

**CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT  
NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**Project Title:** Commission Review & Approval No. 901 and Zone Change No. 460


<u>n/a</u>	<u>Loralee Farris, Principal Planner</u>	<u>(909) 798-7555 option 2</u>
<b>State Clearinghouse Number</b>	<b>Lead Agency Contact Person</b>	<b>Telephone Number</b>

**Project Location:** The project site for the construction of a new 110,479 square foot is located on two parcels totaling 3.58 acres on the south side of West Park Avenue, approximately 300 feet west of New York Street and 700 feet east of Tennessee Street (APNs: 0171-011-54-0000 & 0171-011-45-0000). The area proposed for a Zone Change includes 15 lots, totaling 8.78 acres, on the south side of West Park Avenue, west of New York Street and east of Tennessee Street (APNs: 0171-011-47-0000; 0171-011-61-0000; 0171-011-62-0000; 0171-011-56-0000; 0171-011-43-0000; 0171-011-40-0000; 0171-011-38-0000; 0171-011-54-0000; 0171-011-45-0000; 0171-011-19-0000; 0171-011-58-0000; 0171-011-15-0000; 0171-011-28-0000; 0171-011-27-0000; 0171-011-18-0000).

**Project Description:** The project proposes to construct a professional/administrative office building totaling 110,479 square-feet, three stories high, with a subterranean parking garage and surface parking lot (total of 519 spaces), and related on-site improvements including public and private utilities, landscaping, and lighting. Access would be provided by driveways on Park Avenue, and a new pedestrian bridge over the Mission drainage channel (San Bernardino County Flood Control District) to connect to the existing ESRI campus to the south. The proposed project would also change the zoning designation of 15 lots totaling 8.78 acres from General Industrial (M-2) to Administrative & Professional Office (A-P) to be consistent with the existing General Plan land use designation as Office. The project site is not on a list compiled pursuant to Government Code Section 65962.5.

**Public Review & Comment Period:** 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 City has tentatively scheduled this matter before the Planning Commission on Tuesday, January 22, 2019, at 4:00 p.m. (or as soon thereafter as the matter may be heard) for a public meeting to review the above-referenced project. After public review of the Initial Study is completed, the City may adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. The Initial Study is available for review at the Planning Division office located at 35 Cajon Street, Suite 20, Redlands, CA 92373 during regular business hours, or online on the City's website at <http://www.cityofredlands.org> (under Departments/Development Services/Planning/Environmental Documents).

**The proposed Mitigated Negative Declaration and related project documents will be available for public review and comment from Friday, December 21, 2018, through Tuesday, January 22, 2019. Any comments you have must be submitted in writing no later than January 22, 2019, to the City of Redlands Planning Division (Attn: Lorelee Farris), 35 Cajon Street, Suite 20, Redlands, CA 92373. Written comments may also be submitted via e-mail to 'lfarris@cityofredlands.org' or by facsimile to 909-792-8715.**

  
Signature

Principal Planner  
Title

December 18, 2018  
Date