

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 #: _____

Project Title: Yermo Road Industrial Project

Lead Agency: San Bernardino County

Contact Name: Precious McDuffie

Email: precious.mcduffie@lus.sbcounty.gov

Phone Number: 909-387-4537

Project Location: Unincorporated Community of Yermo
City

San Bernardino
County

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

The 87.72-acre Project site is located approximately 0.5 miles east of the Ghost Town Road/Daggett Yermo I-15 interchange, on the north side of Yermo Road (APNs 0537-022-33, 34, 35, 36, 37, 39; and 0537-041-10, 11, 12). The applicant proposes the development of 1,765,000± square feet (SF) of industrial warehouse and distribution space and includes a General Plan Amendment (GPA) to redesignate the site from Rural Living (RL) to Limited Industrial (LI), and concurrent Zoning Amendment to redesignate the site from RL-10 to Community Industrial (IC), and a Conditional Use Permit (CUP) to allow for the construction and operation of the proposed warehouse and distribution facilities.

The Project site plan proposes two industrial warehouse buildings totaling 1,764,560 SF, 866 car parking stalls, 460 trailer parking stalls, 683,180 SF of landscaping, and five (5) stormwater retention basins totaling 276,839 SF. Building 1 is 1,152,480 SF and Building 2 is 612,080 SF. Building 1 has a total of 176 truck loading docks and Building 2 has a total of 98 truck loading docks. The site will be accessed from three (3) driveways along Yermo Road.

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

The Initial Study (IS) has been prepared to evaluate the potential environmental impacts of the project and to define the scope of the forthcoming Environmental Impact Report (EIR). Based on the analysis contained in the IS, the County has determined that an EIR shall be prepared to address the Project's potential to result in significant environmental effects to the following environmental considerations: Aesthetics, Air Quality, Cultural Resources, Hydrology/Water Quality, Land Use Planning, Population/Housing, Transportation, and Utilities/Service Systems. The significance of these impacts and mitigation measures, if applicable, will be discussed in the forthcoming EIR.

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

No public comments concerning an area of controversy have been to date.

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

San Benardino County
MDAQMD
Caltrans
SCAQMD