



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

TO: Responsible Agencies and Interested Parties

DATE: March 31, 2022

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Nevada & Palmetto Commerce Center Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Nevada & Palmetto Commerce Center

Project Number: PROJ-2022-00012

Project Applicant: LDC Industrial Realty, LLC

Project Location: 27050 Palmetto Ave, Unincorporated Redlands, CA 92373

Project Description: The Project provides for the development of the approximately 17.7-acre Project Site as a commerce center facility, including an approximately 381,000 square foot building (inclusive of ground floor and mezzanine office space), a truck court with loading docks, passenger vehicle parking areas, and necessary site improvements (i.e., landscaping, walls/fences, lighting, signage, and utility infrastructure improvements/connections). The proposed building would be approximately 50 feet tall and would be constructed of concrete tilt-up panels, with decorative building elements provided at office areas (e.g., colored glass, metal canopies, wood siding). The Project is being developed on a speculative basis and is expected to operate 24 hours per day, 7 days per week. The Project requires San Bernardino County approval of a Conditional Use Permit and Lot Merger.

Potential Environmental Effects: CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR in instances where an EIR is clearly required for a project. In this instance, the County of San Bernardino in its capacity as Lead Agency for the proposed project has determined that the Project clearly has the potential to result in significant environmental effects and that an EIR shall be prepared that addresses the following environmental considerations: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Public Review Period: April 1, 2022 to May 2, 2022

Responses and Comments: Please send your responses and comments by May 2, 2022, to Steven Valdez, Senior Planner at Steven.Valdez@lus.sbcounty.gov or at the following address:

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

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 Notice of Preparation also may be obtained by telephoning the Land Use Services Department at either (909) 601-4743, or by emailing Senior Planner, Steven Valdez at Steven.Valdez@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department, please reference the project number listed on the preceding page.

If you require additional information please contact Steven Valdez, Senior Planner, at (909) 601-4743.