



CLERK OF THE
BOARD OF SUPERVISORS

2022 OCT -5 AM 11:54

COUNTY OF SAN BERNARDINO
CALIFORNIA

DATE FILED & POSTED

Posted On: 10/15/22

Removed On: 11/17/22

Receipt No: 36-10052022

-684

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
Redlands, CA 92373

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

Contact: Sean Reilly
(909) 798-7555

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

Project Title: City Center Project (Conditional Use Permit No. 1138 and Tentative Parcel Map No. 20475)

State Clearinghouse Number: 2022070186

Project Applicant: Vantage One Real Estate Investments, LLC

Project Location: The Project site is 3.03-acres and located at the northwest corner of Eureka Street and Brookside Avenue in Downtown Redlands (APNs: 0171-211-13-0000 through 0171-211-21-0000 and 0171-101-01-0000 through 0171-101-05-0000).

City: Redlands **County:** San Bernardino

Project Description: The Project proposes to construct a new mixed-use development consisting of multi-family residential units and restaurant uses. The Project would construct 131 multifamily dwelling units and 23,476 square feet (SF) of amenity space consisting of a 9,770 SF roof deck, a 7,380 SF pool plaza, a 5,356 SF spa plaza, and a 527 SF upper lounge. The Project also proposes 10,550 SF of restaurant space on the corner of Eureka Street and Brookside Avenue. The proposed apartment building would be 4-stories with a maximum height of 55 feet from grade. The proposed restaurant buildings would be 30 feet in height. The Project would be accessed via four proposed driveways: two along Brookside Avenue, one along Eureka Street, and one along West Citrus Avenue. The Project would develop a ground floor and subterranean parking garage located beneath the proposed residential building. The Project also proposes a single-level parking structure beneath the apartment building with approximately 100 covered parking spaces to serve future residents. Access to this parking structure would be provided the internal access lane to the north of the proposed residential building. In addition to the proposed parking structure, the Project also proposes a surface lot for with 110 spaces for restaurant employees, restaurant patrons, and guests.

The Project would install a variety of ornamental shrubs and groundcovers for a total of 18,223 SF of landscape area. The proposed Project would dedicate 4 feet of right-of-way to Eureka Street. The Project would construct new 8-foot-wide sidewalks along Eureka Street, Citrus Avenue, and Brookside Avenue. New curb and gutter are proposed along the northeast property line. A new curb is also proposed along a portion of the northwest property line. The Project would install new onsite potable water infrastructure that would connect to existing 12-inch domestic water lines in Brookside Avenue and Eureka Street. Additionally, the Project would install fire water lines onsite that would connect to the existing and proposed 12-inch domestic water lines in Brookside Avenue and Eureka Street. The Project would install two new 14-inch onsite sewer lines that would connect to the existing 14-inch sewer line in First Street and a new 14-inch sewer line in Eureka Street that would connect to the existing 8-inch sewer line in North Eureka Street. The Project also proposes to realign existing public and private sewer lines within the site. The Project would install new storm drain lines throughout the site and realign existing storm drain lines. Two corrugated metal pipe (CMP) underground storage systems are proposed: one in the northeastern portion of the Project site and the other in the northwestern portion of the Project site.

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

On October 4, 2022, the City Council of the City of Redlands (Lead Agency) has:

- Denied the appeal of the Planning Commission’s approval of the City Center Sustainable Communities Environmental Assessment (SCH #2022070186), Conditional Use Permit No. 1138, and Tentative Parcel Map No. 20475.

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 SCEA and the record of Project approval, are available at: City of Redlands Planning Division, 35 Cajon Street, Suite 20, Redlands, CA 92373



October 4, 2022 Principal Planner

Signature:

Date:

Title:

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



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
 36 — 10052022 — 684
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022070186

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Redlands	LEAD AGENCY EMAIL	DATE 10052022
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

City Center Project (Conditional Use Permit No.1138 and Tentative Parcel Map No. 20475)

PROJECT APPLICANT NAME Vantage One Real Estate Investments, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (909) 798-7555
PROJECT APPLICANT ADDRESS 35 Cajon Street, Suite 20	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) | \$3,539.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

 TOTAL RECEIVED
 \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Cynthia Merendon, Deputy Clerk
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