

Posted On: 12-20-23

Removed On: 2-1-24

Receipt No: 36-12202023-017

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 North Arrowhead Avenue San Bernardino, CA 92415

From:

Public Agency: City of Redlands
Address: 35 Cajon Street, Suite 20 Redlands, CA 92373
Contact: Ryan Murphy
Phone: 909-798-7555 ext. 7308

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023100144

Project Title: TTM No. 20528 - Pioneer Tract

Project Applicant: MLC Holdings, Inc.

Project Location (include county): City of Redlands, County of San Bernardino, California

Project Description:

The TTM 20528 Pioneer Tract Project (project) would allow for the development of 117 two-story motor court homes distributed along two new public streets ("Street A" and "Street B") on a 14.62-acre site. Individual lot sizes would range from 1,837 square feet to 3,337 square feet. The project would include nine lettered lots including a 0.5-acre stormwater detention basin (Lot I), a 1.57-acre public open space lot (Lot F), and 40,720 square feet of landscaping and private open space (Lots A, B, C, D, E, G and H).

This is to advise that the City of Redlands has approved the above (Lead Agency or Responsible Agency)

described project on 12/19/23 and has made the following determinations regarding the above described project.

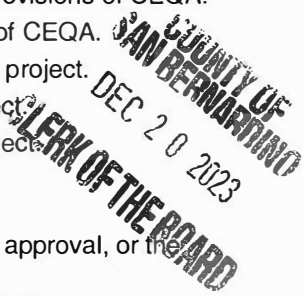
- 1. The project [ ] will [x] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures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

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Redlands Development Services, 35 Cajon Street, Suite 20 Redlands, CA 92373

Signature (Public Agency): Ryan Murphy Title: RYAN MURPHY, SENIOR PLANNER

Date: 12/19/23 Date Received for filing at OPR:





State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 36 — 12202023 — 017  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023100144

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of Redlands	LEAD AGENCY EMAIL	DATE 12202023
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE  
 TTM No. 20528- Pioneer Tract

PROJECT APPLICANT NAME MLC Holdings, Inc.	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)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	
<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:**

Cash     Credit     Check     Other

0040256740

**TOTAL RECEIVED** \$ 2,814.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Ruiz, Deputy Clerk
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