



CLERK OF THE
BOARD OF SUPERVISORS

2022 MAY 11 AM 10:11
COUNTY OF SAN BERNARDINO
CALIFORNIA

LATE FILED & POSTED

Posted On: 5-11-22

Removed On: 6-23-22

Receipt No: 36-05112022332

NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Redlands
35 Cajon Street, Suite 20
P.O. Box 3005
Redlands, CA 92373

San Bernardino County Clerk of the Board
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: State Street Village Project: General Plan Amendment No. 142, Conditional Use Permit No. 1155 and No. 1156, Commission Review & Approval No. 933 and No. 934, and Vesting Tentative Tract Map No. 20425.

State Clearinghouse Number: 2021110117

Project Applicant: Village Partners Ventures, LLC, and VPV State Street Village, LLC

Project Location: The Project site is located at the Redlands Mall site at the southwest corner of W. Redlands Boulevard and Orange Street (APNs: 0171-053-01, 0171-053-02, 0171-053-03, 0171-053-04, 0171-053-05, and 0171-053-06) and also the 1.1-acre parking lot located at the southeast corner of Citrus Avenue and Eureka Street (APNs: 0171-251-06, 0171-251-07, 0171-251-08, 0171-251-09, and 0171-251-10).

City: Redlands **County:** San Bernardino

Project Description: The project proposes to redevelop the 11.15-acre Redlands Mall site with a mixed use project that includes residential and commercial uses within five new multi-tenant buildings, to include the following:

- Demolish existing on-site buildings and improvements;
- 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;
- Construct two subterranean parking garages and a five-level parking structure for a total of approximately 1,326 parking spaces;
- Construct five mixed-use buildings up to 3- to 4-stories high;
- Construct up to 700 multifamily dwelling units (apartments and condominiums), to include live/work, studio, one-bedroom, two-bedroom, and three-bedroom units;
- Construct an approximately 6,000 square-foot recreational amenity building including pool for residents;

- Construct approximately 71,778 square-feet of commercial floor area on ground floors to include retail and restaurant uses and a 1,721 square foot rooftop restaurant;
- Construct up to approximately 12,328 square-feet of office space on upper floors;
- New pedestrian plaza totaling approximately 22,000 square-feet on Third Street;
- Construct public and private open space areas to include landscaping, shade trees, street trees, and pedestrian improvements;
- Construct related site improvements to include sidewalks, driveways, landscape, lighting, flood prevention, and public and private utility connections; and
- Construct a 14,500 square-foot retail building with a drive-through pharmacy window on approximately 1.1 acres located at the southeast corner of West Citrus Avenue and Eureka Street.

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

Name of Public Agency Approving Project: City of Redlands

On May 10, 2022, the City Council of the City of Redlands (Lead Agency) has:

- Adopted the State Street Village Sustainable Communities Environmental Assessment (SCH No. 2021110117) and adopted the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project;
- Approved Conditional Use Permit No. 1155 to allow a mixed use project that includes residential uses (apartments and condominiums) combined with commercial uses (retail, restaurant, office, and others) on the Redlands Mall site;
- Approved Commission Review & Approval No. 933 for site plan approval and architectural design review for the proposed State Street Village project;
- Approved General Plan Amendment No. 142 to amend Figure 4-1, General Plan Land Use Map, and change the land use designation to "Commercial" for five parcels totaling approximately 1.1 acres at the southeast corner of West Citrus Avenue and Eureka Street;
- Approved Commission Review & Approval No. 934 for site plan approval to construct a 14,500 square-foot single tenant retail building on 1.1 acres located at the southeast corner of West Citrus Avenue and Eureka Street;
- Approved Conditional Use Permit No 1156 to construct one lane for a proposed drive-through pharmacy window for the retail building located at the southeast corner of West Citrus Avenue and Eureka Street; and
- Approved Vesting Tentative Tract Map No. 20425 to consolidate multiple parcels on the project site, and create a total of seven parcels for development purposes plus condominium dwelling units within the proposed mixed use project on the 11.15-acre Mall site (APNs: 0171-053-01-0000 through 0171-053-06-0000); and merge five parcels located at the southeast corner of Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000 through 0171-251-10-0000) into one new parcel for development purposes.

1.	<input type="checkbox"/>	The Project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The Project will NOT have a significant effect on the environment
2.	<input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
	<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
	<input checked="" type="checkbox"/>	A Sustainable Communities Environmental Assessment was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Initial Study and Sustainable Communities Environmental Assessment, 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 Development Services Director, and may be contacted during regular business hours at (909) 798-7555 option 2.

Signature: 
 Name: Brian Foote, AICP

Date: May 11, 2022
 Title: City Planner/Planning Manager

County Clerk: post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.