

## Notice of Determination

CLERK OF THE  
BOARD OF SUPERVISORS

2021 APR 12 PM 3: 31

COUNTY OF SAN BERNARDINO  
CALIFORNIA

To:  Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA. 92415-0130

From: City of Redlands  
Planning Division  
P.O. Box 3005  
Redlands, CA. 92373

Office of Planning & Research  
P.O. Box 3044  
Sacramento, CA. 95812-3044

**Subject:** *Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code and CEQA Guidelines Section 15094.*

**State Clearinghouse Number** (if submitted to State Clearinghouse): 2020090535

**DATE FILED & POSTED**

Posted On: 04/12/2021

**Project Title:** The Residence at Casa Loma

Removed On: 05/25/2021

**Project Applicant:** Dynamic Redlands, LLC

Receipt No: 36-04122021-195

**Project Location - Address:** The Project is located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000).

**Project Location - City:** Redlands, California  
**Project Location - County:** San Bernardino County

**Project Description:** The proposed Project would remove the three existing single-family residential units on the Project site and consolidate the site under one parcel to redevelop it with three three-story multi-family residential buildings. Building 1 would be 52,407 sq. ft. and provide 64 residences, Building 2 would be 45,662 sq. ft. and provide 53 residences, and Building 3 would be 27,133 sq. ft. and provide 30 residences. The project would result in a total building space of 125,202 sq. ft. and 147 residential units. The residential units include studio, one- and two-bedroom floor plans that range from 603 sq. ft. to 1,086 sq. ft. The Project also includes on-site parking and recreation areas. Community facilities throughout the development would include a main pool with sitting areas, a cabana (745 sq. ft.), a walking loop and community garden, private dog park and playground area. The Project also includes a fitness center (2,356 sq. ft.) and clubhouse (4,335 sq. ft.). The Project would include a total of 68,308 sq. ft. of landscaping, which would encompass approximately 29% of the Project site. Access would be provided via two driveways on North University Street, which would lead to a gate that provides access to the internal driveway that loops around the proposed buildings and parking areas. The Project would also vacate existing right-of-way on the site (an unused existing cul-de-sac "Crystal Ct.") and consolidate 17 parcels into one lot for development purposes.

On April 6, 2021, the City Council of the City of Redlands (Lead Agency) has:

- Adopted Resolution No. 8181, adopting the Residence at Casa Loma Mitigated Negative Declaration (SCH #2020090535) and adopting the Mitigation Monitoring and Reporting Program;
- Adopted Resolution No. 8182, adopting a socio-economic cost/benefit study prepared for the Project;
- Adopted Resolution No. 8184, approving a development project with density levels in excess of 18.0 dwelling units to the acre or a structure in excess of two stories or greater than 35 feet in height;
- Adopted Resolution No. 8183, adopting General Plan Amendment No. 139 amending the General Plan Designation of approximately 4.65 acres from Low Density Residential to High Density Residential (up to 27 units per acres).

- Waived further reading and introduced Ordinance No. 2921 for Zone Change No. 462 to change the zoning designation of approximately 1.49 acre of Agricultural (A-1), 3.16 acres of Single Family Residential (R-1), and 1.05 acre of Multiple Family Residential (R-2) to the R-3 Multiple-Family Residential District for the entire 5.7-acre project site.
- Adopted Resolution No. 8185 to accept a reduced level of service (LOS) at the intersection of University Avenue and Brockton Street, pursuant to General Plan policy 5.20b contained in Measure U.
- Adopted Resolution No. 8186, approving Conditional Use Permit No. 1096 and Commission Review and Approval No. 927 to construct a multi-family apartment use in three buildings with a total of 147 multifamily residential units, up to three stories high, and associated on-site improvements on 5.7 acres. The residential units include studio, one-bedroom, and two-bedroom floor plans that range from 603 square-feet to 1,086 square-feet each. The project also includes on-site landscaping, lighting, parking lots, open space and recreation areas, and access provided via two driveways on North University Street.
- Adopted Resolution No. 8187, approving Tentative Tract Map No. 20162 to merge 17 parcels into one 5.7-acre parcel for development purposes and vacating an unused existing cul-de-sac "Crystal Ct."

**Name of Public Agency Approving Project:** City of Redlands

**Lead Agency:** City of Redlands, Development Services Department

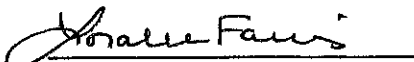
**Contact Person:** Lorelee Farris, Principal Planner

**Telephone:** (909) 798-7555 ext. 4749

This is to advise that on April 6, 2021 the City Council of the City of Redlands approved the above-referenced project, and made the following determination:

1. The project [  will  will not ] have a significant effect on the environment.
2.
  - An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
  - A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
  - A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. Findings [  were  were not ] made pursuant to the provisions of CEQA.
6. A Statement of Overriding Considerations [  was  was not ] adopted for this project.

This is to certify that the Initial Study and Mitigated Negative Declaration, supporting technical reports, comments and responses to comments, and the record of project approval are available to the general public and may be examined at the City of Redlands Development Services Department, Planning Division office, located at 35 Cajon Street, Suite 20, Redlands, CA 92373. The custodian of records is the City Planner, and may be contacted during regular business hours at (909) 798-7555 option 2.

  
 Lorelee Farris  
 Principal Planner  
 April 12, 2021

- Signed by Lead Agency
- Signed by Applicant



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:  
 36 — 04122021 — 195  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 SCH#2020090535

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Redlands	LEAD AGENCY EMAIL	DATE 04122021
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE  
 The Residence at Casa Loma

PROJECT APPLICANT NAME City of Redlands	PROJECT APPLICANT EMAIL	PHONE NUMBER (909) 798-7555 ext.4749
PROJECT APPLICANT ADDRESS P.O. Box 3005	CITY Redlands	STATE CA
		ZIP CODE 92373

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	2,480.25
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:    #3032

Cash     Credit     Check     Other

TOTAL RECEIVED    \$    2,530.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Lisa Arrendondo, Deputy Clerk
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