

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: Southwest Corner of 5th Street and Central Avenue Warehouse ProjectLead Agency: City of HighlandContact Person: Kim StaterMailing Address: 27215 Base LinePhone: 909.864.8732 Ext. 204City: HighlandZip: 92346County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: HighlandCross Streets: Southwest corner of 5th and Central Avenue Zip Code: 92346Longitude/Latitude (degrees, minutes and seconds): 34 ° 106 ' 29.1 " N / -117 ° 13 ' 08.5 " W Total Acres: 2.43Assessor's Parcel No.: 1192-561-01, -03, -04, -05, -06, -07 and -10Section: 5Twp.: 1SRange: 3WBase: RedlandsWithin 2 Miles: State Hwy #: 210Waterways: Santa Ana RiverAirports: San Bernardino International AirportRailways: noneSchools: Head Start, Cypress & Lankiershim**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: Variance**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. 53,665 Acres 2.43 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:****Business Park****Project Description:** (please use a separate page if necessary)

The project site is located at a 2.43-acre property near the southwest corner of 5th and Central Avenue in the City of Highland, California. The project site consists of vacant land, residential and storage uses. The existing site contains a residential home and garage type structure. The project would include demolition of the existing structures on-site and construction of an approximately 53,665-square-foot (gross area, inclusive of mezzanine/office spaces), one-story warehouse building on an approximately 2.43-acre site (gross area). The warehouse building would be composed of approximately 49,665 square feet of warehouse space and 4,000 square feet of mezzanine/office space. The warehouse building would have a maximum height of 42.5 feet when measured from grade. Given that the City's Municipal Code allows for a maximum height of 35 feet in the Business Park zone, a minor variance (Variance No. VAR 23-001) is being requested to accommodate the project's height. Internally, the project would have a clear height of 45 feet and would not contain any cold storage space.

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".

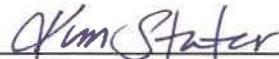
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management 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 July 14, 2023 Ending Date August 14, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>DUDEK</u>	Applicant: <u>Patriot Development Partners</u>
Address: <u>605 Third Street</u>	Address: <u>12126 West Sunset Boulevard</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Los Angeles, CA 90049</u>
Contact: <u>Hayley Ward</u>	Phone: <u>858.952.4134</u>
Phone: <u>949.373.8320</u>	

Signature of Lead Agency Representative:  Date: July 6, 2023

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