

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

From: City of Redlands, Development Services Department  
P.O. Box 3005  
35 Cajon Street, Suite 20  
Redlands, CA 92373

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

**Project Title**

Heritage Specific Plan \_\_\_\_\_ Lorelee Farris, Principal Planner (909) 798-7555  
**State Clearinghouse Number: TBD    Lead Agency Contact Person    Telephone Number**

**Project Location**

The project is located on the west side of Texas Street, north side of W. San Bernardino Avenue and south side of Pioneer Avenue in the City of Redlands. The project site is bounded by public institutional uses (Citrus Valley High School) to the north, vacant land to the west, residential development to the south and east, and agricultural uses to the east.

**Project Description**

The proposed development is comprised of a new planned residential community that would include approximately 207 single-family one- and two-story detached wood-framed homes with concrete slab-on-grade floors with associated underground utilities. Components of the project include: General Plan Amendment No. 141 (Commercial to Low Density Residential); Specific Plan No. 40 Amendment No. 45 (to remove the site from the East Valley Corridor Specific Plan); a new Specific Plan No. 62 (residential development, with applicable development standards); and Tentative Tract Map No. 20257 (subdivision for a new residential tract). The overall gross density of the development would be approximately 5.7 dwelling units per acres (the maximum permitted number of dwelling units is 6 dwelling units per acre (du/ac) based on the City's Low Density Residential General Plan designation). The proposed architecture is designed for aesthetic compatibilities with the surrounding area and includes the following three styles: Craftsman, Spanish Eclectic, and Ranch. Exterior materials would include stucco and/or stucco with limited wood siding as an accent with a stucco or stone base. A comprehensive sidewalk and trail system with connections to the public realm are planned throughout the project. This system includes landscaped nodes that connect the corners of the site to the public street network, in order to allow for a walkable community and the ability for potential students to walk to Citrus Valley High School. The site's street network would lead to an

open space area at the center of the community. This space, to be maintained by a Home Owner's Association, would include a mix of passive uses including, but not limited to, picnicking areas, shade structure(s), playgrounds, gardens, seating areas, informal play areas, and landscaping. The project is estimated to be constructed in one phase over approximately 42 months, beginning approximately in fall of 2020 and ending approximately spring of 2024.

The project site is not on a list 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 Initial Study reflects the independent judgment of the City. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting on May 12, 2020 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 CEQA and the State CEQA Guidelines.

The Initial Study is available for review on the Planning Division website at [www.cityofredlands.org](http://www.cityofredlands.org). A Planning Commission public hearing for this project is tentatively scheduled for May 12, 2020.

**The proposed Mitigated Negative Declaration will be available for public review and comment from March 27 2020, to April 27, 2020.** Any comments you wish to submit must be submitted in writing **no later than 5:30 p.m. on April 27, 2020**, to the City of Redlands Planning Division.

Written comments may be mailed to the following address:  
City of Redlands, Planning Division  
Attn: Lorelee Farris, Principal Planner  
P.O. Box 3005  
Redlands, CA 92373

Written comments may be submitted via e-mail to: [lfarris@cityofredlands.org](mailto:lfarris@cityofredlands.org)  
Written comments may be submitted via facsimile to: 909-792-8715

**Deadline to submit public comments:  
April 27, 2020, by 5:30 p.m.**

  
Signature

Principal Planner  
Title

March 24, 2020  
Date