



## San Bernardino County

Land Use Services Department

Planning Division

385 North Arrowhead Avenue, 1<sup>st</sup> Floor • San Bernardino, CA 92415

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### NOTICE OF COMPLETION AND AVAILABILITY

**FROM:** San Bernardino County Land Use Services Department

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**DATE:** August 29, 2019

**SUBJECT:** **Notice of Completion and Availability of a Draft Environmental Impact Report – SCH: 2019029078**

The County of San Bernardino (County), 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 Duke Realty Alabama and Palmetto Warehouse 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:** Duke Realty Alabama and Palmetto Warehouse Project

**Project Location:** The Project is located in unincorporated San Bernardino County, west of State Route 210 (SR-210), and between Interstate 10 (I-10) and the Santa Ana River, on approximately 54.8 net acres of land, specifically located at the northwestern corner of Alabama Street and Palmetto Avenue.

**Public Review Period:** August 29, 2019 – October 15, 2019

**Responses and Comments:** Please send your responses and comments to Aron Liang at: [Aron.Liang@lus.sbcounty.gov](mailto: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  
San Bernardino, California 92415

**Public Hearing:** Following the close of the public review period a public hearing before the planning commission will be scheduled to consider approval of the project and certification of the Final EIR.

**Project Description:** The Project includes the development of an approximate 1,192,671 square-foot high-cube, non- refrigerated warehouse and logistics center on approximately 54.8 net acres of land located at the northwestern corner of Alabama Street and Palmetto Avenue, in unincorporated San Bernardino County, California. The building will have a maximum height of 50 feet and occupy a footprint area of 1,116,934 square feet. 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 the Fall of 2019 and be completed by December 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.

**APN: 0292-041-42, 43, 47 and 48**

**Document Availability:** The Draft EIR and documents incorporated by reference in the EIR are available for review at:

- Land Use Services Department – Planning Division, 385 North Arrowhead Avenue, San Bernardino, California 92415

**Where to Send Comments:** Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. All written comments must be provided to the County during the 48-day public review period. Written comments will be accepted by mail or by e-mail and must be received by October 15, 2019.

**Significant Environmental Impacts:** Implementation of the Project would result in the potentially significant impacts related to the following environmental topics, which could be reduced to a less-than-significant level with the identified mitigation measures: air quality (construction); biological resources; cultural resources; paleontological resources; greenhouse gases; transportation; and tribal cultural resources. Significant unavoidable impacts were identified for air quality (operation) and transportation.

**Hazardous Materials:** The project site is not listed as a hazardous waste property, disposal site or facility pursuant to California Government Code Section 65962.5.