



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**NOTICE IS HEREBY GIVEN** that the City of Redlands has completed an assessment of the possible environmental effects of the following-described project and has determined that an Environmental Impact Report (EIR) is appropriate. This determination has been made according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Redlands' Local CEQA Guidelines.

The Draft EIR (DEIR) has identified significant effects associated with the proposed project that can be mitigated to levels that are less than significant in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Traffic and Transportation, Utilities and Greenhouse Gas. Also identified are significant adverse and unavoidable impacts in the areas of Air Quality and Transportation and Circulation that will remain significant after mitigation.

The proposed project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A copy of the DEIR and all documents referenced in the DEIR are on file and available to the public through the City of Redlands Development Services Department, Planning Division, located at 210 East Citrus Avenue, Redlands, CA 92373. Additional copies of the DEIR are available for review at the City of Redlands City Clerk's Office, located at 35 Cajon Street, Suite 4, and the A.K. Smiley Public Library, located at 125 W. Vine Street, Redlands, CA 92373. Please also note that a copy of the DEIR is also available on the City's website at: [www.ci.redlands.ca.us](http://www.ci.redlands.ca.us). Inquiries regarding the project and/or the DEIR or requests for an electronic copy of the DEIR should be directed to **Robert D. Dalquest, AICP**, Assistant Development Services Director at (909) 798-7562. Written comments must be sent to the Development Services Department, Planning Division, care of Robert D. Dalquest by the deadline specified below.

- 1. Project Name:** Redlands Crossing Center
- 2. Project Description:** The Project proposes to develop a regional shopping center that consists of approximately 275,500 square feet of commercial retail uses on approximately 23.9 acres. The Project site is situated at the southeast corner of Tennessee Street and San Bernardino Avenue, and west of the proposed New York Avenue extension. The Project includes 215,000 square feet for the proposed Redlands Crossing Walmart (Parcel 10) and 60,500 square feet (Parcels 1-9) consisting of three (3) fast food with drive-thru spaces, three (3) retail spaces, a fast food without drive-thru and retail, a retail with drive-thru space and a restaurant. In addition, Lot A of the Project will consist of an approximately 0.52 acre detention pond. The Project application will require a number of discretionary approvals and actions, including: (1). A Conditional Use Permit (CUP) for the Development Plan for the entire Project, including the Redlands Crossing Walmart (tire and lube facility, drive-thru garden center, and arcade) (Parcel 10), and individual CUP's for the future development of the following Parcels: convenience store with drive-thru service, gas station, alcohol sales, and car wash (Parcel 1); three fast-food restaurants with drive-thru service (Parcels 2, 8, and 9); and one retail with drive-thru service (Parcel 6); (2). Planning Commission Review and Approval (CRA) for the future development of the following Parcels: Retail with no drive-thru (Parcels 3, 4, 5, and 7); (3). Tentative and Final Parcel Map; (4). Sign Plan Approval of a uniform sign program for the entire Project; (5). Building and Grading Permits; (6). Encroachment Permits (Sewer, Water, etc); and (7). State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 waste Discharge Requirements (WDRS) for Discharges of Storm Water Runoff Associated with Construction Activity.
- 3. Project Location:** The Project site is located at the southeast intersection of the Tennessee Street and San Bernardino Avenue in the City of Redlands, California (Please see attached Exhibit 1, Local Vicinity Map). The City of Redlands is located in southwest San Bernardino County in Southern California.
- 4. Lead Agency:** City of Redlands, Development Services Department, Planning Division 210 East Citrus Avenue, Redlands, CA 92373; Phone (909) 798-7562.
- 5. Applicant:** Walmart Stores, Inc.

**PUBLIC COMMENT** regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Redlands. The period for public review during which the City will receive written comments on the DEIR will begin on November 21, 2011 and end on January 4, 2012.



Source: San Bernardino County NAIP, 2009.



Michael Brandman Associates  
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# Exhibit 1 Local Vicinity Map Aerial Base

REDLANDS CROSSING  
 NOTICE OF AVAILABILITY