

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 #: 2022040038

Project Title: Nevada & Palmetto Commerce Center

Lead Agency: San Bernardino County

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Project Location: Unincorporated San Bernardino County
City *County*

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

The approximately 17.7-acre Project Site is located within the "Donut Hole" area of unincorporated San Bernardino County. The "Donut Hole" area is surrounded on all sides by the City of Redlands. The Project Site abuts Nevada Street on the west and is located approximately 650 feet north of Palmetto Avenue. The Project includes the construction and operation of a 380,579 square foot (s.f.) distribution center building and associated facilities including but not limited to a loading/unloading area with loading dock doors and trailer parking spaces, passenger vehicle parking, landscaping, and connections to existing utility infrastructure. 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.

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

The Draft EIR (DEIR) identifies the following significant effects:

1. Biological Resources: The Project Site contains potential habitat for the burrowing owl and nesting birds. The DEIR includes mitigation to require pre-construction surveys for affected species, as well as the implementation of procedures to avoid substantial impacts to the affected species in the event they are discovered during pre-construction surveys. The mitigation provided by the DEIR would reduce impacts to a less than significant level.
2. Cultural Resources: The Project Site has potential to contain buried/masked historic and archaeological resources. The DEIR provides mitigation that requires monitoring during construction activities by a professional archaeologist and the implementation of a resource avoidance and recovery program in the event that important resources are uncovered. The mitigation provided by the DEIR would reduce impacts to a less than significant level.
3. Greenhouse Gas (GHG) Emissions: The Project would generate GHG emissions that exceed the County's threshold of significance. The DEIR provides mitigation that requires the Project to incorporate design measures to reduce GHG emissions. The mitigation provided by the DEIR would reduce impacts to a less than significant level.
4. Tribal Cultural Resources: The Project Site has potential to contain buried/masked tribal cultural resources. The DEIR provides mitigation that requires monitoring during construction activities by a professional archaeologist and the implementation of a resource avoidance and recovery program in the event that important resources are uncovered. The mitigation provided by the DEIR would reduce impacts to a less than significant level.

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

The Lead Agency has not identified any environmental issues of controversy associated with the Project. The Lead Agency has identified several issues of local interest including, but not limited to, potential impacts to air quality, biological resources, and greenhouse gas emissions – and these issues are all addressed in this EIR.

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

Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife