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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 #: _____

Project Title: Muscoy Warehouse Project

Lead Agency: San Bernardino County

Contact Name: Precious McDuffie

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Project Location: Southeast corner of June St. and Cajon Blvd, Muscoy, CA San Bernardino
City *County*

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

The Proposed Project consists of a the approval of a Conditional Use Permit (CUP) for the construction and operations of two industrial warehouse buildings totaling 88,174 square feet, a variance to reduce the front yard setback from 25 dt to 15 ft, and a Tentative Parcel Map to subdivide a 4.59 parcel into two parcels (2.39 acres and 2.2 acres) to be built in one phase. The Project Site is currently vacant and is located on the southeast corner of Cajon Boulevard and June Street in an unincorporated area of San Bernardino County within the community of Muscoy, described as Assessor's Parcel Number (APN): 0267-012-09.
The proposed warehouse buildings would include:
- Building 1 – 44,751 square-feet (sf) of warehouse space including 4,136 sf of office space with four (4) dock high doors and one (1) ground level door.
- Building 2 – 35,151 sf of warehouse space including 4,136 sf of office space with four (4) dock high doors and one (1) ground level door.

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

The results of the Initial Study show that there are potentially significant impacts to Biological Resources and Cultural Resources. These impacts will be reduced to less than significant levels after incorporation of Biological Resources mitigation measures BIO-1, and Cultural Resources mitigation measure CR-1 as well as compliance with existing rules and regulations. Also, no Tribal Cultural Resources (TCRs) were identified within the project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of AB 52 consultation the Tribes identified a potential for the discovery of unknown TCRs during construction, which may result in a significant impact if such resources are found and affected. Impacts to unknown TCRs would be less than significant with the implementation of Mitigation Measures TCR-1 through TCR-3.
Additionally, to ensure adequate and compliant management of any inadvertent tribal cultural resources or buried remains that may be identified during project development, the Mitigation Measures TCR 1 through TCR 3 are required to reduce any inadvertent impact to less than significant. Although cumulative impacts are always possible, by incorporating all mitigation measures outlined herein, including NOI-1 and NOI-2 as part of approving the Proposed Project, would reduce the Project's contribution to any such cumulative impacts to levels that are not cumulatively considerable. Additionally, mitigation measures have been adopted by San Bernardino County for buildout of the County. Any geological impacts are addressed through current building codes and design standards regarding seismic concerns.

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 have been raised by the public concerning noise, pollution and traffic due to the Project proposal

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

San Bernardino County
SCAQMD
Caltrans