

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** State Street Village Project

Lead Agency: City of Redlands Contact Person: Brian Foote  
 Mailing Address: P.O. Box 3005 Phone: (909) 798 - 7555 ext. 7562  
 City: Redlands Zip: 92373-1505 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Redlands

Cross Streets: Redlands Boulevard, Eureka Street, Citrus Avenue, and Orange Street Zip Code: 92373

Longitude/Latitude (degrees, minutes and seconds): 34 ° 03 ' 23.4 " N / 117 ° 11 ' 03.5 " W Total Acres: 12.25

Assessor's Parcel No.: 171-053-01, -02, -03, -04, -05, and -06; 0171-251-06, 07, -08, -09, and -10 Section: 27 Twp.: 1S Range: 3W Base: Redlands

Within 2 Miles: State Hwy #: I-10 Waterways: Santa Ana River

Airports: N/A Railways: N/A Schools: University of Redlands

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: Sustainable Communities Env. Assess.  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: TTM, Parcel Consol.,  
 Development Agreement

**Development Type:**

Residential: Units 700 Acres \_\_\_\_\_  
 Office: Sq.ft. 12,238 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 87,999 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

General Plan Designations: Commercial, Parks/Golf, and Public/Institutional; Zoning Designation: General Commercial (C-3)

**Project Description:** (please use a separate page if necessary)

This Sustainable Communities Environmental Assessment (SCEA) was prepared pursuant to Section 21155.2 of the California PRC. The subject of this SCEA is a proposed mixed-use development known as the State Street Village (Project; proposed Project). The Project site is comprised of multiple parcels bordered by a public alleyway, Orange Street, Redlands Boulevard, and Eureka Street. Three commercial buildings (Redlands Mall) and surface parking lots are currently located on the Project site. The Project would demolish the existing structures to construct the Project. The Project proposes to demolish the existing building and the development of six 3- to 4-story mixed-use buildings consisting of 700 multifamily dwelling units, 71,778 square feet (SF) of ground-floor retail, 12,328 SF of office space, amenity areas, community building, and a 1,721 SF rooftop restaurant space with a rooftop deck. A 14,500 SF drugstore with drive through and surface parking lot is proposed for the area south of Citrus Avenue. The Project would construct an approximately 460-foot extension of West State Street (west of Orange Street) to connect to a new 545-foot extension of Third Street through the Project site. The Project would include 2 subterranean, single-level parking garages and a 6-level parking garage for a total of approximately 1,167 parking spaces. The Project would include a new pedestrian plaza totaling approximately 22,000 SF on Third Street.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                    | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                         | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>           | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                  | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u>                 |
| <input type="checkbox"/> Caltrans Planning                                 | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board             | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                              | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                       | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                        | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                       | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                          | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                 | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                        | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                 | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of       | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                   |  |
| <input type="checkbox"/> Health Services, Department of                    | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development        | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission    |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date November 5, 2021 Ending Date December 6, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>City of Redlands, Development Services Dept.</u>
Address: <u>2 Park Plaza, Suite 1120</u>	Address: <u>35 Cajon Street, Suite 20 / P.O. Box 3005</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Redlands, CA 92373</u>
Contact: <u>Konnie Dobrevia</u>	Phone: <u>909-792-7555</u>
Phone: <u>(949) 794-1180</u>	

Signature of Lead Agency Representative:  Date: 11/3/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.