

**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

Safety Hall and Courthouse Demolition, General Plan Amendment and Zone Change Project – Demolition Nos. 281 and 282, General Plan Amendment No. 137, and Zone Change No. 457.

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Lead Agency Contact Person

Telephone Number

Project Location

The 3.0-acre property is located at 212 and 216 Brookside Avenue, and 413 and 415 West Citrus Avenue in the City of Redlands, San Bernardino County, California. The site encompasses seventeen parcels (Assessor's Parcel Numbers 0171-211-11-0000 through -21-0000, 0171-211-25-0000, and 0171-101-01-0000 through 05-0000).

Project Description

The project proposes to demolish the on-site Safety Hall and Courthouse buildings, amend the General Plan Land Use designation from *Public/Institutional* to *Commercial*, amend the zoning designation from *Administrative and Professional Office (A-P)* and *Multiple Family Residential (R-2)* to *General Commercial (C-3)*, and develop the project site at a future date in accordance with the proposed *Commercial* General Plan land use designation and *General Commercial (C-3) Zone*. The subject property is also within the Civic Design District, Transit Village Overlay Zone, and Brookside Avenue Scenic Corridor.

Demolition. Demolition activities would include demolition and removal of the on-site Safety Hall and Courthouse buildings and associated components such as basement walls, structural foundations, and footings. All concrete and asphalt parking and walkway areas would be demolished, and all on-site ornamental landscaping, including trees and lawns, would be removed. The three 50-foot high on-site radio towers also would be demolished and removed. Asphalt and concrete would be broken into pieces using excavators, and a portable crush plant would pulverize all asphalt and reduce concrete into 2-inch base material to be stock piled on-site for repurposing during future development. Upon completion of the demolition process, the site will be cleared site with stockpiles of crushed aggregate material remaining for potential future use onsite.

General Plan Amendment and Zone Change. The project proposes to change the General Plan Land Use Designation from *Public/Institutional* to *Commercial* and change the zoning from *Administrative and Professional Office (A-P)* and *Multiple Family Residential (R-2)* to *General Commercial (C-3)* on 2.8 of the 3.0 acre project site. The remaining 0.2 acre of the project site is already designated land use *Commercial* and zoned *General Commercial (C-3)*. At this time, no specific development proposal or site plan is proposed. A general description of a potential future project has been requested (and a general outline provided below) for the purpose of providing a more focused environmental analysis.

Future Commercial Development. The future uses of the project site are speculative, but they would be consistent with the proposed *Commercial* land use designation of the General Plan and the proposed *General Commercial (C-3) Zone*.

The proposed General Plan and zoning designations would allow for the construction of a mixed use project containing commercial and residential uses. For the purposes of this Mitigated Negative Declaration, the proposed project for potential future development includes up to 33,067 square feet of commercial uses and up to 45 multi-family dwelling units.

Proposed 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. On May 8, 2018, the Planning Commission will hold a public hearing to review the above referenced project and make a recommendation to the City Council on the proposed Mitigated Negative Declaration. The City Council meeting for the proposed project is tentatively scheduled for June 5, 2018. After public review of the Initial Study is completed, the City proposes 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's office located at 35 Cajon Street, Suite 20, Redlands, CA 92373 or online on the City's website at <http://www.cityofredlands.org>, under Departments/Development Services/Planning/Environmental Documents.

The proposed Mitigated Negative Declaration will be available for public review and comment from April 19 to May 9, 2018. **Any comments you have should be submitted in writing no later than May 9, 2018 at 5:30 P.M., to the following location.**

Via U.S. Mail: City of Redlands, Development Services Department
Attn: Sean Reilly
P.O. Box 3005
Redlands, CA 92373

Via delivery: City of Redlands, Development Services Department
Attn: Sean Reilly
35 Cajon Street, Suite 20
Redlands, CA 92373

Via email: sreilly@cityofredlands.org