

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 #: 2019029078

Project Title: Duke Realty Alabama and Palmetto Warehouse Project

Lead Agency: County of San Bernardino

Contact Name: Aron Liang, Senior Planner

Email: Aron.Liang@lus.sbcounty.gov

Phone Number: 909-387-8311

Project Location: Unincorporated San Bernardino County
City

San Bernardino
County

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

The Project includes the development of an approximate 1,192,671 square-foot high-cube, non-refrigerated warehouse and logistics center on approximately 54.8 net acres of land located at the northwestern corner of Alabama Street and Palmetto Avenue, in unincorporated San Bernardino County, California. The building will have a maximum height of 50 feet and occupy a footprint area of 1,116,934 square feet. Proposed off-site road improvements consist of 30 feet of street widening along the westerly side of Alabama Street, 12 feet of street widening along the northerly side of Palmetto Avenue, new curbing, new sidewalks, and a new multipurpose trail extending along the entire Project frontage.

Construction is expected to begin in the Fall of 2019 and be completed by December of 2020. The existing limited amounts of old foundations, irrigation piping, and miscellaneous debris would be demolished and removed from the site. Grading and earthwork operations are expected to disturb approximately 255,000 cubic yards of on-site soil. However, no import or export of soil material is anticipated as the cut and fill volumes on site are expected to balance.

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

The specific issue areas where impacts are potentially significant and mitigation measures are required include: Biological Resources; Cultural, paleontological and Tribal Cultural Resources; Air Quality; Greenhouse Gases and Noise.

Mitigation Measures for Biological Resources relate to avoidance of migratory birds and nesting birds.

Mitigation Measures for Cultural, Paleontological and Tribal Cultural resources relate to historic site evaluation and preparation of Historic American Building Survey (HABS) Level II standards, construction sensitivity training, requirements for Phase I Cultural Resources Technical Reports, and construction monitoring and reporting.

Mitigation Measures for Air Quality relate to low VOC architectural coatings during construction and SCAQMD's Carl Moyer Program to promote alternative fuels during operation.

Mitigation Measures for Greenhouse Gas Emissions relate to achieving the required 100 points incorporated from the County's 2015 Development Review Processes Greenhouse Gas Emissions Screening Tables.

Impacts that will remain significant/unavoidable with mitigation include: Operational Air Quality and Transportation

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

As required by the CEQA Guidelines, the EIR addresses the following areas of potential environmental impact or controversy known to the Lead Agency (County of San Bernardino), including those issues and concerns identified by the County in its Notice of Preparation (NOP) of the EIR (dated February 14, 2019) and by other agencies, organizations, and individuals in response to the NOP. These environmental concerns relate to the following topics (listed in the order that they are addressed in the EIR):

- Air Quality
- Cultural Resources, Historic Resources, Tribal Cultural Resources
- Geology and Soils: Paleontological Resources
- Greenhouse Gas Emissions and Global Climate Change
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Transportation and Circulation

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

- California Department of Transportation
- California Department of Toxic Substances Control
- California Department of Fish and Wildlife
- Santa Ana Regional Water Quality Control Board