



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number (909)387-8311 • Fax Number (909) 387-3223

NOTICE OF PREPARATION AND NOTICE OF PUBLIC
SCOPING MEETING

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

DATE: February 7, 2019

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Duke Warehouse at Alabama and Palmetto Project¹

The County of San Bernardino (County) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed Duke Warehouse at Alabama and Palmetto Project ("Project") described below. We are interested in your agency's views as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities related to the project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

Because the County has already determined that an EIR is required for the proposed Project, and as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the County will not prepare an Initial Study for the Project.

The proposed Project, its location, and its potential environmental effects are described below. The County welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent **not later than 30 days after your receipt of this notice**. In the event that no response or request for additional time is received by the end of the review period, the County may presume that you have no response.

Reference: Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE
APN: 0292-041-42, 43, 47 and 48

Project Title: Duke Realty Alabama and Palmetto Warehouse Project

Project Applicant: Michael Weber, Duke Realty Limited Partnership

Assessor's Parcel Number(s): APN: 0292-041-42, 0292-041-43, 0292-041-47 and 0292-041-48

Project Location: The 54.8-acre Project site is west of State Route 210 (SR 210), between Interstate 10 (I-10) and the Santa Ana River. Specifically, the subject property is on the northwest corner of the Palmetto Avenue and Alabama Street intersection, with Palmetto Avenue the south boundary and Alabama Street the east boundary. The project is in an unincorporated area of San Bernardino County surrounded by the City of Redlands, known as the "Donut Hole" and is also within the boundaries of the East Valley Area Plan. The Project site is also located within the San Bernardino International Airport Influence Area.

The site is relatively flat with minimal topographical variation; site topography varies from an elevation of approximately 1,199 to 1,226 feet above mean sea level (msl) and generally slopes gently in a northerly direction toward the Santa Ana River. Figure 1 shows the location of the project site. Figure 2 shows the site plan for the warehouse.

Public Review Period: February 7, 2019 through March 11, 2019

Responses and Comments: Please send your responses and comments by Monday, March 11, 2019 to Aron Liang, Senior Planner at Aron.Liang@lus.sbcounty.gov or at the following address:

Aron Liang, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Notice of Scoping Meeting:

Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the County will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the DEIR.

Date: February 21, 2019
Time: 2:00 p.m.
Place: Government Center Building - County Board of Supervisors Chambers
385 North Arrowhead Avenue,
San Bernardino, CA 92415

Document Availability:

