

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Avenue San Bernardino, CA 92415

From:

Public Agency: City of Redlands
Address: 35 Cajon Street, Suite 20 P.O. Box 3005, Redlands, CA 92373
Contact: Sean Reilly
Phone: (909) 798-7555

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025060163

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

Project Applicant: Heimann Development Group LLC, 51 Modesto, Irvine, CA 92602

Project Location (include county): 913 California Street, Redlands, San Bernardino County

Project Description:

The project would subdivide the project site into 3 parcels to develop a 4 story, 55,186-sf business hotel with 90 rooms, a 1,450-sf drive-through coffee shop, a 3,588-sf car wash, 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-sf infiltration basin, retaining walls along Mission Channel, 78,897 sf of landscaped area, drive aisles, pedestrian walkways, new fencing, and trash enclosures.

This is to advise that the City of Redlands has approved the above (Lead Agency or Responsible Agency)

described project on August 12, 2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Redlands City Hall, 35 Cajon Street, Suite 20, Redlands, CA 92373

Signature (Public Agency): [Signature] Title: Principal Planner

Date: August 13, 2025 Date Received for filing at OPR: