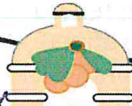


CLERK OF THE  
BOARD OF SUPERVISORS

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SAN BERNARDINO COUNTY  
CALIFORNIA



# REDLANDS "A CITY THAT WORKS"

**CLERK OF THE BOARD**

**Received on:** 6-27-24

**Remove on:** 8-1-24

## NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

**Date:** June 28, 2024

**To:** California State Clearinghouse  
Responsible and Trustee Agencies

**Subject:** Notice of Preparation of a Subsequent Environmental Impact Report for the proposed Redlands RHNA Rezone Project in the City of Redlands

**Lead Agency:** City of Redlands

**Contact:** Kevin Beery, Senior Planner

**Project Title:** Redlands RHNA Rezone Project

**Project Location:** The City of Redlands Housing Element Regional Housing Needs Allocation (RHNA) includes a total of 196 housing sites identified to allow for additional housing in the City of Redlands. Of the 196 sites, the Rezone Project ("proposed Project", "Project") includes a total of 23 sites, encompassing approximately 109.25 acres, were identified as requiring rezoning to meet the City's assigned housing production target. The sites to be rezoned (including Site 24, collectively the "Project site", "sites"), encompasses approximately 116.19 acres. The Project site is broken up into two distinct areas (see Figure 1, *Project Location*).

- Sites 1 through 16A and 24 are in the western portion of the City, approximately 0.75 miles south of the I-10, bordered to the north by Citrus Avenue, the south by Orange Avenue, the west by New Jersey Street, and the east by Kansas Street. These sites are within the East Valley Corridor Specific Plan (EVCSP) which aims to strengthen the local economy, attract major businesses, and result in the orderly and aesthetic development of industrial, commercial, and residential areas.
- Sites 17 through 23 are centrally located in the City, approximately 1.25 miles northeast of Sites 1 through 16A and 0.32 miles east of SR-210, south of San Bernardino Avenue. The sites are located in North Redlands north of I-10 and Downtown Redlands.

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Redlands (City), as lead agency, will prepare a Draft Subsequent Environmental Impact Report (Draft SEIR) for the Project. Pursuant to Section 15082(a) of the State CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee

agencies, the San Bernardino County Clerk, and other interested parties with information describing the Proposed Project and its potential environmental effects. The City is soliciting your comments on the scope of the analysis to be contained in the Draft SEIR.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is **30 calendar days** starting on **July 1, 2024, and ending on July 31, 2024**. Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to **State CEQA Guidelines Section 15082(b)** and must include the name of a contact person at your agency or organization. Please send or e-mail your written responses to:

Kevin Beery, Senior Planner  
City of Redlands  
P.O. Box 3005  
Redlands, CA 92373  
Email: [kbeery@cityofredlands.org](mailto:kbeery@cityofredlands.org)

Copies of the NOP and Initial Study are available for review at the following locations:

City of Redlands, Planning Division  
35 Cajon Street, Suite 20  
Redlands, CA 92373

A.K. Smiley Public Library  
125 W. Vine Street  
Redlands, CA 92373  
(909) 798 – 7565

The document can also be accessed on the City’s website at:  
<https://www.cityofredlands.org/post/environmental-documents>

**Notice of Scoping Meeting:** Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties as to the scope and content of the Draft SEIR. The Responsible/Trustee Agency scoping meeting will be held at the following time and location: **July 18, 2024, at 4:30 p.m.** online via Zoom webinar, which can be accessed at the following link:  
<https://cityofredlands.zoom.us/j/81507164112>

Or Telephone:  
877 853 5247 US Toll Free  
888 788 0099 US Toll Free

If you have further questions or require additional information, please contact Kevin Beery, Senior Planner, at (909) 798-7562, or send an email to ‘[kbeery@cityofredlands.org](mailto:kbeery@cityofredlands.org)’.

*Kevin Beery*  
\_\_\_\_\_  
Kevin Beery  
Senior Planner

June 28, 2024  
\_\_\_\_\_  
Date

**Project Description:** Pursuant to Housing Element Program 1.1-1, the City of Redlands is proposing to rezone 24 sites for the purpose of increasing residential development capacity. The Project includes the following components: a General Plan Amendment (GPA) to change the land use designations to enable the proposed rezoning, Specific Plan Amendments (SPA) to remove 15 of the sites out of the EVCSP and 3 sites from Concept Plan 4, and Zone Change to allow for future medium and high-density residential development within the Project site.

