



CLERK OF THE
BOARD OF SUPERVISORS

NOTICE OF DETERMINATION

2022 MAY 11 AM 10:11
COUNTY OF SAN BERNARDINO
CALIFORNIA

LATE FILED & POSTED

Posted On: 5-11-22

Removed On: 6-23-22

Receipt No: 36-05112022332

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

San Bernardino County Clerk of the Board
385 N. Arrowhead Avenue
San Bernardino, CA 92415

FROM: City of Redlands
35 Cajon Street, Suite 20
P.O. Box 3005
Redlands, CA 92373

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

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, and Vesting Tentative Tract Map No. 20425.

State Clearinghouse Number: 2021110117

Project Applicant: Village Partners Ventures, LLC, and VPV State Street Village, LLC

Project Location: The Project site is located at the Redlands Mall site at the southwest corner of W. 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 also 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).

City: Redlands **County:** San Bernardino

Project Description: The project proposes to redevelop the 11.15-acre Redlands Mall site with a mixed use project that includes residential and commercial uses within five new multi-tenant buildings, to include the following:

- 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 parking garages and a five-level parking structure for a total of approximately 1,326 parking spaces;
- Construct five mixed-use buildings up to 3- to 4-stories high;
- Construct up to 700 multifamily dwelling units (apartments and condominiums), to include live/work, studio, one-bedroom, two-bedroom, and three-bedroom units;
- Construct an approximately 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 public and private open space areas to include landscaping, shade trees, street trees, and pedestrian improvements;
- Construct related site improvements to include sidewalks, driveways, landscape, lighting, flood prevention, and public and private utility connections; and
- Construct a 14,500 square-foot retail building with a drive-through pharmacy window on approximately 1.1 acres located at the southeast corner of West Citrus Avenue and Eureka Street.

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

Name of Public Agency Approving Project: City of Redlands

On May 10, 2022, the City Council of the City of Redlands (Lead Agency) has:

- Adopted the State Street Village Sustainable Communities Environmental Assessment (SCH No. 2021110117) and adopted the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project;
- Approved Conditional Use Permit No. 1155 to allow a mixed use project that includes residential uses (apartments and condominiums) combined with commercial uses (retail, restaurant, office, and others) on the Redlands Mall site;
- Approved Commission Review & Approval No. 933 for site plan approval and architectural design review for the proposed State Street Village project;
- Approved General Plan Amendment No. 142 to amend Figure 4-1, General Plan Land Use Map, and change the land use designation to "Commercial" for five parcels totaling approximately 1.1 acres at the southeast corner of West Citrus Avenue and Eureka Street;
- Approved Commission Review & Approval No. 934 for site plan approval to construct a 14,500 square-foot single tenant retail building on 1.1 acres located at the southeast corner of West Citrus Avenue and Eureka Street;
- Approved Conditional Use Permit No 1156 to construct one lane for a proposed drive-through pharmacy window for the retail building located at the southeast corner of West Citrus Avenue and Eureka Street; and
- Approved Vesting Tentative Tract Map No. 20425 to consolidate multiple parcels on the project site, and create a total of seven parcels for development purposes plus condominium dwelling units within the proposed mixed use project on the 11.15-acre Mall site (APNs: 0171-053-01-0000 through 0171-053-06-0000); and merge five parcels located at the southeast corner of Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000 through 0171-251-10-0000) into one new parcel for development purposes.

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 Initial Study and Sustainable Communities Environmental Assessment, supporting technical reports, comments and responses to comments, and the record of project approval are available to the general public and may be examined at the City of Redlands Development Services Department, Planning Division office, located at 35 Cajon Street, Suite 20, Redlands, CA 92373. The custodian of records is the Development Services Director, and may be contacted during regular business hours at (909) 798-7555 option 2.

Signature: 
 Name: Brian Foote, AICP

Date: May 11, 2022
 Title: City Planner/Planning Manager

County Clerk: 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 — 5112022 — 332
 STATE CLEARINGHOUSE NUMBER (If applicable)
2021110117

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Redlands	LEAD AGENCY EMAIL	DATE 5112022
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE
 State Street Village Project: General Plan Amendment No. 142, Conditional Use Permit No. 1155 and No. 1156

PROJECT APPLICANT NAME Village Partners Ventures, LLC, and VPV State Street Village, 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)			
<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

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X <i>Cynthia Merendon</i>	AGENCY OF FILING PRINTED NAME AND TITLE Cynthia Merendon, Deputy Clerk
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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

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due).*

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due).*

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 P.O. Box 944209
 Sacramento, California 94244-2090