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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 #: 2024050111

Project Title: 5th & Sterling

Lead Agency: City of San Bernardino

Contact Name: Chantel Choice

Email: Choice_Ch@sbcity.org Phone Number: 909.384.7272

Project Location: San Bernardino (*City*) San Bernardino County (*County*)

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

The Project involves the proposed development of 25.12 acres with an industrial warehouse facility. The proposed building is designed to have up to 557,000 s.f. of interior floor space, which includes up to 552,000 s.f. of ground floor space and 5,000 s.f. of mezzanine space. Eighty (80) dock doors are proposed on the south side of the building. The Project also includes the installation of associated site improvements, including drive aisles, parking areas, landscaping, on-site and off-site utility infrastructure, exterior lighting, walls/fencing, and signage. Access to the Project Site would be provided by five driveways: two driveways connecting with Sterling Avenue for passenger vehicles only; two driveways connecting to 5th Street, with the western driveway for trucks only and the eastern driveway for both passenger cars and trucks; and one driveway connecting to 6th Street for both passenger cars and trucks. Development Permit Type-D (DP-D 23-13) is proposed.

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

The Project would result in a significant and unavoidable direct and cumulatively-considerable impact on transportation, specifically regarding Vehicle Miles Traveled (VMT). While the Project would be subject to Mitigation Measure MM 4.8-1 that requires the preparation and implementation of a Commute Trip Reduction Program to to reduce the Project's VMT, the effectiveness of commute trip reduction measures such as those listed in Mitigation Measure MM 4.8-1 cannot be guaranteed to reduce Project VMT to a level of less than significant. No additional feasible mitigation measures are available to measurably reduce the Project's VMT.

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

Issues raised by agencies and the public include concerns related to air quality, greenhouse gas emissions, cultural resources, tribal cultural resources, and land use. No areas of controversy are known.

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

Santa Ana Regional Water Quality Control Board (RWQCB)
San Bernardino Municipal Water Department (SBMWD)
San Bernardino County Fire Department (SBCFD)
South Coast Air Quality Management District (SCAQMD)
City of Highland