According to the Housing Element, upon rezoning the Project site could yield 2,436 housing units through a development horizon of 2035. No specific development project is proposed as part of this Project, but the forthcoming Draft SEIR will assume and analyze anticipated impacts associated with the future development of 2,436 housing units and 151,048.46 SF of Public/Institutional development compared to buildout under the existing General Plan land use and zoning designations (i.e., the *status quo*). The Draft SEIR will also programmatically analyze any impacts associated with the demolition of the existing uses onsite. Existing and proposed General Plan land use and zoning district designations are shown in Table 1 *Existing and Proposed Land Use and Zoning*.

Table 1: Existing and Proposed Land Use and Zoning

Plot Number	APN	Acres	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning	Proposed Zoning	Existing Residential Buildout Capacity (Dwelling Units)	Existing Non-Residential Buildout Capacity (SF)	Proposed Density (DU/Acre)	Proposed Maximum Buildout (DU/Acre)
1	0292-163-02-0000	8.91	Commercial/Industrial	MDR	EV/IC	R-2	0	194,059.8	15	133
2	0292-163-03-0000	4.26	Commercial/Industrial	MDR	EV/IC	R-2	0	92,782.8	15	63
3	0292-165-05-0000	5.84	Commercial/Industrial	HDR	EV/IC	R-3	0	127,195.2	30	175
4	0292-165-06-0000	3.15	Commercial/Industrial	HDR	EV/IC	R-3	0	66,607.0	30	94
5	0292-165-07-0000	1.07	Commercial/Industrial	HDR	EV/IC	R-3	0	23,304.6	30	32
6	0292-165-08-0000	1.9	Commercial/Industrial	HDR	EV/IC	R-3	0	41,382.0	30	57
7	0292-165-09-0000	1.9	Commercial/Industrial	HDR	EV/IC	R-3	0	41,382.0	30	57
8	0292-165-10-0000	4.07	MDR	MDR	EV3000RM	EV2500RM	40	0	15	61
9	0292-165-16-0000	2.5	Commercial/Industrial	HDR	EV/IC	R-3	0	54,450.0	30	75
10	0292-165-17-0000	4.03	Commercial/Industrial	HDR	EV/IC	R-3	0	87,773.4	30	120
10A	0292-165-04-0000	0.08	Commercial/Industrial	MDR	EV/IC	R-3	0	1,742.4	30	2
11	0292-167-02-0000	4.70	Commercial/Industrial	MDR	EV/IC	R-2	0	102,366.0	30	70
12	0292-167-07-0000	2.31	Commercial/Industrial	MDR	EV/IC	R-2	0	50,311.8	30	34
13	0292-167-28-0000	4.70	Commercial/Industrial	HDR	EV/IC	R-3	0	103,019.4	30	141
14	0292-167-29-0000	4.21	Commercial/Industrial	HDR	EV/IC	R-3	0	91,693.8	30	126
15	0292-167-30-0000	8.86	Commercial/Industrial	HDR	EV/IC	R-3	0	192,970.8	30	265
15A	0292-167-17-0000	0.02	Commercial/Industrial	HDR	EV/IC	R-3	0	435.6	30	1
16	0292-201-20-0000	10.65	Commercial/Industrial	MDR	EV/IC	R-2	0	231,957.0	30	159
16A	0292-201-14-0000	0.01	Commercial/Industrial	MDR	EV/IC	R-2	0	217.8	15	0
17	0167-141-04-0000	14.05	Commercial/Admin Professional	MDR	CP-4	R-2	0	306,009.0	15	210
18	0167-141-05-0000	5.0	Commercial/Admin Professional	HDR	CP-4	R-3	0	108,900.0	30	150
19	0167-141-06-0000	6.31	Commercial/Admin Professional	HDR	CP-4	R-3	0	137,431.8	30	189
20	0169-021-02-0000	4.76	MDR	MDR	A-1	R-2	1	0	15	71
21	0169-021-11-0000	1.64	MDR	MDR	R-1	R-2	9	0	15	24
22	0167-151-23-0000	0.33	HDR	HDR	R-2	R-3	4	0	27	9
23	0167-161-10-0000	3.96	HDR	HDR	R-2	R-3	57	0	27	118
24	0292-165-15-0000	6.94	Commercial/Industrial	Public/Institutional (PI)	EV/IC	EV/VP	0	151,048.46	0.5 Floor Area Ratio (FAR)	151,048.46 SF
<b>Total</b>		<b>116.19</b>					<b>111</b>	<b>2,209,040.66</b>		<b>2,436</b>

