



## Notice of Determination

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To:  Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue, 2<sup>nd</sup> Floor  
San Bernardino, CA. 92415-0130

From: City of Redlands  
Planning Division  
P.O. Box 3005  
Redlands, CA. 92373

Office of Planning & Research  
P.O. Box 3044  
Sacramento, CA. 95812-3044

**Subject:** *Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code and CEQA Guidelines Section 15094.*

**State Clearinghouse Number:** 2024050187

**Project Title:** Used-Car Retail Development and Refurbishing Facility Project and Amendment No. 52 to the East Valley Corridor Specific Plan  
(Conditional Use Permit No. 1179, Commission Review & Approval No. 962, and Amendment No. 52 to the East Valley Corridor Specific Plan)

**Project Applicant:** CarMax Auto Superstores, LLC

**Project Location – Address/APN:** West Side of New York Street at West Brockton Avenue  
(APNs: 0169-011-39-0000 and 0169-011-38-0000)

**Project Location - City:** Redlands

**Project Location - County:** San Bernardino County

### Project Description:

The Proposed Project includes the construction of an automobile sales, refurbishing, and reconditioning facility (for pre-owned vehicles only) with an outdoor vehicle storage area of approximately nine acres. The Proposed Project will acquire its pre-owned vehicle inventory from its customers and the general public at its retail stores or by purchasing wholesale pre-owned vehicles from third party sellers. Those vehicles purchased from the public are prepared for resale through the reconditioning process conducted within this proposed facility. The site proposes vehicular access by a single driveway on New York Street that will be directly aligned with the Brockton Avenue intersection. The project includes a sales building (total of 4,958 square feet), a vehicle repair/service and reconditioning/production building (total of 39,621 square-feet), public parking lot for customers and employees, vehicles sale display area and staging area, a Final Quality Control building (total of 2,772 square-feet), and related ancillary structures and improvements. The total building square footage proposed for the site is 49,491 square-feet. On-site improvements will include landscaping lighting, drainage basins, driveways, walkways, fences and walls, etc.

Additional components of the Project include: a Specific Plan Amendment to the East Valley Corridor Specific Plan (to allow pre-owned automobile sales without the sale of new vehicles as a conditionally permitted use), and a Conditional Use Permit.

The project site is not on a list compiled pursuant to Calif. Government Code Section 65962.5 (Cortese

List).

**Name of Public Agency Approving Project:** City of Redlands

**Name of Person or Agency Carrying Out Project:** Steve Hudak, CarMax Auto Superstores, LLC

**Lead Agency:** City of Redlands, Development Services Department

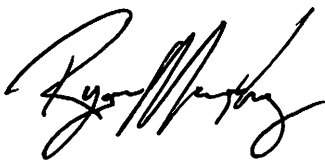
**Contact Person:** Ryan Murphy, Senior Planner

**Telephone:** (909) 798-7555 ext. 2

This is to advise that on July 16, 2024, the City Council of the City of Redlands approved the above-referenced project, and made the following determination:

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. Findings [  were  were not ] made pursuant to the provisions of CEQA.
6. A Statement of Overriding Considerations [  was  was not ] adopted for this project.

This is to certify that the Initial Study and Mitigated Negative Declaration, supporting technical reports, comments and responses to comments, and the record of project approval are available to the general public and may be examined at the City of Redlands Development Services Department, Planning Division office, located at 35 Cajon Street, Suite 20, Redlands, CA 92373. The custodian of records is the City Planner, and may be contacted during regular business hours at (909) 798-7555 option 2.



Ryan Murphy  
Senior Planner  
July 17, 2024

- Signed by Lead Agency  
 Signed by Applicant