>	Address: <u>3520 Piedmont, Suite 100</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Atlanta, GA 30305</u>
Contact: <u>Konnie Dobrevá</u>	Phone: <u>949-215-3796</u>
Phone: <u>949-794-1183</u>	

Signature of Lead Agency Representative:  Date: 9/27/22

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