

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 Governor's Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Redlands, Development Services Department
P.O. Box 3005
35 Cajon Street, Suite 20
Redlands, CA 92373

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Public Resources Code Section 21092.3.

Project Title: **Bergamot Specific Plan** (Specific Plan No. 64)
Specific Plan 40 Amendment No. 46
Tentative Tract Map No. 20336
Commission Review and Approval No. 922

TBD	Sean Reilly, Senior Planner	(909) 798.7555 x 2
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location

The project is located in the northwest portion of the City of Redlands in San Bernardino County. The project site encompasses approximately 58.64 acres (APNs 0167-031-02-0000, -03-0000, -04-0000, -05-0000, -06-0000, -07-0000 and -16-0000) and generally bounded by Domestic Avenue on the south side, State Route 210 (SR-210) freeway on the west side, and Texas Street approximately 650 feet to the east.

Project Description

The project is comprised of three distinct neighborhoods that would include 317 single-family one- and two-story, detached homes with associated underground utilities. The proposed overall density is 5.4 dwelling units per acre and consistent with the Low Density Residential land use designation. Neighborhood One is located on 12.19 acres in the northeast portion of the site and includes 53 traditional single-family homes on lots with a minimum size of 7,200 square feet. Neighborhood Two is located on 19.25 acres in the southeast portion of the site and includes 144 traditional single-family homes on lots with a minimum size of 3,500 sf. Neighborhood Three is located on 11.71 acres on the west side of the project and includes 120 single-family motor court homes. Individual home construction will proceed as project sales and absorption continues through to project completion. All grading, infrastructure, and home construction will be provided during one phase of construction.

Project amenities would include a new public park, private pedestrian paseo, and interior common areas. A City of Redlands public park is planned for the westerly portion of the project site having access from Domestic Avenue, consisting of approximately 11.74 acres and will provide active

recreational uses with both baseball/softball field and soccer fields. Included in the public park will be a parking lot, picnic areas and other amenities. Linking the park to the neighborhoods is a landscaped "paseo". This paseo will incorporate smaller passive parks and recreational amenities, consisting of approximately 3.75 acres. Total parks and open space consist of 15.49 acres of the overall project site.

The proposed project is not located on a site that is included on a list of hazardous materials 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 Initial Study reflects the independent judgment of the City. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting on July 27, 2021, to discuss and make a recommendation to the City Council on the above-referenced project. 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 is available for review on the Planning Division website at www.cityofredlands.org. A Planning Commission public hearing for this project is tentatively scheduled for July 27, 2021.

The proposed Mitigated Negative Declaration will be available for public review and comment from May 27, 2021, to June 25, 2021. Any comments you wish to submit must be submitted in writing **no later than 5:30 p.m. on June 25, 2021**, to the City of Redlands Planning Division.

Written comments may be mailed to the following address:
City of Redlands, Planning Division
Attn: Sean Reilly, Senior Planner
P.O. Box 3005
Redlands, CA 92373

Written comments may be submitted via e-mail to: sreilly@cityofredlands.org
Written comments may be submitted via facsimile to: 909-792-8715

**Deadline to submit public comments:
June 25, 2021, by 5:30 p.m.**



Senior Planner

Signature

Title

Date