

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

From: City of Redlands, Development Services Department
P.O. Box 3005, Redlands, CA 92373-1505

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

Project Title: Citrus Estates (TTM NO. 20473, CUP NO. 1163)

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|----------------------------|------------------------------------------|-----------------------------------|
| <u>N/A</u> | <u>Jocelyn Torres, Associate Planner</u> | <u>(909) 798 – 7555 ext. 1797</u> |
| State Clearinghouse Number | Lead Agency Contact Person | Telephone Number |

Project Location: APN 0168-132-05; Southwest corner of the intersection of San Bernardino Avenue and Wabash Avenue

Project Description:

Pulte Group (Project Applicant) is requesting approval from the City of Redlands for a Tentative Tract Map (TTM No. 20473) and Planned Residential Development (PRD) to develop a 37.9-acre parcel, into 98 single-family residential lots and 20 lettered lots. The Proposed Project is known as Citrus Estates. The Project Site is currently zoned R-E, Residential Estate District (14,000-square-foot minimum lots) with a General Plan designation of Very Low Density Residential. The Proposed Project is an allowable use within the R-E zoning district, and is therefore consistent with the City of Redlands General Plan. The residential lots would range from 7,842 square-feet (SF) SF to 12,683 SF. Lettered Lot A in the northwest corner of the TTM is proposed to be utilized as a detention basin. Lettered Lot B in the southwest corner is proposed as a paseo providing pedestrian access from internal streets to Capri Avenue. Lot C is proposed as a 73,455-SF park at the center of the Project Site. Landscape and pedestrian/bicycle trails are proposed around the perimeters. Access to the Project Site would be provided by two proposed 44-foot-wide entry streets, "A Street" from Capri Avenue and "B Street," from San Bernardino Avenue; each would include a raised median for ingress/egress. All proposed internal streets would include 12-foot rights of way consisting of a 7-foot landscaped area curb adjacent and a 5-foot sidewalk from the back of the 7-foot landscaped area to the right of way line on each side of the internal streets.

The Project Site is not on a list compiled pursuant to Government Code Section 65962.5 (Cortese List).

Public Review Process:

This is to advise that there is no substantial evidence of any potentially significant environmental effects from the proposed project, and the City of Redlands has determined that a Mitigated Negative Declaration is the

appropriate CEQA environmental determination for the project. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting (date to be determined) to discuss and make a decision 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 the CEQA Guidelines.

The Initial Study, project plans, and related documents are available for public review at the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>. The project plans and related documents are available for public review at the Planning Division counter located at 35 Cajon Street, Suite 20, Redlands, CA 92373 during regular business hours.

A Planning Commission public hearing for this project has not yet been scheduled. Please contact the staff member below for further information about project status or a hearing date.

How to Submit Comments:

The proposed Mitigated Negative Declaration will be available for public review and comment from July 29, 2022, to August 29, 2022. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on August 29, 2022, to the City of Redlands Planning Division.


Written comments should be submitted via e-mail to: jtorres@cityofredlands.org

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Jocelyn Torres, Associate Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Jocelyn Torres, Associate Planner
35 Cajon St., Suite 20
Redlands, CA 92373







Written comments may be submitted via facsimile to: (909) 792 – 8715

**Deadline to submit public comments:
August 29, 2022, by 5:30 p.m.**

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|-------------------------------------------------------------------------------------|----------------|-------------------|-----------|
|  | Jocelyn Torres | Associate Planner | 7/27/2022 |
| Signature | Name | Title | Date |

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|-----------------|----------------------------------------------|
| Created: | 2022-07-27 |
| By: | Mary Jones (accounting@lilburncorp.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAxBpKN6bEdUNDZZMUS-58s4f8jllSE5pK |

"NOI" History

-  Document created by Mary Jones (accounting@lilburncorp.com)
2022-07-27 - 6:46:15 PM GMT- IP address: 76.81.191.206
-  Document emailed to jtorres@cityofredlands.org for signature
2022-07-27 - 6:47:48 PM GMT
-  Email viewed by jtorres@cityofredlands.org
2022-07-27 - 6:50:44 PM GMT- IP address: 104.47.64.254
-  Signer jtorres@cityofredlands.org entered name at signing as Jocelyn Torres
2022-07-27 - 6:51:13 PM GMT- IP address: 47.181.153.216
-  Document e-signed by Jocelyn Torres (jtorres@cityofredlands.org)
Signature Date: 2022-07-27 - 6:51:15 PM GMT - Time Source: server- IP address: 47.181.153.216
-  Agreement completed.
2022-07-27 - 6:51:15 PM GMT