

**CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Distribution List and

State Clearinghouse
1400 Tenth Street
Sacramento, California 95814

San Bernardino County
Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

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

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

Project Title: Texas Street Residential Development Project: Tentative Tract Map No. 20520, Conditional Use Permit No. 1167

n/a	Sean Reilly, Principal Planner	(909) 798-7555 x 7344
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location. The approximately 14.7-acre undeveloped site is located on the northeast side of the terminus of Texas Street and approximately 500 feet north of Domestic Avenue in the northern area of the City of Redlands, San Bernardino County, California. The site itself is generally bounded by Texas Street to the west, with fallow agricultural land west of Texas Street. Existing parks and recreational areas, including Israel Beal Park, border the Project site to the east. The Santa Ana River wash borders the Project site to the north, and existing single-family residential uses border the Project site to the south. A shooting range (Redlands Shooting Park) is located northeast of the Project site. The Project site is located approximately 0.5 mile east of State Route 210 (SR-210) and approximately 1.6 miles north of Interstate 10 (I-10).

Project Description. The proposed Project includes the development of 35 single-family residential homes, the extension and widening of Texas Street to the northern end of the Project site, the construction of three new public streets within the Project site, a water quality basin, a recreation lawn, and a play area. The Project would also construct an extension of the Santa Ana River Trail through the northern portion of the Project site and would include a total of approximately 5.9 acres of open space. The Project would require a Conditional Use Permit for a Planned Residential Development (PRD), which would utilize the development standards in the City's Estate Residential (R-E) zoning district to design the project with a density that is consistent with the underlying General Plan density. The Project also includes the vacation of 1 foot of public right-of-way on the east side of Texas Street adjacent to the Project site.

The Project site is not on a list compiled pursuant to Government Code Section 65962.5.

Public Review & Comment Period

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. After public review, the City may adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. The Initial Study is 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>

The proposed Mitigated Negative Declaration will be available for public review and comment for 30 days from **April 21, 2023 to May 22, 2023**. Any comments must be submitted in writing no later than **May 22, 2023, at 4:30 pm**, to the City of Redlands Planning Division (Attn: Sean Reilly, Principal Planner), 35 Cajon St., Suite 20, Redlands, CA 92373. Written comments may be submitted via e-mail to: sreilly@cityofredlands.org or via fax to: 909-792-8715.



Signature

Principal Planner
Title

April 20, 2023
Date

