

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: 6th Street and Victoria Avenue Warehouse Project

Lead Agency: City of Highland

Contact Person: Kim Stater

Mailing Address: 27215 Base Line

Phone: 909.864.6861 Ext. 259

City: Highland

Zip: 92346

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Highland

Cross Streets: Northwest corner of 6th Street and Victoria Avenue

Zip Code: 92346

Longitude/Latitude (degrees, minutes and seconds): 34 ° 06 ' 40.8 " N / 117 ° 13 ' 40.8 " W Total Acres: 12.3

Assessor's Parcel No.: 1192-281-08, 1192-281-10, 1192-281-11, 1192-281-12, 1192-281-13, and 1192-281-14

Section: 6

Twp.: 1S

Range: 3W

Base: San Bernardino

Within 2 Miles: State Hwy #: 210

Waterways: Santa Ana River

Airports: San Bernardino International Airport

Railways: none

Schools: Cypress ES, Lankarshim ES, Indian Springs HS

Document Type:

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.)
 Other:

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other:

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☒ Site Plan

☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: Variance

Development Type:☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____☐ Commercial: Sq.ft. _____ Acres _____☒ Industrial: Sq.ft. 305,617 Acres 12.3☐ 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
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☐ 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 12.3-acre property at the northwestern corner of 6th Street and Victoria Avenue in the City of Highland, California. Of the six parcels that comprise the project site, three parcels are developed with residential uses and the remaining three parcels are undeveloped. The project would include demolition of the three existing residential structures and construction of an approximately 305,617-square-foot (gross area, inclusive of mezzanine/office spaces), one-story warehouse building on an approximately 12.3-acre site (gross area). The warehouse building would be composed of approximately 295,617 square feet of warehouse space and 10,000 square feet of mezzanine/office space. The warehouse building would have a maximum height of 45 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 21-001) is being requested to accommodate the project's height. Internally, the project would have a clear height of 36 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 an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 8	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 7
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 6	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: South Coast Air Quality Management District
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date November 5, 2021 Ending Date December 9, 2021

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>Ecinitas, CA 92024</u>	City/State/Zip: <u>Los Angeles, CA 90049</u>
Contact: <u>Sean Kilkeny</u>	Phone: _____
Phone: <u>(760) 942-5147</u>	

Signature of Lead Agency Representative:  Date: 11/5/21

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