

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019069016

Project Title: Orange Avenue Luxury Apartments Project

Lead Agency: City of Redlands Contact Person: Sean Reilly, Associate Planner
Mailing Address: 35 Cajon Street, Suite 20 Phone: (909) 798-7555
City: Redlands Zip: 92373 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Redlands
Cross Streets: West side of Alabama Street, north and south sides of Orange Avenue Zip Code: 92373
Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 7.24 " N / 117 ° 12 ' 35.8 " W Total Acres: 21.84
Assessor's Parcel No.: Multiple See Project Description Section: 21 Twp.: 1 South Range: 39 West Base: SB
Within 2 Miles: State Hwy #: I-10 Freeway Waterways: Zanja Wash
Airports: N/A Railways: BNSF Schools: Montessori, ACA, Grove

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ X ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ X ] Rezone JUN 05 2019 [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ X ] Site Plan [ ] Land Division (Subdivision, etc.) [ X ] Other: S.P. Amendment

Development Type:

- [ X ] Residential: Units 328 Acres 21.84
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ X ] Other: Clubhouse, Splash Pad, Pool, Hot Tub, Outdoor Fireplaces

Project Issues Discussed in Document:

- [ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ X ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Growth Inducement
[ X ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ X ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Present: Vacant & Unoccupied Residences, Zoning: EV/AP & EV3000/RM, Land Use: Medium Density Residential (MDR)

Project Description: (please use a separate page if necessary)

The project would develop a 328-unit low-rise luxury apartment complex spanning the northern and southern portions of the project site. The apartment complex would include six new 3-story apartment buildings and a clubhouse (with a total building area of 206,322 square feet). The apartment buildings would include a combination of one, two and three-bedroom units. Some of the apartment units would feature garages on the first floor and balconies on the second floor. A total of 739 parking spaces would be available within the complex, including both covered and uncovered spaces, as well as Americans with Disabilities Act (ADA) van accessible spaces. The project would include 348,230 square feet of landscaping area, plus 6,389 square feet of landscaping area within parking areas. APN's 0292-167-08, 11, 12, 13, 18, 25, and 0292-168-03, 16, 21, 22.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

6 - 5 - 2019

SCH COMPLIANCE

7 - 5 - 2019

Project Sent to the following State Agencies

- [ X ] Resources Cal EPA
[ ] Boating & Waterways [ ] ARB: Airport & Freight
[ ] Central Valley Flood Prot. [ ] ARB: Transportation Projects
[ ] Coastal Comm [ ] ARB: Major Industrial/Energy
[ ] Colorado Rvr Bd Resources, Recycl.& Recovery
[ ] Conservation SWRCB: Div. of Drinking Water
[ X ] CDFW # 6 SWRCB: Div. Drinking Wtr #
[ ] Cal Fire SWRCB: Div. Financial Assist.
[ ] Historic Preservation [ X ] SWRCB: Wtr Quality
[ X ] Parks & Rec [ ] SWRCB: Wtr Rights
[ ] Bay Cons & Dev Comm. [ X ] Reg. WQCB # 8
[ X ] DWR [ X ] Toxic Sub Ctrl-CTC
[ ] CalSTA
[ ] Aeronautics
[ X ] CHP
[ X ] Caltrans# 8
[ ] Trans Planning
[ ] Other
[ ] Education
[ ] Food & Agriculture
[ ] HCD
[ ] OES
[ ] State/Consumer Svcs
[ ] General Services
[ ] Yth/Adlt Corrections
[ ] Corrections
[ ] Independent Comm
[ ] Delta Protection Comm
[ ] Delta Stewardship Council
[ ] Energy Commission
[ X ] NAHC
[ X ] Public Utilities Comm
[ ] Santa Monica Bay Restoration
[ ] State Lands Comm
[ ] Tahoe Rgl Plan Agency
[ ] Conservancy
[ ] Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069016

Please forward late comments directly to the Lead Agency

AQMD/APCD 33/24

(Resources: 6 / 8)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #8                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #8                         |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input checked="" type="checkbox"/> State Lands Commission                   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #6               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 5, 2019 Ending Date July 5, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>First Carbon Solutions, Inc.</u>	Applicant: <u>SD Homes Enterprises</u>
Address: <u>650 E. Hospitality Lane, Suite 125</u>	Address: <u>2358 University Ave, Suite 33</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>San Diego, CA 92104</u>
Contact: <u>Charles Holcombe</u>	Phone: <u>(619) 291-2229</u>
Phone: <u>909-884-2255</u>	

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**Signature of Lead Agency Representative:**  **Date:** 6/3/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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