

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: The Neighborhoods at Lugonia Village Project: General Plan Amendment No. 143, Zone Change No. 469, Specific Plan No. 40 Amendment No. 48, Tentative Parcel Map No. 20469, Tentative Tract Maps No. 20490 and 20491, Commission Review and Approvals No. 940, 941 and 942.

State Clearinghouse Number	Ryan Murphy, Senior Planner Lead Agency Contact Person	(909) 798-7555 x 7308 Telephone Number
----------------------------	---	---

Project Location:

The approximately 24.4-acre Project site is located on the northwest corner of West Lugonia Avenue and Karon Street in the northern area of the City of Redlands, San Bernardino County, California. The Project site (APNs: 0167-171-04-0000, 0167-171-05-0000, and 0167-171-06-0000) is generally bounded by West Lugonia Avenue to the south, Karon Street to the east, vacant parcels to the north, and vacant parcels to the west. The Project site is located approximately 0.2 mile east of State Route 210 (SR-210) and approximately 0.4 mile north of Interstate 10 (I-10). Regional access to the Project site is provided by I-10 and SR-210. The Project site is directly accessible via West Lugonia Avenue and Karon Street.

Project Description:

The proposed Project includes the subdivision of the Project site into three parcels in order to facilitate the development of an apartment complex neighborhood, a townhome neighborhood (collectively, the apartment complex and townhomes are referred to as Neighborhood A), and a neighborhood of single-family detached homes (Neighborhood B) along Karon Street. The detached single-family homes would be located on Parcel 1, the townhomes neighborhood would be located on Parcel 2, and the apartment complex neighborhood would be located on Parcel 3. The proposed Project also includes the approval of a Tentative Tract Map for the 18 single-family residential parcels along Karon Street as well as a neighborhood park at the southwest corner of Pennsylvania Avenue and Karon Street. The proposed Project includes the construction of 451 apartment units, 72 townhome units, and 18 single family residences, for a total of 541 residential units. Of the 451 apartment units, 27 would be very low-income units. The remaining apartment, townhome, and single-family residential units are expected to be sold or rented at market rate (the above-moderate income level). The apartment complex and townhome neighborhood would have a proposed density of 27.2 dwelling units per acre (du/ac), and the neighborhood or single-family dwellings would have a proposed density of 5.33 du/ac. In addition to the proposed residential communities, the proposed Project would construct an extension of Pennsylvania Avenue along the northern edge of the Project site. The Pennsylvania Avenue extension would either end in a cul-de-sac (Scenario A) or connect to the existing Pennsylvania Avenue and residential neighborhood to the east (Scenario B). The

Project also proposes construction of an internal greenbelt area in the apartment complex that includes a 40-foot to 60-foot-wide linear east/west garden and a seating area framed by a central turf oval and trees. In addition, a 15-foot landscape easement would be established along the Project site boundary along West Lugonia Avenue. The proposed Project would provide a total of 201,550 square feet (sq. ft.) of private open space in the apartment complex neighborhood. A total of 32,029 sq. ft. of open space would be provided in the townhome neighborhood. The proposed Project would also provide a private open space parklet in the northeastern corner of the Project site which would be used by residents of the single-family neighborhood.

The Project site is not on a list of any hazardous waste sites compiled pursuant to Government Code Section 65962.5.

Public Review Process:

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. 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, the City may adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines.

The Initial Study, project plans, and related documents are 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>.

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 for 30 days from December 6, 2023, to January 4, 2024. Any comments must be submitted in writing no later than 5:30 p.m. on **January 4, 2024**, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: 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:
January 4, 2024, by 5:30 p.m.**



Signature	Ryan Murphy	Senior Planner	12/1/2023
	Name	Title	Date