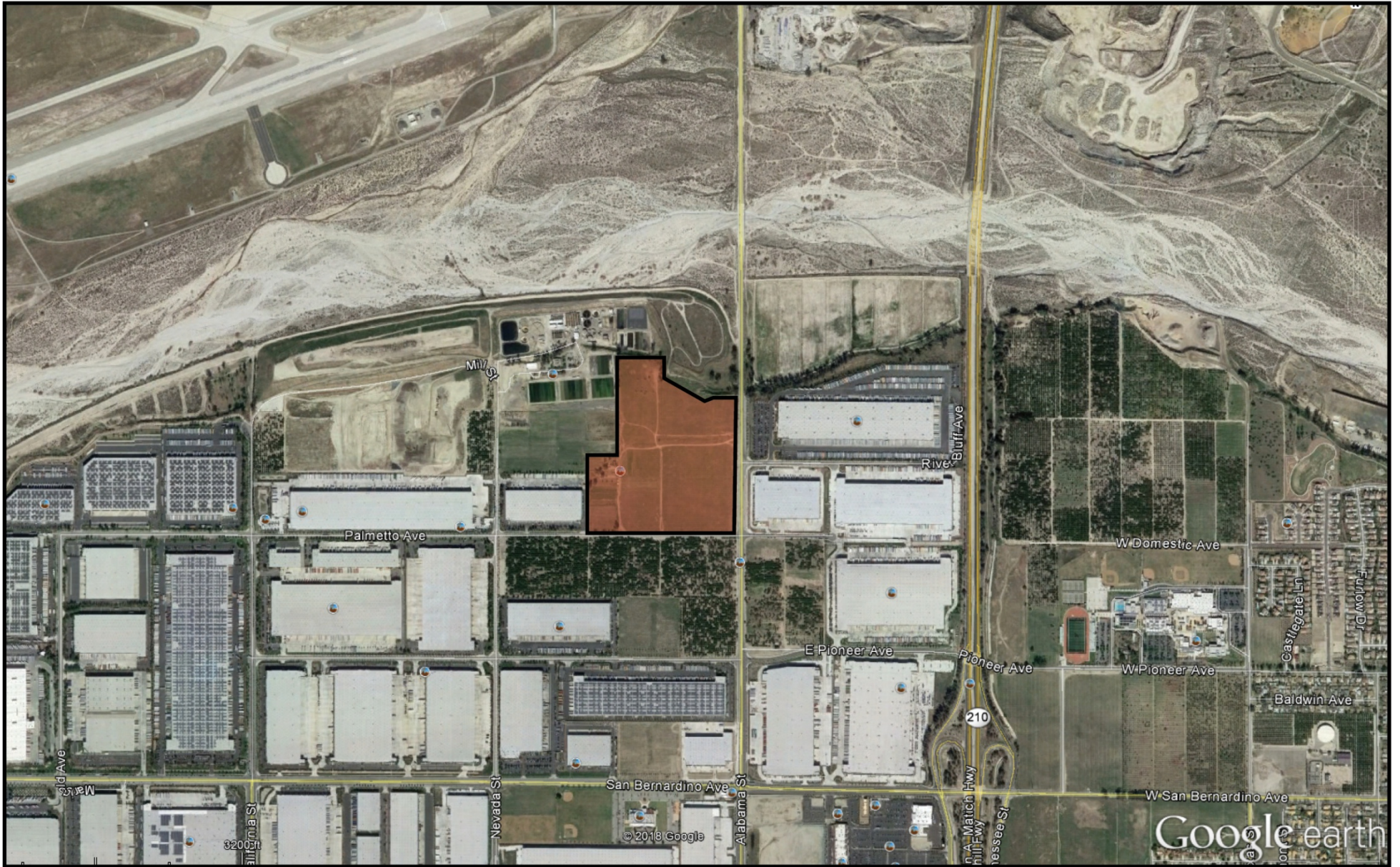
Notice of Preparation

This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. The documents are also available during regular business hours at:

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE
APN: 0292-041-42, 43, 47 and 48

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

If you require additional information please contact Aron Liang, Senior Planner, at (909) 387-8311.



Not to Scale

Figure 1 Project Location Map
Duke Realty Alabama and Palmetto Warehouse
County of San Bernardino, California

SITE LEGEND

- LANDSCAPE AREA
- PROPOSED BUILDING
- CONCRETE PAVING
- STANDARD PARKING STALL
- TYP. HANDICAP PARKING STALL W/ 8' LOADING ZONE
- TYP. HANDICAP PARKING STALL W/ 5' LOADING ZONE
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR
- PROPOSED WALL PACK LOCATION
- PROPOSED LIGHT POLE LOCATION
- ADA PATH OF TRAVEL

*NO PROPOSED SIGNAGE *NO PROTECTED PLANTS

PROJECT INFORMATION		
GROSS SITE AREA	54.76 AC	2,385,342 SF
12/17/2018		
TOTAL BUILDING AREA	1,192,671 SF	
FOOTPRINT	1,116,934 SF	
WAREHOUSE	1,091,934	
OFFICE	25,000	
MEZZANINE	75,737	
OFFICE	25,000	
STORAGE	50,737	
NET COVERAGE	50.00%	
LANDSCAPE PROVIDED	23.2%	293,739
LANDSCAPE REQUIRED	15% EXCL. OF BUILDING	190,261
PARKING REQUIRED	516	
WAREHOUSE @ 1/1,000 <40K	40	
WAREHOUSE @ 1/4,000 >40K	276	
OFFICE @ 1/250	200	
TOTAL REQUIRED	516	
PARKING PROVIDED	737	
STANDARD	280	
ADA	14	
CLEAN AIR	59	
EVC	42	
ADA EVC	1	
VAN EVC	1	
AMBULATORY EVC	1	
TRAILER	339	

