



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
NEVADA & PALMETTO COMMERCE CENTER

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the County has prepared a Draft Environmental Impact Report (DEIR) for the proposed Nevada & Palmetto Commerce Center project.

Project Title: Nevada & Palmetto Commerce Center

Project No.: PROJ-2022-00012

Project Location: East side of Nevada Street, approximately 650 feet north of Palmetto Avenue. The Project Site includes Assessor Parcel Numbers (APNs) 0292-041-08 and -44 in unincorporated San Bernardino County and APN 0292-041-38 in the City of Redlands. The Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

Project Description: The Project Applicant has filed applications for the following discretionary actions, which are under consideration by the County:

A **Conditional Use Permit** that provides a development plan for a 380,579 square foot (s.f.) distribution center building on an approximately 17.7-acre property. The Conditional Use Permit includes a site plan, floor plan, architectural design and building elevations, cross-sections, trash enclosure details, wall elevations, conceptual grading plan, utilities plan, and a conceptual landscape plan, all of which provide the specific details related to development of the Project.

A **Lot Merger** that reconfigures two of the existing parcels within the Project Site (Assessor Parcel Numbers 0292-041-08 and -44) into one parcel. As part of the proposed Lot Merger, additional public right-of-way for Nevada Street would be dedicated to the San Bernardino County while existing public utility easements abutting Nevada Street would be protected.

Environmental Review: The DEIR evaluates the Project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry 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 services systems, and wildfire. The DEIR indicates that all Project-related impacts would be less than significant after the application of the mitigation measures listed in the DEIR.

Public Review Period: January 27, 2023 to March 14, 2023

Responses and Comments: The circulation of the DEIR is to encourage written public comments. Interested persons can review the DEIR at the County's website at: <https://lus.sbcounty.gov/planning-home/environmental/valley-region/>. To request a PDF version of the document from the Land Use Services Department, please contact the Land Use Services Department at (909) 601-4743 or by emailing Steven Valdez, Planning Manager at steven.valdez@lus.sbcounty.gov and reference the project number listed above.

The comment period on the DEIR closes on March 14, 2023. Please send comments to Steven Valdez at steven.valdez@lus.sbcounty.gov or at the following address:

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

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