

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 ProjectLead Agency: County of San BernardinoContact Person: Aron LiangMailing Address: 385 North Arrowhead Avenue, First FloorPhone: (909) 387-0235City: San BernardinoZip: 92415-0187County: San Bernardino**Project Location:** County: San BernardinoCity/Nearest Community: BloomingtonCross Streets: Slover Avenue and Alder AvenueZip Code: 92316Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 44 " N / 117 ° 24 ' 59 " W Total Acres: 13.23Assessor's Parcel No.: 0256-031-19, 0256-031-18, 0256-031-17, 0256-031-07, 0256-031-08, -09, -10Section: 28 Twp.: 1s Range: 5w Base: SanBerndWithin 2 Miles: State Hwy #: I-10 and SR-66Waterways: N/AAirports: N/ARailways: Union PacificSchools: Multiple within Colton Joint USD**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 _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. 259,481 Acres 13.23 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 June 30, 2022 Ending Date August 15, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>Duke Realty</u>
Address: <u>2355 Main Street, Suite 100</u>	Address: <u>200 Spectrum Center Drive, Suite 1600</u>
City/State/Zip: <u>Irvine, CA</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>949-797-7000</u>
Phone: <u>949-794-11180</u>	

Signature of Lead Agency Representative: Aron Liang Date: 6.23.2022

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