

# 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 #: 2021120526

Project Title: Slover and Alder Avenue Industrial Project

Lead Agency: County of San Bernardino

Contact Name: Aron Liang, Senior Planner

Email: aron.liang@lus.sbcounty.gov

Phone Number: 909-601-4672

Project Location: Bloomington (Unincorporated)  
*City*

San Bernardino  
*County*

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

The proposed Project would be consistent with the Policy Plan LI Land Use Designation and IC Zoning District. Approval of a Conditional Use Permit is being requested to allow for warehousing and distribution uses. The Project proposes to develop an approximately 259,481 square foot high-cube warehouse building, inclusive of 5,000 square feet of office space on approximately 13.23 acres. The proposed building would be 44 feet in height. The Project also includes the construction of a surface parking lot, landscaping, signage, and utility improvements to serve the site. In addition, offsite improvements would include curb, gutter, and sidewalk improvements along the project frontage. A total of 40 dock doors are proposed. The dock doors would be placed along the northern side of the warehouse building, along Slover Avenue and away from sensitive land uses. The parking lot would include 131 passenger vehicle stalls and 85 trailer stalls to the north and to the east of the proposed building. Construction is estimated to be completed in approximately 7 months. Operation would occur 24 hours a day, 7 days a week.

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

An Initial Study has not been prepared for the Project as the County has determined that an EIR will clearly be required (State CEQA Guidelines Section 15063(a)). The following environmental topics will be analyzed within the forthcoming EIR: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

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

N/A

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

South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (RWQCB)