CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

REVISED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: 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: Memorandum Noting Updated Initial Study/Mitigated Negative Declaration

Project Title: Crest Grove Residential Subdivision Project (Tentative Tract Map No. 20320 and Conditional Use Permit No. 1148 for a Planned Residential Development)

2022080548	Tamara Harrison, Senior Planner	(951) 506 – 2061
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

The Initial Study/Mitigated Negative Declaration (IS/MND) has been updated because the version previously uploaded is missing the project exhibits. The new version includes all project related exhibits. No additional updates occurred to the IS/MND. Due to this update, the City of Redlands is extending the public review period an additional week, as noted below.

Project Location: The Project site is located north of Reservoir Road at Wabash Avenue, in the City of Redlands, County of San Bernardino, California, on Assessor Parcel Numbers (APNs) 0299-213-11, -12, -13, -14 and 21; and 0174-281-13. It is generally located in the eastern portion of the City, to the north of Interstate 10 (I-10) and approximately 2.2 miles south of State Route 38 (SR-38). The Project site is an approximately 65-acre 'L'-shaped site composed of six parcels. The Project site is undeveloped and is bound by single-family residential uses, Sophia Court, and Buckingham Drive to the west; single-family residential uses to the north; Reservoir Road and vacant land to the south; and vacant land to the east. Electrical transmission lines are located along the southern property line along Reservoir Road, parallel to I-10.

Project Description: The proposed Project would involve the subdivision of six existing parcels into 67 single-family residential lots in two phases, totaling 27.49 acres. The Project also includes active and private open space totaling 28.16 acres. Additionally, the Project site would include nine new residential streets that connect the planned residential lots to Wabash Avenue. The Project site is zoned Residential Estate (R-E) and has a Very Low Density Residential (VLDR) General Plan Designation.

Phase 1 of the Project would include the construction of lots #1-42, totaling 733,312 SF, as well as the creation of three drainage basins and one lot of natural and landscaped open space (Lettered Lots "A" through "D"). Phase 1 would take place on the westerly side of Wabash Avenue and involve the creation of connecting residential streets "A" through "F."

Phase 2 of the Project would occur on the easterly side of Wabash Avenue and involve the construction of the remaining 25 residential lots (Lots #43-67) as well as residential streets "G" through "I." Phase II would also include the development of a bio-retention basin and four distinct open space lots purposed for public recreation (Lettered Lots "E" through "J"). The largest of these natural and landscaped open spaces would be located at the eastern and southern portions of the Phase II area and include designated dirt trails.

Other amenities would include neighborhood parks, planted sidewalks with street trees, onsite and perimeter ornamental landscaping and fencing, designated trails throughout the native vegetated open space, shade structures with seating, and benches throughout, a lawn playground, a nature park with native plantings, drainage basins, and frontage improvements.

The Project site is not on a list compiled pursuant to Calif. Government Code Section 65962.5 (Cortese List).

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. 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 and related documents are available in the Planning Division website at https://www.cityofredlands.org/post/environmental-documents. The project plans and related documents are available for public review at the Planning Division counter located at 35 Cajon Street, Suite 20, Redlands, CA 92373 during regular business hours.

How to Submit Comments:

The proposed Initial Study will be available for public review and comment from August 25, 2022, to October 3, 2022. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on Monday, October 3, 2022, to the project planner.

Written comments should be submitted via e-mail to: 'Tamara.Harrison@mbakerintl.com'

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Brian Foote, City Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Brian Foote, City Planner
35 Cajon St., Suite 20
Redlands, CA 92373

Written comments may be submitted via facsimile (fax) to: (909) 792 – 8715

Deadline to submit public comments:
October 3, 2022, by 5:30 p.m.