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 #

Project Title: 913 California Street, The Commons at California Project

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

Project Location: County: San Bernardino | City/Nearest Community: Redlands
Cross Streets: California Street, Metrolink Rail Line | Zip Code: 92374
Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ′ 54.05 ″ N / 117 ° 13 ′ 37.53 ″ W Total Acres: 5.1
Assessor's Parcel No.: 292-034-10 and -17 | Section: 15 | Twp.: 1S | Range: 2W | Base: SBBM
Within 2 Miles: State Hwy #: I-10, SR-210 | Waterways: Santa Ana River, Mission Channel
Airports: San Bernardino Intl. Airport | Railways: Metrolink | Schools: Mission ES

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 60,224 Acres 5.1 Employees 31
☐ 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
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present Land Use: vacant, undeveloped; Zoning: EV/CG; General Plan Designation: Commercial

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

The proposed project includes the subdivision of the project site into three parcels to facilitate the development of a four story, 55,186-square-foot business hotel containing 90 rooms (Parcel 1), an approximately 1,450-square-foot drive-through coffee shop (Parcel 2), a 3,588-square-foot semi-automated car wash (Parcel 3). Other site improvements include a new main signalized entrance, a secondary right-in/right-out entrance, a new street connection from the main entrance to the proposed car wash, a 7,471-square-foot infiltration basin at the northwest corner of the site, retaining walls along Mission Channel at the west side of the project site, 78,897 square feet of landscaped area, drive aisles, pedestrian walkways, new fencing along the project site boundaries, and trash enclosures.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date June 5, 2025 Ending Date July 7, 2025

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 1500 Iowa Avenue, Suite 200
City/State/Zip: Riverside, CA, 92507
Contact: Lauren Peachey
Phone: (510) 462-1430

Applicant: Heimann Development Group LLC
Address: 51 Modesto
City/State/Zip: Irvine CA 92602
Phone: _____

Signature of Lead Agency Representative: _____ Digitally signed by Sean Reilly Date: 2025.05.30 11:24:32 -07'00' **Date:** _____

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