



DATE FILED & POSTED

Posted On: 10/5/22

Removed On: 11/17/22

Receipt No: 36-10052022-683

CLERK OF THE
BOARD OF SUPERVISORS

2022 OCT -5 AM 11:34

COUNTY OF SAN BERNARDINO
CALIFORNIA

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: The Grand Project (Commission Review & Approval No. 911, TPM No. 20175, Specific Plan Amendment No. 23 to Specific Plan 45)

State Clearinghouse Number: 2022070225

Project Applicant: Vantage One Real Estate Investments, LLC

Project Location: The Project site encompasses approximately 1.49- acres and two parcels of land identified as Assessor's Parcel Numbers (APN) 0169-281-30-0000 and 0169-281-31-0000. The Project site is located at the northeast corner of Eureka Street and Redlands Boulevard in Downtown Redlands. The site is currently occupied by a commercial retail building.

City: Redlands **County:** San Bernardino

Project Description: The Project proposes to demolish the existing commercial building, surface parking and related infrastructure and to redevelop the site with a luxury apartment complex. The Project includes multi-family residential units and associated common open spaces. The Project would also develop a parking garage beneath the proposed building. The Project would include 145 multi-family dwelling units for a density of 97.3 dwelling units per acre (du/ac). The Project would also include approximately 22,948 SF of common amenity space that includes a 12,214 SF roof deck and 10,733 SF pool plaza. The proposed building would have a maximum height of 55 feet above grade. The Project would include a 2-story parking structure underneath the apartment building with a combination of 3- and 4-stories of apartment units and common space above the parking structure. The proposed Project would be accessed through driveways on Third Street and Eureka Street.

The proposed Project would dedicate a portion of the parcel on the corner of Redlands Boulevard and Third Street to the right-of-way. The Project would install new onsite potable water that would connect to existing 12-inch water lines in Eureka Street and to the existing 8-inch water lines in Redlands Boulevard and Third Street. Additionally, the Project would install fire water lines onsite that would connect to the existing 12-inch and 8-inch water lines in the rights-of-way. The Project would construct onsite sewer lines that would connect to the existing sewer line in Redlands Boulevard and Third Street. The Project would install new storm drain lines throughout the site. Additionally, the Project would install a corrugated metal pipe (CMP) underground storage system in the northwest portion of the site to collect stormwater. Multiple planter boxes would be installed for further stormwater infiltration. The Project would require a Specific Plan Amendment to increase the maximum building height in the SP45/TC-H zone to four stories.

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:


- Adopted The Grand Sustainable Communities Environmental Assessment (SCH #2022070225) and adopted the Mitigation Monitoring and Reporting Program;

QJTB04 8 05 1 0 7 4 0

- Approved Commission Review and Approval No. 911 for site plan approval and architectural design review for a proposal to construct a 145-unit multi-family apartment building four stories in height, including subterranean and surface level structured parking, courtyards, and common open space amenities;
- Approved Tentative Parcel Map No. 20175 to combine the site's fourteen existing parcels into one 1.49-acre parcel for development purposes;
- Approved Specific Plan Amendment No. 23 to Specific Plan 45 to increase maximum building height to four stories.

| | | |
|----|-------------------------------------|--|
| 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

 _____
 Date: 10-4-2022 Title: CITY 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 — 683
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022070225

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

The Grand Project (Commission Review & Approval No.911, TPM No. 20175, Specific Plan Amendment No. 23 to Specific Plan 45)

| | | |
|--|-------------------------|--------------------------------|
| 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 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 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) | | | |

- | | | | |
|---|----------|----|-------|
| <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:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE

X *Cynthia Merendon*

AGENCY OF FILING PRINTED NAME AND TITLE

Cynthia Merendon, Deputy Clerk