

**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:** City Center Project (Conditional Use Permit No. 1138, Tentative Parcel Map No. 20475, and a Minor Fence Exception Permit)

	Sean Reilly, Principal Planner	(909) 798 – 7555 ext. 7344
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

**Project Location:** The Project site encompasses approximately 3.03-acres and 17 parcels of land. The Project site is 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).

**Project Description:**

The Project proposes to construct a new mixed-use development consisting of multi-family residential units and restaurant uses. The Project would also develop a ground floor and subterranean parking garage located beneath the proposed residential building. The Project includes 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 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 112 spaces for restaurant employees, restaurant patrons, and guests.

The Project would install a variety of ornamental shrubs and groundcovers for a total of 17,303 SF of landscape area. The proposed Project would dedicate 5 feet of right-of-way to Citrus Avenue and 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).

#### **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 August 23, 2022, beginning at 4:00 p.m., to discuss and make a decision 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 July 13, 2022, to August 12, 2022.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on August 12, 2022, to the City of Redlands Planning Division.

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

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

Written comments may be delivered to:  
City of Redlands, Planning Division  
Attn: Sean Reilly, Principal 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:  
August 12, 2022, by 5:30 p.m.**

  
Signature

 Sean Reilly  
Name

Principal Planner  
Title

July 13, 2022  
Date