

**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> N/A
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**Project Title:** TTM No. 20571 - Madera at Citrus Trail Residential Project

Lead Agency: City of Redlands

Contact Person: Ryan Murphy

Mailing Address: 35 Cajon Street, Suite 15-A

Phone: 909-798-7555 Ext. 7308

City: Redlands

Zip: 92373

County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Redlands

Cross Streets: East Colton Avenue and Wabash Avenue Zip Code: 92373

Longitude/Latitude (degrees, minutes and seconds): 34 ° 03 ' 49.65" N / 117 ° 08 ' 24.02" W Total Acres: 9.01

Assessor's Parcel No.: 0168-291-02

Section: 24

Twp.: 1S

Range: 3W

Base: SBPM

Within 2 Miles: State Hwy #: I-10 & SR-210

Waterways: Mission Channel

Airports: San Bernardino International

Railways: Metrolink

Schools: Multiple

**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 103 Acres 9.01

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees N/A

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Educational: \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Recreational: Community Park (0.63 acres)

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:**

Low-Density Residential / Single-Family Residential (R-1)

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

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. 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.

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 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> Fish & Game Region # _____	<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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date October 12, 2023 Ending Date November 14, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Soni 2012 Irrevocable Trust</u>
Address: <u>1650 Spruce Street, Suite 106</u>	Address: <u>1423 Georgina Avenue</u>
City/State/Zip: <u>Riverside, California 92507</u>	City/State/Zip: <u>Santa Monica, California 90402</u>
Contact: <u>Cameron Hile, Senior Analyst</u>	Phone: <u>949-922-7075</u>
Phone: <u>951-787-9222</u>	

Signature of Lead Agency Representative: *Cameron Hile* Date: Oct. 11, 2023

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