

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Palm Avenue Residential Project

Lead Agency: City of Redlands Contact Person: Sean Reilly, Senior Planner  
 Mailing Address: 35 Cajon Street, Suite 20 Phone: (909) 798-7555  
 City: Redlands, CA Zip: 92373 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Redlands  
 Cross Streets: Palm Avenue/Alvarado Street Zip Code: 92373  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 31.4 " N / 117 ° 10 ' 34.00 " W Total Acres: 8.81  
 Assessor's Parcel No.: 0173-231-05 Section: 34 Twp.: 1S Range: 3W Base: SBBM  
 Within 2 Miles: State Hwy #: I-10 Waterways: -  
 Airports: - Railways: - Schools: Kingsbury ES

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 28 Acres 6.0  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Citrus estate (non-productive grove and associated structures); Zoning: R-S Suburban SFR Residential; GP: Low Density Residential

**Project Description:** (please use a separate page if necessary)

The Project applicant proposes to subdivide the existing 8.81 acre parcel (containing an non-productive orange grove) into four separate parcels Parcel 1 contains the England House (1.54 acres); Parcel 2 contains (0.45 acre); Parcel 3 (0.82 acre parcel) contains a portion of the existing orange grove to be remain at the corner of Palm Avenue and Alvarado Street; and Parcel 4 (6.0 acres) proposed for subdivision and development of 28 single-family residential units. Three single-story floor plans ranging in size from 2,040 to 2,601 square feet are proposed. All homes will include an attached two-car garage and will be provided in Craftsman, Farmhouse, and Spanish Colonial styles. The England House, carriage house, England Cottage and approximately 0.82 acres of the existing orange grove will be retained on-site. The existing one-car garage on the Parcel 2 will be replaced with a new two-car detached garage.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 8               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 8                        |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 6              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 20, 2021 Ending Date October 19, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>LSA</u>	Applicant: <u>Diversified Pacific Communities</u>
Address: <u>1500 Iowa Avenue, Suite 200</u>	Address: <u>10621 Civic Center Drive</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Rancho Cucamonga, CA 91730</u>
Contact: <u>Carl Winter</u>	Phone: <u>(909) 373-2628</u>
Phone: <u>(951) 781-9310</u>	

Signature of Lead Agency Representative:  Date: September 17, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.