

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

	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 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.

**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 146 multi-family dwelling units for a density of 98.7 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).

## 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 14, 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.

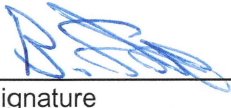
Written comments should be submitted via e-mail to: 'sreilly@cityofredlands.org'

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

Brian Foote  
Name

City Planner  
Title

July 13, 2022  
Date