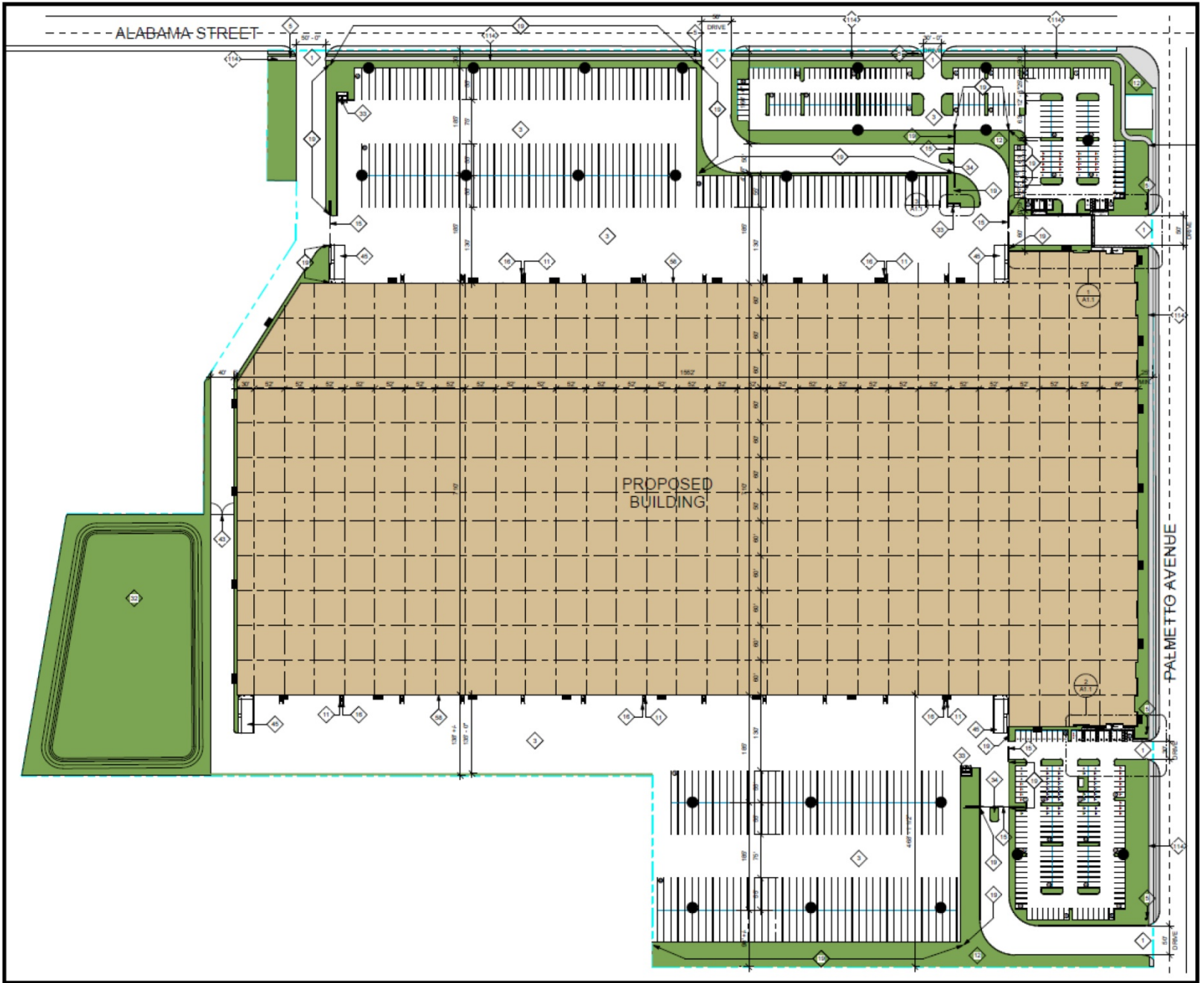


Figure 2 Site Plan
 Duke Realty Alabama and Palmetto Warehouse
 County of San Bernardino, California

Project Description:

The Project involves the development of an approximate 1,192,671 square-foot high-cube, non-refrigerated warehouse building on approximately 54.8 net acres. The building will have a maximum height of 50 feet and occupy a footprint area of 1,116,934 square feet. Onsite improvements will include approximately 293,739 square feet of landscaped area and approximately 974,669 square feet of Portland cement concrete paving for parking areas, loading areas, truck courts, and circulation drives. In order to accommodate the ultimate roadway typical cross-section, right-of-way will be dedicated along the Project frontage to provide 60 feet of width on the westerly half of Alabama Street and 33 feet of width on the northerly half of Palmetto Avenue. Proposed offsite 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 Late 2019 and be completed by the end 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 onsite soil. However, no import or export of soil material is anticipated as the cut and fill volumes on site are expected to balance assuming a soil material shrinkage rate of 20 percent.

