

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Responsible Agencies, Organizations, and Interested Parties

Governor's Office of Planning & Research

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

JUN 05 2019

STATE CLEARINGHOUSE

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

**Project Title**

Orange Avenue Luxury Apartments Project

N/A	Sean Reilly, Associate Planner	(909) 798-7555
<b>State Clearinghouse Number</b>	<b>Lead Agency Contact Person</b>	<b>Telephone Number</b>

**Project Location**

The project site is located in the City of Redlands, San Bernardino County, California. The 21.84-acre project site is located on the west side of Alabama Street and is bisected by Orange Avenue. The project spans the north and south sides of Orange Avenue between Alabama Street and Iowa Street. The project site consisting of Assessor's Parcel Numbers (APNs) 0292-167-08-0000, 0292-167-11-0000, 0292-167-12-0000, 0292-167-13-0000, 0292-167-18-0000, 0292-167-25-0000, 0292-168-03-0000, 0292-168-16-0000, 0292-168-21-0000, and 0292-168-22-0000. The site is located on the Redlands, California, United States Geological Survey 7.5-minute topographic quadrangle map, in Township 1 South, Range 39 West, Section 21, within the San Bernardino Baseline and Meridian (34° 3'7.24"N, 117°12'35.84"W). Project site elevation ranges from 1,215 to 1,240 feet above mean sea level (msl).

**Project Description**

The proposed project would develop a 328-unit low-rise luxury apartment complex spanning the northern and southern portions of the project site. The apartment complex would include six new, 3-story apartment buildings and a clubhouse (with a total building area of 206,322 square feet). The apartment buildings would include a combination of one, two and three-bedroom units. Some of the apartment units would feature garages on the first floor and balconies on the second floor. A total of 739 parking spaces would be available within the complex, including both covered and uncovered spaces, as well as Americans with Disabilities Act (ADA) van accessible spaces. The project would include 348,230 square feet of landscaping area, plus 6,389 square feet of landscaping area within parking areas.

The proposed project would require a Specific Plan Amendment to the East Valley Corridor Specific Plan to change the zoning of the entire site to EV/2500 (Multi-Family Residential), a Tentative Tract

Map to merge the existing lots within the project area into two lots, the approval of a Conditional Use Permit for the development of 328 apartments, and Street Vacation for an approximately 16 foot wide portion of the Orange Avenue right-of-way along the project's frontage.

**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 (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 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](http://www.cityofredlands.org) (under Development Services Department, Planning Division, Environmental Documents). 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 June 5, 2019, to July 5, 2019.** Any comments you wish to submit must be submitted in writing **no later than 5:30 p.m. on July 5, 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: Sean Reilly, Associate Planner  
35 Cajon Street, Suite 20  
Redlands, CA 92373

Written comments may be submitted via e-mail to: [sreilly@cityofredlands.org](mailto:sreilly@cityofredlands.org)

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

**Deadline to submit public comments:**

**July 5, 2019, by 5:30 p.m.**



Signature

Associate Planner

Title

May 30, 2019

Date