

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

TTM 20065
Zone Change No. 461

Catherine Lin, AICP, Principal Planner (909) 798-7555

State Clearinghouse Number	Lead Agency Contact Person	Telephone Number
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Project Location

The 10.44-acre Project Site is located on the east side of East Highland Avenue between Ford Street and Redlands Street in the City of Redlands (refer to Figure 1: Regional Location Map; and Figure 2: Vicinity Map). The Assessor's Parcel Number is (APN) 0174-161-25. Surrounding land uses include residential development to the north, east, west, and agriculture (i.e., orange groves) and residential uses occur to the south. Moore Middle School is located 0.15 miles east of the Project Site.

Project Description

The Applicant is requesting approval of Tentative Tract Map (TTM) 20065 to allow for the subdivision of a 10.44 acre-site into 30 lots including 29 single-family residential lots and one lettered lot. Lot sizes would vary in size from 10,012 square-feet to 19,529 square feet (refer to Figure 3: Site Plan). Access to the site would be provided via East Highland Avenue. The Applicant is also requesting approval of a Zone Change (ZC) from Education (E) to Suburban Residential (R-S) to allow for the Proposed Project.

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 on May 28, 2019 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 at the City of Redlands Planning Division office located at 35 Cajon Street, Suite 20, Redlands, CA 92373, as well as the Planning Division website at www.cityofredlands.org. A Planning Commission public hearing for this project has not yet been scheduled.

The proposed Mitigated Negative Declaration will be available for public review and comment from April 18, 2019, to May 20, 2019. Any comments you wish to submit must be submitted in writing **no later than 5:30 p.m. on May 20, 2019**, to the City of Redlands Planning Division.

Written comments may be mailed or delivered to the following address:

City of Redlands, Planning Division
Attn: Catherine Lin, Principal Planner
35 Cajon Street, Suite 20
Redlands, CA 92373

Written comments may be submitted via e-mail to: clin@cityofredlands.org

Written comments may be submitted via facsimile to: 909-792-8715

Deadline to submit public comments:

May 20, 2019, by 5:30 p.m.



Principal Planner

April 15, 2019

Signature

Title

Date

