

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: San Bernardino County Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

and Interested Parties

From: City of Redlands, Development Services Department, P.O. Box 3005, Redlands, CA 92373

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Public Resources Code Section 21092.3.

Project Title: 1101 California Street Warehouse (Lot Merger No. 8; Planned Development No.7)

2024031107	Kevin Beery, Senior Planner	(909) 798-7555 ext. 2
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location: The Project Site is located at the southwest corner of Lugonia Avenue and California Street and has an address of 1101 California Street, Redlands, CA. The Project Site includes two Assessor's Parcel Numbers (APN) 0292-033-11 and 0292-033-13.

Project Description: The Proposed Project would construct a new warehouse development located directly north of Interstate 10 (I-10) and the California Street westbound on-ramp. Project improvements include the construction of a new 357,610 square-foot (SF) concrete tilt-up warehouse building that includes 6,000 SF of Administration/Office Space. Access to the Project Site would be available via two proposed driveways to the north on Lugonia Avenue and two driveways to the east on California Street. The Proposed Project would include 47 dock doors on the western side of the warehouse which would be 9 feet x 10 feet, with sectional overhead doors, and classified as standard grade. Demolition activities would include removal of remaining concrete paving and k-rails, the remains of former amusement park attractions, and landscaping left from prior development.

Additional site improvements would include a trash enclosure, updated driveway improvements on California Street and additional driveways on Lugonia Avenue, new site access gates with an eight (8) foot high concrete screen wall encompassing the western parking lot and docking area, eight (8) foot high security and maintenance fencing along the western boundary, and improved landscape areas. The Proposed Project will also include minor utility connections necessary to serve the new development.

Public Review Process:

This is to advise that the City of Redlands (Lead Agency) has prepared an Initial Study and determined that a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) environmental determination for the proposed project. The Initial Study reflects the independent judgment and analysis of the City. After public review of the Initial Study is completed, the Lead Agency

may propose to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines.

The Initial Study and related documents are available in the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>. The project plans and related documents are available for public review at the Planning Division counter located at 35 Cajon Street, Suite 20, Redlands, CA 92373 during regular business hours.

How to Submit Comments:

The proposed Initial Study will be available for public review and comment from March 28, 2024 to April 29, 2024. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on April 29, 2024 to the staff member identified below.

Written comments should be submitted via e-mail to: 'kbeery@cityofredlands.org'

Written comments may be mailed and/or delivered to

City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be submitted via facsimile (fax) to: (909) 792-8715

**Deadline to submit public comments:
Monday, April 29, 2024 5:30 p.m.**

<u>Kevin Beery</u>	Kevin Beery	Senior Planner	March 26, 2024
Signature	Name	Title	Date