

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: The Commons at California Project, 913 California Street, Conditional Use Permit No. 1200, Conditional Use Permit No. 1203, Tentative Parcel Map No. 20854, Commission Review and Approvals No. 0973.

	Sean Reilly, Principal Planner	(909) 798-7555 x 7344
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location:

The 5.1-acre project site is at 913 California Street in Redlands, San Bernardino County, California (Assessor's Parcel Numbers [APNs] 292-034-10 and -17). The irregularly shaped project site is bounded by a flood control channel, Mission Channel, along the southwestern site boundary, California Street to the east, and a railroad line to the north. The nearest arterial streets to the project site include California Street and Redlands Boulevard, located directly east and approximately 200 feet south of the project site, respectively. The City of Loma Linda is directly southwest of the project site. Interstate 10 (I-10) facilitates regional access to the project site. I-10, an east-to-west-running regional highway in Southern California, runs approximately 160 feet north of the project site and provides direct access to the project site via the California Street interchange immediately northeast of the project site. Figure 1 provides the regional location of the proposed project.

Project Description:

The proposed project includes the subdivision of the proposed project site into three parcels to facilitate the development of a four story, 55,186-square-foot business hotel containing 90 rooms (Parcel 1), an approximately 1,450-square-foot drive-through coffee shop (Parcel 2), a 3,588-square-foot semi-automated car wash (Parcel 3). Other site improvements include a new main signalized entrance, a secondary right-in/right-out entrance, a new street connection from the main entrance to the proposed car wash, a 7,471-square-foot infiltration basin at the northwest corner of the site, retaining walls along Mission Channel at the west side of the project site, 78,897 square feet of landscaped area, drive aisles, pedestrian walkways, new fencing along the project site boundaries, and trash enclosures.

The project site is not on a list of any hazardous waste sites compiled pursuant to Government Code Section 65962.5.

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 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, the City may adopt a Mitigated Negative

Declaration in accordance with CEQA and the State CEQA Guidelines.

The Initial Study, project plans, and related documents are available for review at the City's office located at 35 Cajon Street, Suite 20, Redlands, CA 92373 or online on the City's website at: <https://www.cityofredlands.org/post/environmental-documents>.

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 for 30 days from June 5, 2025, to July 7, 2025. Any comments must be submitted in writing no later than 5:30 p.m. on **July 7, 2025**, 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:
July 7, 2025, by 5:30 p.m.**



Signature

Sean Reilly
Name

Principal Planner
Title

May 30, 2025
Date

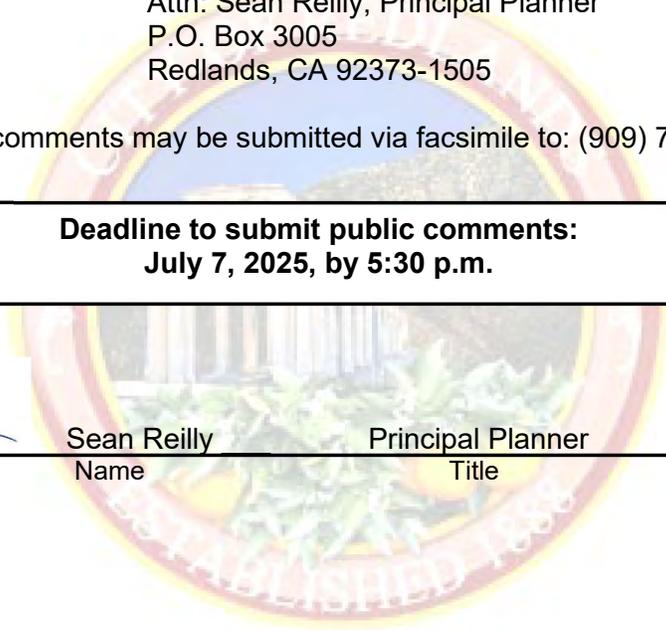




FIGURE 1

LSA

-  Project Site
-  City Boundary



0 1000 2000
FEET

SOURCE: Esri World Street Map (2018)

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913 California Street Project
Regional Location and Project Vicinity