

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

CLERK OF THE SUPERVISORS

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

2019 APR -4 PM 3: 54

COUNTY OF SAN BERNARDINO CALIFORNIA

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

CLERK OF THE BOARD

Received on: 04/04/19

From: City of Redlands, Development Services Department
P.O. Box 3005
35 Cajon Street, Suite 20
Redlands, CA 92373

Remove on: 05/17/19

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

Project Title

Park Avenue and Alabama Street Warehouse Project

Table with 3 columns: State Clearinghouse Number (N/A), Lead Agency Contact Person (Loralee Farris, Principal Planner), Telephone Number ((909) 798-7555)

Project Location

The project site is located in the City of Redlands, San Bernardino County, California. The 7.7-acre project site is located at the northwest corner of West Park Avenue and Alabama Street. The project site consisting of Assessor's Parcel Numbers (APN) 0292-157-10 and APN 0292-157-17 is located on the Redlands Quadrangle, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle map, Township 1 South, Range 39 West, Section 21 (34° 3'36.42"N 117°12'35.93"W). The project site has an average elevation of 1,225 feet above mean sea level (msl).

Project Description

The proposed project would construct two concrete tilt-up industrial warehouses totaling 149,000 square feet with a 2,500-square-foot mezzanine. The project would divide one 7.7-acre parcel into two legal parcels, one parcel sized at 3.62 acres and one parcel sized at 4.14 acres. The first warehouse building (Building 1) will be 73,500 square feet, and the second (Building 2) will be 80,500 square feet. Each building will contain two ground floor office areas located at either end of each warehouse, for a total of 5,000 square feet of office space. Twelve docks will be located alongside the northern middle portion of each building, and loading spaces will be paved with concrete. The total proposed building area for the two structures will be 154,000 square feet. Improvements to the site to allow for water, sewer, and stormwater, as well as public sidewalks, curb and gutter, and landscaping, will be completed as project features. The proposed development is not expected to include any significant amounts of below grade construction such as basements or crawl spaces.

The proposed project would comply with the current general plan designation and zoning, and therefore no changes to land use designations or zoning would be needed. The project site is not on a list compiled pursuant to Government Code Section 65962.5.

**Public Review Process**

This is to advise that the City of Redlands has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed project. The Initial Study reflects the independent judgment of the City. The City has tentatively scheduled this matter before the Planning Commission on May 14, 2019, at 4:00 p.m. (or as soon thereafter as the matter may be heard), a public meeting to review the above project. After public review of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines.

The Initial Study is available for review at the City of Redlands Planning Division office located at 35 Cajon Street, Suite 20, Redlands, CA 92373, as well as the Planning Division website at [www.cityofredlands.org](http://www.cityofredlands.org) (under Development Services Department, Planning Division, Environmental Documents).

**The proposed Mitigated Negative Declaration will be available for public review and comment from April 5, 2019, to April 25, 2019.** Any comments you wish to submit must be submitted in writing no later than **5:30 p.m. on April 25, 2019**, to the City of Redlands Planning Division.

Written comments may be mailed or delivered to the following address:

City of Redlands, Planning Division  
Attn: Lorelee Farris, Principal Planner  
35 Cajon Street, Suite 20  
Redlands, CA 92373

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

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

**Deadline to submit public comments:**

**April 25, 2019, by 5:30 p.m.**

  
Signature

Principal Planner  
Title

April 5, 2019  
Date