*Proposed General Plan Amendment*

The General Plan land use designations of all sites, except for Sites 8, 20, 21, 22, 23 and 24, would be amended from Commercial/Industrial or Commercial/Administrative Professional to Medium Density Residential or High Density Residential and would have a planned density of 15 and 27 dwelling units per acre (DU/acre), respectively. The intent of the Medium Density Residential land use category is to provide areas for the development of attached, detached, and/or mixed residential uses with a range of densities and housing types. Areas designated Medium Density are generally more suitable for development in the low- to mid-level of the permitted density range for this category. Housing types may include detached single-family dwellings with one or more dwellings per lot, two-family dwellings (two attached dwellings), and multi-family dwellings (three or more attached dwellings). The intent of the High Density Residential land use category is to provide for the development of attached, detached, and/or mixed residential uses with a range of densities and housing types. Areas designated High Density are generally more suitable for development at the mid- to high-level of the density range for this category. Site 24 would require a GPA to change its existing land use designation from Commercial/Industrial to Public Institutional to be more aligned with the site's current use as a school, and achieve compatibility with adjacent proposed residential General Plan land use designations.

*Proposed Zone Change*

All the sites would require a zone change to allow for medium and high-density residential development, except for Site 24, which would require a zone change to allow for Public/Institutional land uses. The zone change would allow the zoning designation of Site 24 to be more aligned with the site's current use as a school, and achieve compatibility with adjacent proposed residential zones. A majority of the sites are currently within the EVCSP (sites 1-16A) or Concept Plan No. 4 (Sites 17-19) and would be de-annexed from the Specific Plan and zoned either Multiple Family Residential (R-2) or Multiple Family Residential (R-3). The Multiple Family Residential (R-2) zoning designation allows for single and multi-family development with a maximum density of 3,000 square feet (SF) of lot area per dwelling unit, which equates to approximately 15 DU/acre. The Multiple Family Residential (R-3) zoning designation also allows for single-family and multi-family developments with an allowed density of 1,450 SF of lot area per dwelling unit, which equates to approximately 30 DU/acre. Site 8 located on Iowa Street would remain in the EVCSP but would require a SPA to modify the zoning of the site from Multi-Family Residential-3000 District to Multi-Family Residential-2500 District. The Multi-Family Residential-2500 District zoning is intended to provide for the development of high-quality apartments on large lots with a maximum density of 15 DU/acre with a minimum of 2,500 SF of lot space for each dwelling unit. Sites 20-23 would require a zone change from their current Agriculture, Single Family Residential (R-1), and Multiple Family Residential (R-2) zoning designations to Multiple Family Residential (R-2) and Multiple Family Residential (R-3) zoning designations.

*Proposed Specific Plan Amendment*

A SPA would be required to remove Sites 1 through 16A, except for Sites 8 and 24, from the EVCSP and place them in either the Multiple Family Residential (R-2) or Multiple Family Residential (R-3) base zoning district. Site 8 would remain within the EVCSP but would require a SPA to change the zoning for the site from Multi Family Residential 3000-District to Multi Family Residential-2500 District. Similarly, Site 24 would remain within the EVCSP but would require a SPA to change the Specific Plan zoning from Commercial/Industrial to Public/Institutional. Sites 17 through 19 would be deannexed from Concept Plan No. 4.



*Comparison of Approved General Plan Buildout to Proposed Land Uses*

As detailed in Table 2, *Comparison of Approved General Plan Buildout to Proposed Project*, buildout of the proposed Project would convert approximately 2,057,992.2 square feet of planned nonresidential floor area, based on allowed floor area ratio under the General Plan, to residential uses with an allowed capacity of 2,436 units.

**Table 2: Comparison of Approved General Plan Buildout to Proposed Project**

Land Use	Unit	Sites 1-16A		Sites 17-24		GP Total	Proposed Total	Proposed Project minus Approved GP
		Approved GP	Proposed Project	Approved GP	Proposed Project			
CI	SF	1,505,651.40	-	151,048.46	-	1,656,699.86	-	(1,656,699.86)
C	SF	-	-	552,340.80	-	552,340.80	-	(552,340.80)
PI	SF	-	-	-	151,048.46	-	151,048.46	151,048.46
MDR	DU	40	522	10	305	50	827	777
HDR	DU	-	1143	61	466	61	1609	1,548
<b>Total Residential</b>	<b>DU</b>	<b>40</b>	<b>1665</b>	<b>71</b>	<b>771</b>	<b>111</b>	<b>2,436</b>	<b>2,325</b>
<b>Total Nonresidential</b>	<b>SF</b>	<b>1,505,651.40</b>	<b>0</b>	<b>703,389.26</b>	<b>151,048.46</b>	<b>2,209,040.66</b>	<b>151,048.46</b>	<b>(2,057,992.20)</b>

*Infrastructure Improvements*

Roadways and utilities may be required to support development within the Project site. Possible onsite infrastructure improvements that may be necessary for future residential development projects include storm drains, wastewater, water (potable and reclaimed), and dry utilities within the Project site or its vicinity. Specific infrastructure improvements required to support residential development within the Project site are not known at this time and will not be evaluated until a development project is proposed.

