

**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 (CEQA Guidelines Section 15072).

**Project Title:** LBA Redlands Warehouse Building (Commission Review & Approval No. 938)

	Ryan Murphy, Contract Planner	(909) 798 – 7555 ext. 2
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

**Project Location:** The project site is located at 350 Iowa Street (APN: 0292-158-16-0000), in the city of Redlands, San Bernardino County. The 9.44-acre property is currently used for light industrial purposes (contractor's storage yard with primarily metal pipe components).

**Project Description:** LBA Realty/LBA Logistics (Project Applicant) is requesting approval to develop a 181,100 square-foot non-refrigerated warehouse on 9.44 gross acres of unimproved land. The building is designed to include a mezzanine level 4,000 square-foot office, 27 truck dock positions, two at-grade loading doors, and 30 trailer stalls. Site improvements will include 231 automobile parking stalls and related site improvements including landscaping, lighting, utilities, and drainage improvements. Access to the Project Site would be provided by two new 36-foot wide driveways off of Iowa Street (west side of project site). Landscaping is designed around the perimeter as well as within various parking areas and outdoor seating area, and will total 15.3% of the site. Off-site improvements will include: new curbs, gutter, sidewalks, driveways, disabled access ramps, and parkway improvements.

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

**Public Review Process:**

This is to advise that the City of Redlands (Lead Agency) has prepared an Initial Study and determined that a Mitigated Negative Declaration is the appropriate CEQA environmental document for the proposed project. The Initial Study reflects the independent judgment and analysis of the City. 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 and related documents are available in the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>. The project plans and related documents are available for public review at the Planning Division counter located at 35 Cajon Street, Suite 20, Redlands, CA 92373 during regular business hours.

**How to Submit Comments:**

**The proposed Initial Study will be available for public review and comment from March 1, 2023, to March 30, 2023.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on March 30, 2023, to the staff member identified below.


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:  
March 30, 2023, by 5:30 p.m.**

  
Signature

**Brian Foote**  
Name

**City Planner**  
Title

**February 27, 2023**  
Date

