



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, California 92415

and

Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 92814

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

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

Project Title Mountain View Industrial Project

Project Location The project site is a triangular-shaped parcel on the western boundary of the city of Redlands, San Bernardino County, California. The 22.5-acre proposed project site (APNs 0292-032-31, 0292-032-36, 0292-032-48) is located at the northeastern corner of Mountain View Avenue and the west-bound off-ramp of Interstate 10 (I-10). The Mission Zanja flood control channel and the Atchison, Topeka and Santa Fe Railroad right-of-way (ROW) form the diagonal (northeast to southwest) border of the project site.

TBD	Ivan Flores, Assistant Planner	(909) 798-7558
State Clearinghouse Number	Lead Agency Contact	Telephone Number

Project Description

The project would construct two industrial (warehouse) buildings with office space, parking, a public trail, and associated site improvements, on a currently undeveloped 22.5-acre site. Building 1 would comprise 305,440 square feet and Building 2 would comprise 115,497 square feet of gross building area. The total gross building area would be 420,937 square feet, with a ground floor building area of 412,137 square feet. The parcel would remain under a single ownership entity; subdivision is not proposed.

The project would develop Mountain View Avenue along the project frontage including half-width improvements consistent with the East Valley Corridor Specific Plan, and would include a northbound through lane, and a north to westbound turning lane at Coulston Street. The project frontage would also feature curb and sidewalk adjacent to the road. A landscaped area including a vegetated berm featuring groundcover, trees and a continuous screen shrub would be provided between the sidewalk and parking areas. The existing utility poles along Mountain View Avenue would remain.

A 12-foot-wide public access bike trail would be developed adjacent to the project site west of the Mission Zanja flood control channel, separated from the developed area by proposed fencing and a screen wall. The northern end of the trail would extend the existing Orange Blossom Trail and connect to the existing southern endpoint of the East Valley Corridor Trail and would be maintained by the Redlands Conservancy.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.



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Public Review Process

This is to advise that there is no substantial evidence of any potentially significant impacts from the project, and the City of Redlands has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed 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 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 CEQA and the CEQA Guidelines.

The Initial Study is available for review online at the Planning Division website at: www.cityofredlands.org/planning (select the Environmental Documents page).

The proposed Mitigated Negative Declaration will be available for public review and comment from February 16 through March 17, 2021. Any comments you wish to provide must be submitted in writing no later than 5:30 p.m. on March 17, 2021, to the City of Redlands Planning Division.

Comments may be sent by mail to: Ivan Flores, Assistant Planner
Development Services Department, Planning Division
City of Redlands
P.O. Box 3005
Redlands, California 92373

Via email to: iflores@cityofredlands.org

Via facsimile to: (909) 792-8715

Deadline to submit written comments is March 17, 2021, by 5:30 p.m.

Signature	Assistant Planner	2/9/2021
	Title	Date