

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: 301 Tennessee Street Warehouse Project

- Commission Review and Approval No. 948
- Conditional Use Permit No. 1181
- Demolition Permit No. 371
- Demolition Permit No. 373
- Parcel Merger No. 6

<u>N/A</u>	<u>Sean Reilly, Principal Planner</u>	<u>Office 909.798.7555 ext. 7344</u>
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location: The project site is made up of two parcels (APN#s 0292-192-11 & -14) located on the northwest corner of State Street and Tennessee Street in the City of Redlands, California. The surrounding uses include commercial/industrial uses north of the project site, and light industrial uses to the east, west and south of the site.

Project Description: The project includes demolition of an existing manufacturing warehouse and a single-family house, construction of a 197,397 square foot light industrial building including 8,000 square feet of first and second floor office space, and associated parking and landscaping improvements. Based on the preliminary grading plans, the project would require approximately 23,154 cubic yards of soil import. Eight-foot-high decorative walls are proposed around the perimeter of the truck yard area to screen operations from the outside of the project site. Primary truck access to the project site would be provided via a 40-foot-wide driveway on the west side of the site along Kansas Street and via one 40-foot-wide driveway on the east side of the site on Tennessee Street. Secondary truck access would be provided via one 40-foot-wide driveway on the south side of the site on State Street. The truck entrances located on Kansas Street and Tennessee street would be fenced with eight-foot-high wrought iron fencing. Passenger vehicle access to the project site would be provided via a 30-foot-wide driveway on the east side of the site on Tennessee Street. Emergency vehicle access would be provided through the parking lot and around the building with a 30-foot fire lane. The project includes approximately 84,845 square feet of ornamental landscaping that would cover 18% of the site. Landscaping would be visible from Kansas street along the west side of the site, Tennessee Street along the east, State Street on the south, and the Orange Blossom Trail that runs along the north face of the project site. The project site is within the light industrial (LI) general plan land use designation and industrial district zone (I-P). The light industrial general plan land use designation allows for manufacturing, distribution, research, and development (R&D) industries, and ancillary commercial uses. The Industrial District (I-P) zoning allows for the development of all industrial uses which is conducive to employees and citizens of the community. Approximately 10% of warehouse operations would involve cold storage. The project is anticipated to operate 24-hours a day, 7 days per week.

Hazardous Materials Statement: The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

Public Review Process:

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

The Initial Study, project plans, and related documents are available for public review at the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>. (Please note: the Planning Division Office and A.K. Smiley Public Library are not open to the public at this time due to the Covid-9 pandemic.)

A Planning Commission public hearing for this project has not yet been scheduled. Please contact the staff member below for further information about project status or a hearing date.

How to Submit Comments:

The proposed Mitigated Negative Declaration will be available for public review and comment from May 4, 2023, to June 2, 2023. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on June 2, 2023, to the City of Redlands Planning Division.

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

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

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

**Deadline to submit public comments:
June 2, 2023 by 5:30 p.m.**



Signature

Sean Reilly, Principal Planner

Name

May 3, 2023

Title

Date