

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: Tennessee Village Mixed-Use Project

State Clearinghouse Number	Sean Reilly, Principal Planner Lead Agency Contact Person	Office 909.798.7555 ext. 7344 Telephone Number
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Project Location:

The project site is comprised of a single undeveloped, 13.48-acre parcel located to the northeast of the intersection of Tennessee Street and Lugonia Avenue in the City of Redlands, California. The site is located approximately 0.5 miles north of Interstate 10 (I-10) immediately east of Interstate 210 (I-210) and 3.4 miles southwest of Redlands Municipal Airport. The site is bound by I-210 to the west and undeveloped land to the north, east, and south.

Project Description:

The proposed project includes Tentative Parcel Map No. 20688, which would subdivide the site into four parcels for the development of 460 new apartment units, approximately 17,899 square feet of commercial space, and associated landscaping and roadway improvements. The project would consist of two (2) three-story buildings and eight (8) four-story buildings. Eight (8) of the proposed buildings would include only residential uses and two (2) of the proposed buildings would include mixed-uses that incorporate ground-floor commercial space with residential units on the floors above. The residential apartment units would range in size from one-bedroom to three-bedroom units. The project would include six (6) "Live/Work" units that incorporate retail/office uses on the ground floor and a residential unit on the second floor. In addition, approximately 5% of the proposed residential units would be designated as "very low-income" units, which would allow for a 20 percent density bonus in accordance with the "California Density Bonus Law". The very low-income units would be spread throughout the site to create a cohesive project that does not separate the market rate units from the very low-income units. Parking would be provided through a combination of underground, garage, outdoor-covered, outdoor-uncovered, and commercial parking spaces throughout the project, and the project would include 673 residential parking spaces, and 91 commercial spaces, for a total of 764 spaces. Residential parking would be separate from commercial parking spaces. The parking and street immediately surrounding building ten would be publicly accessible and would be designed to connect to a future commercial development proposed to the south. There are three points of entry into the project: one entry point off Tennessee Street, one entry point off Pennsylvania Avenue, and one entry point at the future commercial development proposed to the south. The project would include approximately 190,098 square feet of common and private open space. Outdoor and open space amenities would include a linear park leading to a resort-style pool in the center of the site along with other smaller open space areas throughout the site. Finally, Building 9 would house leasing offices, mail rooms, and other amenities that may include office/meeting spaces, kitchens, a movie theater, and a rooftop bar. The remainder of the site would be paved, including sidewalks, streets, driveways, and landscaping planters. Additional components of the project include: Specific Plan Amendment (SPA) to remove the site from the East Valley Corridor Specific Plan; Zone Change (ZC) to establish the site's zoning as C-3 (General Commercial District), Conditional Use Permit (CUP) for allow mixed-use residential/commercial; Commission

Review and Approval (CRA) for site plan and architectural review; and a Tentative Parcel Map to subdivide the property into four lots. Project construction is anticipated to begin in the summer of 2024 and last approximately 19 months. Based on the preliminary estimates, grading for the project would require cut of approximately 23,076 cubic yards (cy), and fill of 40,489 cy, requiring approximately 17,413 cubic yards of soil import during grading. The project is anticipated to be operational by the spring of 2026.

The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

Public Review Process:

This is to advise that there is no substantial evidence of any potentially significant environmental effects from the proposed project, and the City of Redlands has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the 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 of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with the CEQA Guidelines.

The Initial Study, project plans, and related documents are available for public review at the Planning Division 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 from April 24, 2024, to May 27, 2024. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on May 27, 2024, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: sreilly@cityofredlands.org

Written comments may be mailed to:

City of Redlands, Planning Division
Attn: Sean Reilly, Principal 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:
May 27, 2024 by 5:30 p.m.**



Signature

Sean Reilly
Name

Principal Planner
Title

04/18/2024
Date