

Notice of Determination

Appendix D

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415-0130

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

Office of Planning and 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 Sections 15094 and 15096.*

State Clearinghouse Number: 2019079019

Project Title: Pre-Annexation Agreement (for Ramzi Express/Convenience Store, Car Wash, Gas Station, approved under the County of San Bernardino)

Project Applicant: Ramzi Dughman

Lead Agency: County of San Bernardino, Land Use Services Department
Contact Person: Anthony DeLuca, Senior Planner Telephone Number: (909) 387-3067

Responsible Agency: City of Redlands
Contact Person: Ivan Flores, Assistant Planner Telephone Number: (909) 798-7558

Project Location: Southwest corner of Crafton Avenue and Mentone Boulevard (Highway 38) (APNs: 0298-412-01-0000) in the unincorporated community of Mentone, County of San Bernardino

Project Description: The proposed project before the City of Redlands (as a Responsible Agency) is a request for a Pre-Annexation Agreement in order for the proposed auto service station and car wash to obtain domestic water and sewer services from the City of Redlands. Redlands Municipal Code Section 13.60.060(B) states that unincorporated parcels not contiguous to the City of Redlands boundaries are required to enter into a Pre-Annexation Agreement with the City of Redlands prior to the provision of any City utility services.

The project that was approved by the County of San Bernardino on February 20, 2020 consists of a Conditional Use Permit (CUP) for the development of a gas station/car wash and convenience store on the Southwest Corner of Crafton Avenue and Mentone Boulevard (HWY 38) in the community of Mentone.

This is to advise that on March 17, 2020, the City Council of the City of Redlands approved the continued processing of Pre-Annexation Agreement No. 19-04, and made the following determinations:

City of Redlands

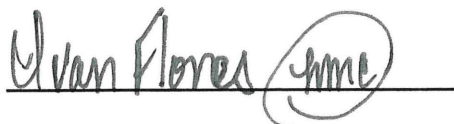
1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project (by the County of San Bernardino as the CEQA Lead Agency) and may be relied upon by the City of Redlands pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Initial Study and Mitigated Negative Declaration and record of project approval are available to the general public and may be examined at the County of San Bernardino, Land Use Services Department office, located at 385 North Arrowhead Avenue, San Bernardino, CA 92415. The custodian of records is the County Planner and may be contacted during regular business hours at (909) 387-4112.

Governor's Office of Planning & Research

MAR 27 2020

STATE CLEARINGHOUSE



Ivan Flores
Assistant Planner
March 23, 2020

Date Received for Filing