

SECTION 1: INTRODUCTION

1.1 - Overview of the CEQA Process

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the proposed Redlands Crossing Center (State Clearinghouse No. 2007081111). This document is prepared in conformance with CEQA (California Public Resources Code, § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.). This Draft EIR is intended to serve as an informational document for the public agency decision-makers and the public regarding the Redlands Crossing Center (Project).

1.1.1 - Overview

The Project site is designated Commercial (C) per the City of Redlands General Plan Land Use Map (November 2010). This commercial designation allows for a variety of commercial activities ranging from shopping center to business parks. The Project site is also within the boundaries of the East Valley Corridor Specific Plan, and Cities Pavilion Concept Plan. The Cities Pavilion Concept Plan functions as a development suitability analysis and land use plan which identifies development opportunities and constraints within the Development Envelope, including physical characteristics, public services and facilities, capacity of the circulation system, and existing or planned uses or adjacent properties. The intent of the Concept Plan is to establish limits, parameters, and planning objectives to guide development based on the identified development constraints and opportunities. According to the City of Redlands Zoning Map (November 2010), the Project site is zoned as East Valley Corridor Specific Plan and Concept Plan No.4 (CP4). Allowable uses within CP4 Zoning include General Commercial District (GC) and Administrative Professional (AP).

In 2007, the Project initially proposed for 310,000 square feet of commercial retail uses at the Project site. The Project would be anchored by a Walmart and would contain smaller complimentary retail, casual dining, and fuel station uses. The City originally issued the Notice of Preparation (NOP) for the Project on August 20, 2007.

However, the Project was revised after transmittal of the original NOP and thus, a Revised NOP was issued on February 27, 2009. The Project now includes approval of a Tentative Parcel Map consisting of 11 parcels. The Redlands Crossing Walmart will be located on Parcel No. 10 and would consist of an approximate area of 215,000 square feet. The Redlands Crossing Walmart is proposed for build-out at the northwest corner of the extension of New York Avenue and Pennsylvania Avenue in Redlands. Access to the Redlands Crossing Walmart will be located off San Bernardino Avenue, Tennessee Street, New York Street, and Pennsylvania Avenue. The Redlands Crossing Walmart will offer groceries and general retail merchandise including, but not limited to, alcohol for off-site consumption, pool chemicals, petroleum products, pesticides, and paint products. The Redlands

Crossing Walmart will operate 24 hours per day. The Redlands Crossing Walmart may have outdoor seasonal sales and storage. In addition, a garden center with an exterior customer pick-up facility for pre-paid bagged, garden supplies, such as potting soil, mulch, and manure are planned for. The garden center will operate 24 hours per day. The exterior pick-up facility will have an attendant to assist customer loading. The exterior pick-up facility will not accommodate direct sales. The exterior pick-up facility will operate the same hours as the Redlands Crossing Walmart and garden center.

The Redlands Crossing Walmart will also include a Tire & Lube Express, which will provide routine servicing and preventive maintenance of vehicles. The tire and lube facility will have limited hours of operation (Monday through Sunday 8:00 a.m. to 10:00 p.m.). In addition, the Redlands Crossing Walmart will also include a pharmacy and possibly a vision, hearing and medical care center, food service, a photo studio and photo finishing center, a banking center and an arcade, and other similar services inside the store. The store building will include, without limitation, truck doors, trash compactors, recycling area, and loading facilities.

Parcels 1-9 will consist of approximately 60,500 square feet of building area, and will be located west and north of the Redlands Crossing Walmart along Tennessee Street and San Bernardino Avenue. These Parcels will be entitled for various commercial/retail uses including three drive-thru fast-food facilities and one retail facility with a drive-thru lane. Implementation of the Project will also incorporate, as previously described, one surface level infiltration basin and four (4) underground infiltration basins. Parcel 1 will be entitled for retail and a gas station, which will be located at the southwest corner of the Project site, near the intersection of Tennessee Street and Pennsylvania Avenue. The gas station will include six pumps (12 dispensers), 3,000 square feet of retail uses with a drive-thru component, and a self-service car wash. Parcels 1-9 will be graded and constructed at the same time the Redlands Crossing Walmart is graded and constructed. Generally, the color scheme, landscaping, etc. of Parcels 1-9 will be of similar design as the Redlands Crossing Walmart design (i.e. California contemporary retail). In addition, Lot A of the Project will consist of an approximately 0.52 acre surface level infiltration basin. .

