

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

GO-Store-It Self Storage Project (Conditional Use Permit No. 1168, Lot Merger No. 003, Ordinance Text Amendment No. 363, and Street Vacation No. 186)

	Brian Foote, City Planner/Planning Mgr.	(909) 798-7555 ext. 2
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location: The Project Site is located at the southeast corner of Wabash Avenue and Naples Avenue in the C-4, Highway Commercial District (APN: 0298-051-07-0000).

Project Description: The Proposed Project is a request to construct a self-storage facility (total of 835 storage units) within eleven new buildings totaling 123,456 square feet with a leasing office on a vacant 6.34-acre parcel. Access to the Project Site would be provided by two proposed driveways: one from Jasper Avenue and one from Wabash Avenue. The Proposed Project includes a Street Vacation to vacate 3 feet on Jasper Avenue. A Lot Merger is required to merge the four lots comprising the Project Site into one.

The Proposed Project would also require an Ordinance Text Amendment to the Redlands Municipal Code (Title 18 – Zoning Regulations), Section 18.96.070 for Conditional Uses, to add the text “Self-storage or mini-storage facilities on a project site with a minimum size of five acres” within the C-4, Highway Commercial zone list of uses that require a Conditional Use Permit.

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 of Redlands Planning Commission will hold a public hearing at a future noticed public meeting (date to be determined) to discuss and make a 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 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 <https://www.cityofredlands.org/post/environmental-documents>. A Planning Commission public hearing for this project may be scheduled for Tuesday, September 27, 2022 (tentative and subject to change).

How to Submit Comments:

The Initial Study and Mitigated Negative Declaration will be available for public review and comment from August 18, 2022, to September 19, 2022. Any comments you wish to submit must be submitted in writing no later than 5:30 p.m. on September 19, 2022, to the City of Redlands Planning Division.

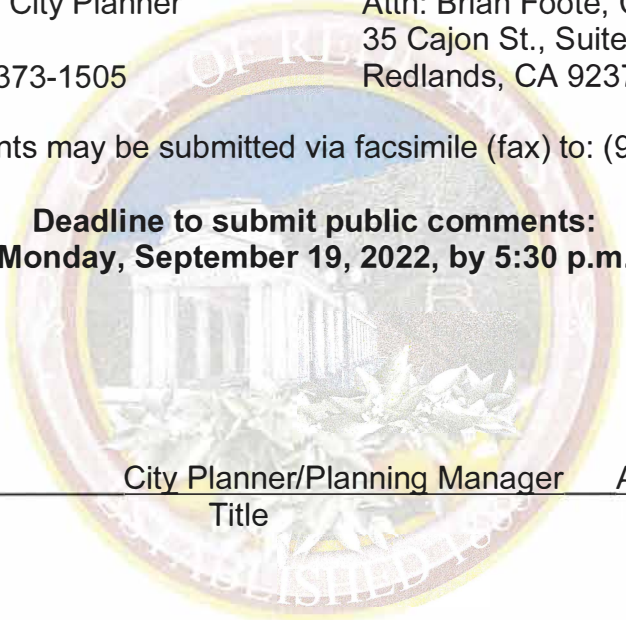
Written comments should be submitted via e-mail to: bfoote@cityofredlands.org

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

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Brian Foote, City Planner
35 Cajon St., Suite 20
Redlands, CA 92373

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

**Deadline to submit public comments:
Monday, September 19, 2022, by 5:30 p.m.**



Signature

City Planner/Planning Manager
Title

August 16, 2022
Date