

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 #: N/A

Project Title: Arrowhead Commercial Retail Plaza Project

Lead Agency: County of San Bernardino

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Project Location: Bloomington (Unincorporated) San Bernardino
City *County*

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

The Project consists of a Conditional Use Permit (CUP) for a proposed Convenience Store, Gas Station, Restaurant, and Hotel. The hotel is proposed to be 11,877 square-feet (SF) with a total of 87 rooms on five floors and a total 5-story height of 60 feet . The convenience store is proposed to be 2,400 SF and the drive-through restaurant is proposed to be 2,500 SF. A total of 137 parking stalls will be provided including 5 handicap accessible and 6 clean air/vanpool/electric vehicle spaces. Landscaping will be provided primarily along the site perimeters and in parking areas and total 17,526 square-feet.

Estimated Employment and Hours of Operation for each use are:

- Gas Station- Two Employees per shift; total of three shifts. Gas Station will be open 24 hours/day, 7 days/week.
- Restaurant- Four Employees per shift; total of two shifts. Restaurant will be open 9 am to 10:00 pm, 7 days/week.
- Hotel - 15 Employees and three shifts. Hotel will be open 24 hours/day, 7 days/week.

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

The Project Initial Study mitigation measures targeted at protecting biological resources. These measures include conducting presence/absence surveys for sensitive species prior to construction and pre-construction nesting bird surveys. Potential degradation of the quality of the environment would be reduced to below a level of significance through implementation of Mitigation Measures MM BIO-1, as identified in Section IV, Biological Resources. The project site is not located in a historic district and does not contain any historical resources. Although no archaeological resources were identified, there remains the potential to encounter unanticipated archaeological resources during ground-disturbing activities associated with project construction. Implementation of Mitigation Measure MM CR-1, MM CR-2, MMCR-3, MMCR-4, and MMCR-5, as identified in Section V, Cultural Resources, would reduce potential impacts to archaeological resources to a less-than-significant level by providing direction on how to properly address an unanticipated discovery of cultural and archaeological resources should one occur during construction. As discussed in Section XVIII, Tribal Cultural Resources, the project site could potentially contain unanticipated tribal cultural resources. Mitigation Measures MM TCR-1, and MM TCR-2, would reduce impacts to tribal cultural resources to a less than significant level. The Proposed Project would comply with applicable County GHG Plan strategies. Any project that does not exceed 3,000 MTCO_{2e} per year will be considered to be consistent with the SCAQMD's AQMP and determined to have a less than significant individual and cumulative impact for GHG emissions, as discussed in Section VIII, Greenhouse Gas Emissions. As discussed in Section XVII, Transportation, as described in the County Guidelines, hotel projects generating less than 110 daily vehicle trips may be presumed to have a less than significant impact as their uses are often local serving in nature. For a hotel project, the threshold is less than 12 hotel rooms. The Project contains 87 hotel rooms, which exceeds the threshold. As a result, the Project Type screening threshold is not met.

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

None at this time. No controversial issues were raised by the County, reviewing agencies, or the public

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

County of San Bernardino, South Coast Air Quality Management District (SCAQMD), Caltrans District 8, Santa Ana Regional Water Quality Control Board (RWQCB)