

**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

From: City of Redlands, Development Services Department  
P.O. Box 3005, Redlands, CA 92373-1505

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

**Project Title:** Conditional Use Permit No. 1179, Commission Review & Approval No. 962, and Amendment No. 51 to the East Valley Corridor Specific Plan (Specific Plan 40)

State Clearinghouse Number	Ryan Murphy, Senior Planner Lead Agency Contact Person	(909) 798 – 7555 ext. 7308 Telephone Number
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**Project Location:**

The Proposed Project site is located within undeveloped parcels in the City of Redlands, on the west side of New York Street at West Brockton Avenue, adjacent to east side of the Interstate 210 (I-210) freeway, and between an existing home improvement retail store (north side) and an existing Toyota automobile dealership (south side). The Project site consists of two parcels (APNs 0169-011-39-0000 and 0169-011-38-0000) approximately 18.64 acres in size, vacant and unimproved, and within the Commercial General (EV/CG) District of the East Valley Corridor Specific Plan.

**Project Description:**

The Proposed Project includes Commission Review & Approval No. 962 for the construction of an automobile sales, refurbishing, and reconditioning facility (for pre-owned vehicles only) with an outdoor vehicle storage area of approximately nine acres. The Proposed Project will acquire its pre-owned vehicle inventory from its customers and the general public at its retail stores or by purchasing wholesale pre-owned vehicles from third party sellers. Those vehicles purchased from the public are prepared for resale through the reconditioning process conducted within this proposed facility. The site proposes vehicular access by a single driveway on New York Street that will be directly aligned with the Brockton Avenue intersection. The project includes a sales building (total of 4,958 square feet), a vehicle repair/service and reconditioning/production building (total of 39,621 square-foot), public parking lot for customers and employees, vehicles sale display area and staging area, a Final Quality Control (FQC) building (total of 2,772 square-feet), and related ancillary structures and improvements. The total building square footage proposed for the site is 49,491 square-feet. On-site improvements will include landscaping lighting, drainage basins, driveways, walkways, fences and walls, etc.

Additional components of the Project include: a Specific Plan Amendment to the East Valley Corridor Specific Plan (to allow pre-owned automobile sales without the sale of new vehicles as a conditionally permitted use), and a Conditional Use Permit. The Project is expected to begin construction in 2025 and be operating by 2026.

The Proposed Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

**Public Review Process:**

This is to advise that there is no substantial evidence of any potentially significant environmental effects from the Proposed Project, and the City of Redlands has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the Project. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting (date to be determined) to discuss and make a decision on the above-referenced Project -or- recommendation to the City Council on the above-referenced Project. After public review of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with the CEQA Guidelines.

The Initial Study, Project plans, and related documents are available for public review at the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>.

A Planning Commission public hearing for this Project has not yet been scheduled. Please contact the staff member below for further information about project status or a hearing date.

**How to Submit Comments:**

**The proposed Initial Study/Mitigated Negative Declaration will be available for public review and comment from May 3, 2024, to June 3, 2024.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on June 3, 2024, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: [rmurphy@cityofredlands.org](mailto:rmurphy@cityofredlands.org)

Written comments may be mailed to:  
City of Redlands, Planning Division  
Attn: Ryan Murphy, Senior Planner  
P.O. Box 3005  
Redlands, CA 92373-1505

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

**Deadline to submit public comments:  
June 3, 2024, by 5:30 p.m.**



Signature

Ryan Murphy  
Name

Senior Planner  
Title

04/30/2024  
Date