

**CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Distribution List and

State Clearinghouse
1400 Tenth Street
Sacramento, California 95814

San Bernardino County
Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

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

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

Project Title: 301 Palm Avenue Residential Project: Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, Conditional Use Permit No. 1143, Variance No. 810, Variance No. 811, Demolition No. 344 and Demolition No. 345

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

Project Location. The 8.81-acre property is located on the east corner of the intersection of West Palm Avenue and Alvarado Street, Assessor's Parcel Number (APN) 0173-231-05-0000, in the City of Redlands, San Bernardino County, California. Single-family residential neighborhoods exist north of West Palm Avenue and west of Alvarado Street. Kingsbury Elementary School is located approximately 113 feet northeast of the Project site, northwest of Palm Avenue. Interstate 10 is approximately one mile east of the Project site.

Project Description. The Project applicant proposes to subdivide the existing 8.81 acre parcel into four separate parcels (Parcels 1 through 4). Parcel 1 contains the England House and encompasses approximately 1.54 acres (66,940 square feet). Parcel 2 contains the England Cottage and encompasses approximately 0.45 acre (19,671 square feet). Parcel 3 is a 0.82 acre parcel, which contains a portion of the existing orange grove to be remain at the corner of Palm Avenue and Alvarado Street. Parcel 4 is 6.0 acres and is proposed to be further subdivided for the development of a 28-unit, single-family residential community. 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. Access to the 28 proposed residences would be provided via a new street off West Palm Avenue approximately 500 feet northeast of the intersection of West Palm Avenue/Alvarado Street. Secondary access is provided off Alvarado Street, approximately 530 feet southeast of the West Palm Avenue/Alvarado Street intersection. Existing driveways to the England House and England Cottage on Parcels 1 and 2 will be retained.

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

Public Review & Comment Period

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. After public review, the City may adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. No City Council date has been scheduled for this matter at this time. The Initial Study is 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>

The proposed Mitigated Negative Declaration will be available for public review and comment for 30 days from Monday, September 20, 2021 to Tuesday, October 19, 2021. Any comments you have must be submitted in writing no later than 5:00 pm, October 19, 2021, to the City of Redlands Planning Division (Attn: Sean Reilly, Senior Planner), 35 Cajon St., Suite 20, Redlands, CA 92373. Written comments may be submitted via e-mail to: sreilly@cityofredlands.org or via fax to: 909-792-8715.



Senior Planner

9/17/2021

Signature

Title

Date