**Environmental Issues:** Based on the Initial Study, the City anticipates that the following environmental topic areas will be addressed in the Draft SEIR:

- Agriculture and Forestry Resources
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

**Environmental Issues not Potentially Affected:** As analyzed and determined in the Initial Study, no significant impacts associated with Aesthetics, Biological Resource, Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire would occur as a result of the Project, and therefore these factors will not need to be analyzed further in the Draft SEIR.

**Figures**

- Figure 1 Project Location
- Figure 2 Project Aerial
- Figure 3 Project Aerial

Figure 1 – Project Location

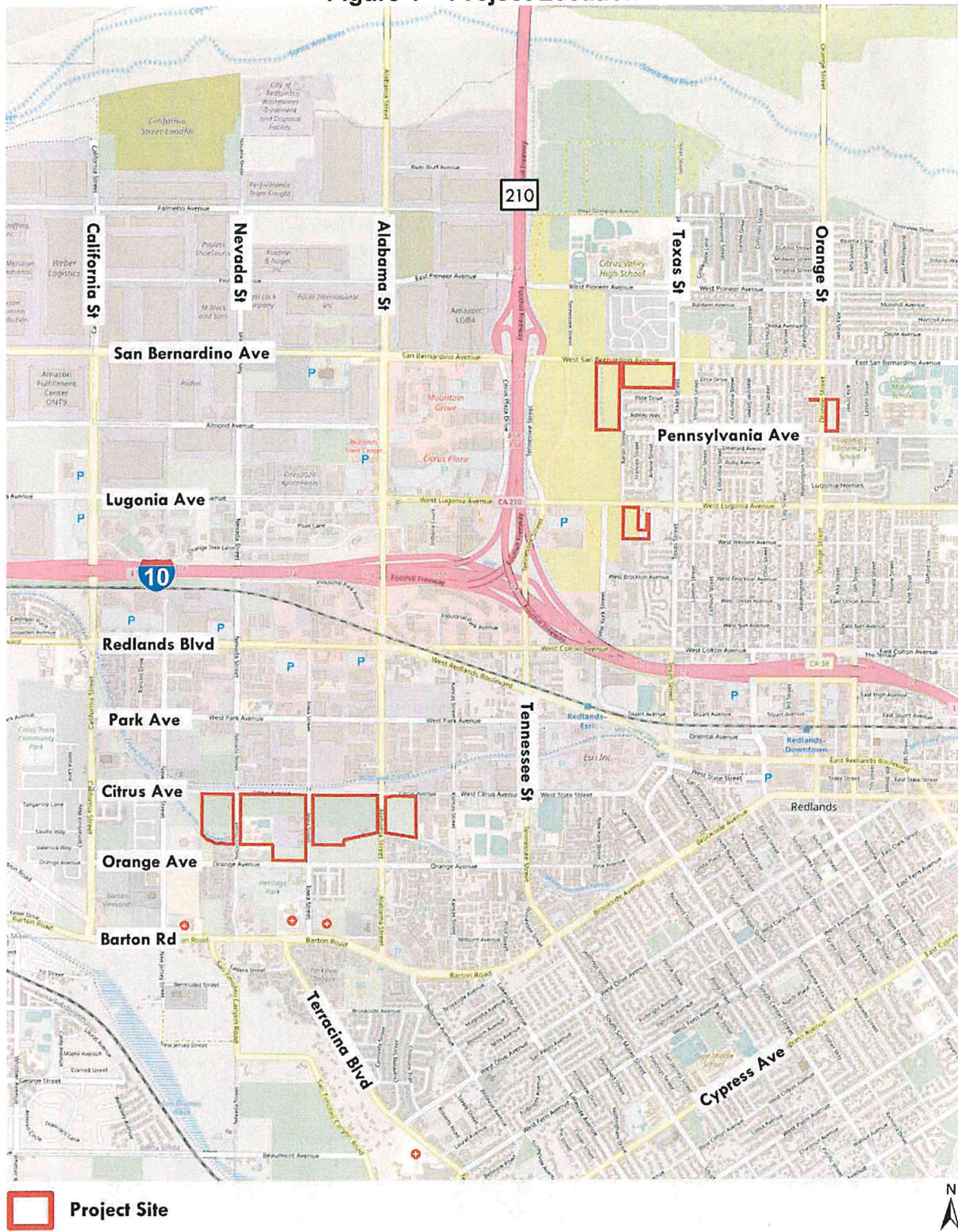




Figure 2 – Project Aerial



Project Site



Figure 3- Project Aerial

