

**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. 20571 - Madera at Citrus Trail Residential Project

|                            |                             |                               |
|----------------------------|-----------------------------|-------------------------------|
| N/A                        | Ryan Murphy, Senior Planner | Office 909.798.7555 ext. 7308 |
| State Clearinghouse Number | Lead Agency Contact Person  | Telephone Number              |

**Project Location:**

The project site is comprised of a single undeveloped, 9.01-acre parcel (APN# 0168-291-02) located on the northwest corner of Colton Avenue and Wabash Avenue in the City of Redlands, California. The surrounding uses include a mobile home park to the west, single-family residences to the north, industrial land uses to the east (across Wabash Avenue), and a mobile home park and the Orange Blossom Trail to the south (across East Colton Avenue).

**Project Description:**

The proposed project involves the construction of 103 new single-family homes, ranging between 1,544 and 1,858 square feet each, along with associated landscaping and internal roadway improvements. The project also includes a General Plan Amendment (GPA) from Low Density Residential to Medium Density Residential; a new Specific Plan for residential development with applicable development standards; and a Tentative Tract Map to subdivide approximately 9.01 acres for condominium purposes. All proposed house plan types would have two stories and two-car garages. The proposed residences would range in height from 27 feet to 30 feet, and would be designed in three plan types with various architectural styles associated with each plan. Development of the project would also include 206 garage parking stalls and 70 guest parking stalls, totaling 276 parking stalls. Approximately 65,470 square feet (1.5 acres) of the site would be landscaped. Landscaping includes the front, side, and backyards of the housing units, sidewalk landscaping within the development area and on outwardly facing Colton Avenue and Wabash Avenue, as well as the private community park located within the center of the project site. The remainder of the site would be paved, including sidewalks, private streets within the neighborhood, and driveways. Vehicle access to and from the project site would be provided via three new private internal streets connecting Colton Avenue and Wabash Avenue. From these streets, there would be drive aisles that would provide direct access to residential units. Project construction is anticipated to begin in early 2024 and last approximately 14 months.

The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

**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 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 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>.

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 October 12, 2023, to November 14, 2023.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on November 14, 2023, to the City of Redlands Planning Division.

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

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

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

**Deadline to submit public comments:  
November 14, 2023 by 5:30 p.m.**



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| Signature | Ryan Murphy | Senior Planner | 10/10/2023 |
|           | Name        | Title          | Date       |