

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF AVAILABILITY & NOTICE OF INTENT TO ADOPT A
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT
IN ACCORDANCE WITH CEQA AND SB 375**

To: San Bernardino County Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Redlands, Development Services Department
P.O. Box 3005, Redlands, CA 92373-1505

Subject: Filing of Notice of Availability and Notice of Intent to adopt a Sustainable Communities Environmental Assessment (SCEA) document in compliance with Public Resources Code Section 21155.2.

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, Tentative Tract Map No. 20425, and Development Agreement No. 25)

	Brian Foote, AICP, City Planner	(909) 798 – 7555 ext. 7562
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location: The project proposes to redevelop the 11.15-acre Redlands Mall site at the southwest corner of 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 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).

Project Description:

- 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, single-level parking garages and a 6-level parking garage for a total of approximately 1,167 parking spaces;
- Construct multiple mixed-use buildings with up to 3- to 4-stories;
- Construct up to 700 multifamily dwelling units (apartments and condominiums), to include live/work, studio, one-bedroom, two-bedroom, and three-bedroom units;
- Construct a 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 a 14,500 square-foot retail building with a drive-through window to relocate a CVS Pharmacy to the southeast corner of Citrus Avenue and Eureka Street;
- Construct public and private open space areas to include landscaping, shade trees, street trees, and pedestrian improvements; and
- Construct related site improvements to include sidewalks, driveways, landscape, lighting, flood prevention, and public and private utility connections.

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

Public Review Process:

This is to advise that an Initial Study has been prepared in accordance with the CEQA Guidelines, there is no substantial evidence of any potentially significant environmental effects from the proposed project, and the City of Redlands has determined that a Sustainable Communities Environmental Assessment (SCEA) is the appropriate CEQA environmental document for the proposed project. After public review of the Initial Study is completed, the City Council may propose to adopt a Sustainable Communities Environmental Assessment (SCEA) in accordance with State law and Section 21155.2 of the California Public Resources Code (PRC).

The Initial Study and Sustainable Communities Environmental Assessment (SCEA) document is available in the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>. The project plans and related documents are available for public review at the Planning Division counter located at 35 Cajon Street, Suite 20, Redlands, CA 92373 during regular business hours.

A Planning Commission public hearing for this project is tentatively scheduled for Tuesday, December 14, 2021, beginning at 4:00 p.m., to discuss and make a recommendation to the City Council on the above-referenced project. Please contact the staff member below for further information about project status or a hearing date.

How to Submit Comments:

The proposed Initial Study will be available for public review and comment from November 5, 2021, to December 6, 2021. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on December 6, 2021, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: 'bfoote@cityofredlands.org'

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Brian Foote, City Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Brian Foote, City Planner
35 Cajon St., Suite 20
Redlands, CA 92373

Written comments may be submitted via facsimile (fax) to: (909) 792 – 8715

**Deadline to submit public comments:
December 6, 2021, by 5:30 p.m.**



Signature

Brian Foote
Name

City Planner/Planning Manager
Title

November 3, 2021
Date