

DATE FILED & POSTED

Posted On: 09/20/18

Removed On: 08/02/18

Receipt No: 36-06202018-406 Appendix D

Notice of Determination

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

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

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

SUBJECT: *Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.*

State Clearinghouse Number: 2019069089

Project Title: Lugonia Groves Project – Williamson Act Removal No. 14, Agricultural Preserve Removal No. 125, Zone Change No. 458, Demolition No. 295, Conditional Use Permit No. 1078 and Tentative Tract Map No. 20126

Project Applicant: City of Redlands

Contact Person: Emily Elliott, AICP, Senior Planner

Telephone Number
(909) 798-7555

Project Location: The 39.84-acre Project Site is located north of Lugonia Avenue and east of Judson Street, and is identified by Assessor’s Parcel Numbers (APNs) 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, and 0168-161-07-0000.

Project Description:

Entitlement actions include: 1) Agricultural Preserve Removal No. 125 to remove an Agricultural Preserve Overlay on parcel 0618-161-06; 2) Williamson Act Removal on parcel 0618-161-07, 3) Zone Change No. 458 to change the zone from A-1 (Agricultural) to PRD/R-E (Planned Residential Development /Residential Estate); 4) Demolition No. 295 to remove an existing single family dwelling; 5) Conditional Use Permit No. 1078 for a planned residential development containing 105 single family residential lots and 5 common lettered lots for open space; 6) Tentative Tract Map No. 20126 to subdivide approximately 39.84 acres into 105 single family residential lots and 5 common lettered lots.

The applicant proposes to construct a Planned Residential Development consisting of 105 single family detached dwelling units including a neighborhood park and the preservation of an existing citrus grove. The western portion of the site will remain open space/orange grove use. The Project design will meet all municipal code requirements of the City of Redlands for a Planned Residential Development. The General Plan land use designation for this site is Very Low Density Residential (VLDR) for the portion to be developed with single-family dwellings, and City Grove (CG) for the portion to remain an orange grove.

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

This is to advise that the City of Redlands City Council has approved the Project on June 19, 2018 and made the following determinations:

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 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 adopted for this project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

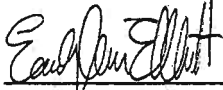
CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF SAN BERNARDINO
 CALIFORNIA
 2018 JUN 20 PM 1:53

This is to certify that the Mitigated Negative Declaration and record of project approval are available to the general public and may be examined at the City of Redlands Development Services Department, Planning Division at 35 Cajon Street, Suite 20, Redlands, CA 92373.

Governor's Office of Planning & Research

JUNE 20 2019

STATE CLEARINGHOUSE
Date Received for Filing



Emily Elliott, AICP
Senior Planner
June 20, 2018

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BOARD OF SUPERVISORS
2019 JUN 20 PM 1:56
COUNTY OF SAN BERNARDINO
CALIFORNIA