Parcel 11 (totaling 9.16 acres), is located between the extension of New York Street and Karon Avenue, immediately east of the Project site to be developed as described above, is under common ownership with the Project site. Activities in Parcel 11 will consist of off-site mass-grading and infrastructure improvements provided to support development of the Project site. Off-site improvements within this area include storm drain facility improvements related to the construction of New York Street, a block wall immediately to the West of Karon Street and mass-grading to “match” grade elevations between Karon Street and future New York Street. In addition, a landscape buffer will be located on the west side of Karon Street, which is part of the off-site improvements as proposed by the Project. This landscape buffer is a requirement of the East Valley Corridor Specific Plan and Concept Plan No.4 (CP4), in order to buffer the Project from the residences on the east side of Karon Street. Development of Parcel 11, beyond the activities described above, is not part of this Project, and is outside of the scope of this Environmental Impact Report.

There is an existing operational 126,000 square-foot Walmart discount store (Store No. 1693) located at 2050 West Redlands Boulevard, approximately 1.25 miles southwest of the Project site, which, like the proposed store, includes a grocery component. Although likely to close once the new store opens since both stores service similar geographic areas, the timing of the closure of the existing Walmart store is unknown. Although Walmart is seeking to re-tenant the store once it vacates, the timing of the establishment of a new tenant(s) is also unknown. Therefore, upon development of the Project, the existing Walmart could be either vacant (due to no replacement tenants) or could be re-tenanted upon Opening Year 2013. Consequently, this EIR analyzes potential “worst-case” impacts with respect to the existing Walmart store. For example, analysis of Air Quality, Greenhouse Gases, Noise, and Traffic will assume the existing Walmart to be re-tenanted upon Opening Year 2013. In this case, impacts will be worst-case in that both stores will be occupied and will emit greater air and greenhouse gas emissions and increased noise and traffic levels. In contrast, the analysis of Urban Decay estimates the scenario that the existing Walmart site will be vacant upon Opening Year 2013. In this case, impacts would be worst-case in that the existing store could potentially be closed long-term and potentially create urban decay for the surrounding area.

1.1.2 - Purpose and Authority

This Draft EIR provides a project-level analysis of the environmental effects of the Project. The environmental impacts of the Project are analyzed in the EIR to the degree of specificity appropriate, in accordance with § 15146 and § 15180 of the CEQA Guidelines. This document addresses the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the Project. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Executive Summary
- Introduction
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Project
- Growth-Inducing Impacts
- Effects Found Not To Be Significant

An Initial Study was not prepared for the Project. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required.

In this case, the City of Redlands determined that an EIR needed to be prepared based on the scale and potential complexity of the Project, and the potential for controversy. Therefore, this EIR was prepared to fully evaluate the potential impacts of the Project.

The EIR is comprehensive in nature, evaluating all subject issues from the CEQA Initial Study Checklist. In particular, the following issues are addressed in the EIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population, Housing, and SCAG Consistency
- Public Services;
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Greenhouse Gases
- Urban Decay

The EIR addresses the short and long-term effects of the Project on the environment. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, and includes cumulative impact analysis. Alternatives to the Project are also be evaluated in the EIR. Mitigation has been proposed for any potentially significant impacts. After the public comment period and finalization of the EIR, a mitigation monitoring program will be developed as required by §15097 of the CEQA Guidelines.

1.1.3 - Lead Agency Determination

The City of Redlands (City) is designated as the lead agency for the Project. CEQA Guidelines § 15367 defines the lead agency as “. . . the public agency, which has the principal responsibility for carrying out or approving a project.” Other public agencies may use this Draft EIR in the decision-making or permit process and consider the information in this Draft EIR along with other information that may be presented during the CEQA process.

This Draft EIR was prepared by Michael Brandman Associates (MBA), an environmental consultant. Prior to public review, it was extensively reviewed and evaluated by the City. This Draft EIR reflects the independent judgment and analysis of the City as required by CEQA. A list of organizations and persons consulted and the report preparation personnel are provided in Section 7, Information Sources.

