

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 #: 2024061274

Project Title: Locust Gateway Development Project

Lead Agency: City of Rialto

Contact Name: Daniel Casey

Email: dcasey@rialtoca.gov Phone Number: (909) 820-2525

Project Location: Rialto San Bernardino County
City *County*

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

The project site consists of vacant and undeveloped land on approximately 40 acres (Accessor's Parcel Number 0239-19-223). Project implementation would include construction of an approximately 664,859-square-foot (sf) warehouse, inclusive of approximately 7,713 sf of ancillary office space, 365 vehicle parking stalls, 398 trailer parking stalls, and a fence-secured dock area with 82 dock doors. Access to the project site would be provided via three new driveways on Lowell Street, one driveway on Locust Avenue, and one emergency vehicle only driveway on Lake Padden Lane. A Conditional Development Permit would be required for the development of a warehouse, which is conditionally permitted in industrial zones in the City.

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

The proposed project could result in potentially significant impacts to the following resource areas: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Noise, and Tribal Cultural Resources. Mitigation would reduce potential impacts to less than significant for all of the above listed resource areas with the exception of greenhouse gas emissions.

The proposed project is anticipated to result in significant and unavoidable impacts on greenhouse gas emissions due to project construction and operation. Project construction and operation would generate approximately 10,180 MTCO₂e per year, and there-fore exceed the 3,000 MTCO₂e per year threshold despite implementing MM GHG-1 through MM GHG-4. As such, the Project would generate GHG emissions, either directly or indirectly, that would exceed SCAQMD thresholds despite all feasible mitigation measures, resulting in a significant and unavoidable impact.

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

Concerns raised in response to the NOP and scoping meeting were considered during preparation of the Draft EIR and are addressed throughout the individual sections of this Draft EIR. In general, issues raised by the public include the following:

- Tribal Cultural Resources -- AB 52 and SB 18 compliance
- Biological Resources -- proper assessment of the sites biological resources; discuss direct, indirect, and cumulative impacts and provide mitigation measures and alternatives to address these; incorporation of water-wise concepts; payment of CDFW filing fees

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

Air Resources Board, Caltrans District #8, Department of Conservation, Fish & Game Region #6, Native American Heritage Commission, Office of Historic Preservation, Regional WQCB #8, SWRCB: Water Quality, Department of Toxic Substances Control, Department of Water Resources