The building will be divided into three functional spaces as follows: 1,091,934 square feet for the warehouse; 50,737 square feet of mezzanine storage; and 50,000 square feet of office space. Approximately 161 loading dock doors and 339 trailer stall spaces will be provided. The Project's sewer, water, and storm water drainage lines will connect to the existing publicly-maintained lines located within Alabama Street and Palmetto Avenue.

Development of the Project will include the construction of an 8-foot wide, asphalt, continuous multi-use trail along the entire Palmetto Avenue and Alabama Street Project frontages, in accordance with the East Valley Area Plan.

Approximately 85 percent of the Project site will be composed of impervious surfaces with approximately 15 percent composed of landscaping. The proposed development will include one onsite stormwater quality basin located in the northwest corner of the site and a stormwater quality infiltration trench along the southwest portion of the Project site.

Required Approvals:

Implementation of the Project would require, but is not limited to, the following discretionary approvals by the County of San Bernardino (lead agency):

- Certification of the Final EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Airport Land Use Commission approval
- Site Plan Approval
- Approval of a Conditional Use Permit (CUP) to allow the construction of the 1,192,671-square foot high cube warehouse building.
- Approval of a Tentative Parcel Map (TPM) to consolidate four parcels into one large parcel.

Other Potential Government Agency Approvals (Responsible Agencies)

- South Coast Air Quality Management District (SCAQMD)
- California Department of Transportation (Caltrans)
- Santa Ana Regional Water Quality Control Board (RWQCB)

EIR Scope:

The County of San Bernardino has determined that the proposed warehouse will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

The following environmental topics will be evaluated in the EIR:

Aesthetics: The EIR will describe the aesthetic and urban design implications of the proposed Project, including its visual relationships to the surrounding vicinity and the potential impacts of warehouse development (the proposed array of building masses, heights, view sheds etc.) on important surrounding vantage points.

Agriculture and Forestry: The EIR will evaluate potential impacts (if any) related to land used or zoned for agriculture or forestry resources

Air Quality: The EIR will describe the potential short- and long-term impacts of the warehouse development on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD).

Biological Resources: The EIR will evaluate potential impacts on biological resources resulting from development of the proposed warehouse. Mitigation measures will be defined as necessary to avoid or reduce the potential impacts.

Cultural and Historic Resources and Tribal Cultural Resources: The EIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological and paleontological) resources, including potential impacts on Tribal Cultural Resources, that could result from the proposed warehouse development.

Energy: The EIR will evaluate inefficient, or unnecessary consumption of energy resources or conflicts obstruct a state or local plan for renewable energy or energy efficiency.

Geology and Soils: The EIR will describe the potential geotechnical implications of development of the proposed warehouse.

Greenhouse Gas Emissions and Global Climate Change: The EIR will describe the potential impacts on local greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies, that could result from the proposed warehouse development.

Hazards and Hazardous Materials: The EIR will describe the potential for hazardous material use or hazardous waste investigation and cleanup activities anticipated from the warehouse development and will describe any associated potential impacts and mitigation needs. Potential construction period hazards and hazardous material impacts and mitigation needs will also be described.

Hydrology and Water Quality: The EIR will evaluate potential impacts on hydrology and water quality resulting from development of the proposed warehouse, including possible effects related to drainage and flooding.

Land Use and Planning: The EIR will describe the potential effects of development of the proposed warehouse on existing and planned land use characteristics in the Project vicinity, including the warehouse's relationship to other adopted regional and local plans.

Mineral Resources: The EIR will evaluate whether the project will result in the loss of availability of a known mineral resource or a local mineral resource recovery area.

Noise: The EIR will describe potential construction and long-term operation noise (traffic, mechanical systems etc.) impacts and related mitigation needs.

Population and Housing: The EIR will describe the anticipated effects of the warehouse development on existing and projected population and housing characteristics. This information will be used to forecast public service and utility needs in the Project area.

Public Services: The EIR will describe potential impacts on public services (police and fire protection parks and recreation, and schools) and any mitigation needs.

Transportation: The EIR will describe the transportation and circulation implications of the proposed warehouse project, including its incremental contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation.

Utilities and Service Systems: The EIR will describe potential warehouse impacts on local utility and service systems, including water supply, water and wastewater treatment, and solid waste and recycling.

Wildfires: The EIR will describe potential increase in exposure/risk to wildfires to the project site and surrounding areas.

Alternatives: Pursuant to CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the Project.