

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023010089

Project Title: Pepper 210 Commerce Center

Lead Agency: San Bernardino County

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Project Location: Unincorporated San Bernardino County (Rialto Sphere of Influence) San Bernardino County
City County

Project Description (Proposed actions, location, and/or consequences).

The Project Site is in unincorporated San Bernardino County, within the City of Rialto Sphere of Influence. The Project Site is generally northwest of the Highland Avenue and Pepper Avenue intersection and is bordered by Highland Avenue to the south and River Ranch Parkway to the west. An existing levee abuts the Project Site to the north, beyond which is the Cajon Wash. The Project would redevelop an approximately 101-acre former aggregate mine that operates as an aggregate stockpiling, production, and sales facility under existing conditions. The Project would provide for the construction and operation of a warehouse distribution center with up to 1.865 million square feet of building floor area. Discretionary approves required from the Lead Agency include a Land Use Category Change (General Plan Amendment), Zoning District Amendment, Specific Plan, Conditional Use Permit, and Development Agreement.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Construction & operation of the Project has the potential to produce volatile organic compound (VOC) emissions that exceed applicable peak daily thresholds. The DEIR includes mitigation that requires specific best practices during construction, places restrictions on construction and maintenance activities, and prohibits the use of specific pieces of equipment on-site. The DEIR mitigation measures would reduce construction & operational VOC emissions to less than significant levels.

Biological Resources: The Project Site contains potential habitat for the burrowing owl and nesting birds. The DEIR includes mitigation to require pre-construction surveys for affected species, as well as implementation of procedures to avoid substantial impacts to the affected species. The mitigation provided in the DEIR would reduce impacts to a less than significant level.

Cultural Resources & Tribal Cultural Resources: The Project Site has the potential to contain buried/masked, archaeological (prehistoric & historic) and tribal cultural resources. The DEIR provides mitigation that requires monitoring during construction and implementation of a resource avoidance and recovery program in the event that important resources are uncovered. The mitigation provided by the DEIR would reduce impacts to a less than significant level.

Greenhouse Gas (GHG) Emissions: The Project would generate GHG emissions that would exceed the County's threshold of significance. The DEIR provides mitigation that requires the Project to incorporate design measures to reduce GHG emissions. The mitigation provided by the DEIR would reduce impacts to a less than significant level.

Revised September 2011

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If applicable, describe any of the project’s areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency has not identified any environmental issues of controversy associated with the Project. The Lead Agency has identified several issues of local interest including, but not limited to, potential impacts to air quality and GHG emissions - and these issues are addressed in the DEIR.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife, US Army Corps of Engineers