

**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:** TTM No. 20402 – Canyon Ranch

State Clearinghouse Number	Sean Reilly, Principal Planner Lead Agency Contact Person	(909) 798 – 7555 ext. 7344 Telephone Number
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**Project Location:** The 21.6-acre Project Site is located on the east side of San Timoteo Canyon Road/Nevada Street between Barton Road and San Timoteo Canyon Road. The Assessor's Parcel Numbers (APNs) are 293-132-01 and 293-141-37.

**Project Description:** The Applicant is requesting approval of Tentative Tract Map (TTM) 20402 to allow for the subdivision of a 21.6 acre-site into 27 single-family residential lots and five lettered lots including a 0.4-acre detention basin (Lot A), 1.6-acre open space lot (Lot B), and a total of 22,393 square feet of landscaping (Lots C, D and E). Lot sizes would be a minimum of 20,000 square-feet and range from 20,000 square-feet up to 43,719 square-feet (refer to Figure 3: Site Plan). Access to the site would be provided via two access points along San Timoteo Canyon Road (along the west and south property boundary).

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 September 27, 2023, to October 26, 2023.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on October 26, 2023, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: [sreilly@cityofredlands.org](mailto:sreilly@cityofredlands.org)

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

Written comments may be delivered to:  
City of Redlands, Planning Division  
Attn: Sean Reilly, Principal 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:  
October 26, 2023, by 5:30 p.m.**



Sean Reilly  
Name

Principal Planner  
Title

September 25, 2023  
Date

Signature