1.2 - Scope of the EIR

This Draft EIR addresses the potential environmental effects of the Project. The NOP was originally issued by the City of Redlands on August 20, 2007. Copies of comment letters are included in Appendix A and listed in Table 1-1. A Revised NOP was issued by the City of Redlands on February 27, 2009 pursuant to State CEQA Guidelines, Sections 15082 (a), 15103, and 15375 (State Clearinghouse No. 2007081111). The City circulated the NOP to responsible and trustee state agencies, local organizations, and interested individuals to identify issues to be addressed in the EIR. The 30-day circulation and review period required by CEQA concluded on March 31, 2009. Furthermore, the City held a scoping meeting that was open to the public for comments and questions on March 16, 2009. Copies of comment letters to the Revised NOP are included in Appendix A and listed in Table 1-2.

Table 1-1: 2007 NOP Comments

Category	Agency	Author	Date
Public Agencies	County of San Bernardino Department of Public Works	Frank Molina, Supervising Planner	September 17, 2007
	State of California Department of Transportation	Daniel Kopulsky, Office Chief Community Planner	September 7, 2007
	County of San Bernardino Land Use Service Department	Matthew Slowik, Senior Planner	September 7, 2007
	State of California Native American Heritage Commission	Dave Singleton, Program Analyst	August 22, 2007
	State of California Omnitrans	Rohan Kuruppu, Director of Planning	September 17, 2007
	State of California Governors Office of Planning and Research	Scott Morgan, Project Analyst	August 20, 2007
	State of California Public Utilities Commission	Rosa Munoz, Utilities Engineer	September 14, 2007
	State of California Southern California Association of Governments	Sheryll Del Rosario, Associate Planner	September 11, 2007
	State of California South Coast Air Quality Management District	Steve Smith, Program Supervisor	August 28, 2007
Private Organizations and Individuals	The Redlands Association	Sally Beck, Secretary	September 17, 2007
	Individual	L.C. McAfee	September, 2007
	Individual	L. Grenfell	September, 2007

Table 1-1 (cont.): 2007 NOP Comments

Category	Agency	Author	Date
	Individual	Billie Weiss	September 3, 2007
	Individual	Gene and Janet Edelbach	September 1, 2007
	Individual	Steve and Isabel Gaffney	September 1, 2007
	Individual	Mabel Silverwood	September 1, 2007
	Individual	N. Kleinhans	March 16, 2009
	Individual	Asher Shepherd	March 12, 2009
	Individual	Beatrice Cornz	August 31, 2007
	Individual	Robyn Houston	August 31, 2007
	Individual	John and Kay McMunn	August 31, 2007
	Individual	Max Hughes	August 31, 2007
	Individual	Reba Grenier	August 30, 2007
	Individual	Wilma Ramires	August 29, 2007
	Individual	Millie Risley	August 29, 2007
	Individual	Lynnete Kobernik	August 29, 2007
	Individual	Marjorie Gifford	August 28, 2007
	Individual	Paul Dueck	August 28, 2007
	Individual	Joe Castino	August 27, 2007
	Individual	Claire Reid	August 27, 2007
	Individual	Phil and Joyce Wood	August 27, 2007
	Individual	Steve and Linda Kobernik	August 27, 2007
	Individual	Sherry Lopez	August 27, 2007
	Individual	Sue Cenderelli	August 27, 2007
	Individual	Manuel Baeza	August 27, 2007
	Individual	Karen Flippin	August 27, 2007
	Individual	Ken Williams	August 27, 2007
	Individual	Kim Nicholl	August 27, 2007
	Individual	Mr. and Mrs. Devens	August 27, 2007
	Individual	Darla Esteves	August 26, 2007
	Individual	Viki Lynes	August 26, 2007
	Individual	Carolyn Sievers	August 26, 2007
	Individual	Gordon Jones	August 26, 2007
	Individual	Edyie Schmidt	August 25, 2007
	Individual	Ted Thompson	August 25, 2007

Table 1-1 (cont.): 2007 NOP Comments

Category	Agency	Author	Date
	Individual	Leon and Dorothy St. Onge	August 25, 2007
	Individual	Marcella Socha	August 25, 2007
	Individual	Donald and Judy Pearson	August 25, 2007
	Individual	Stacey Wymer	August 25, 2007
	Individual	Sylvia Smith	August 25, 2007
	Individual	Yvonne Davis	August 24, 2007
	Individual	Michele Lamb	August 24, 2007
	Individual	Joseph Porter	August 24, 2007
	Individual	Michael Stribling	August 24, 2007
	Individual	Tom Solury	August 24, 2007
	Individual	Susan Murillo	August 24, 2007
	Individual	Brett Mills	August 24, 2007
	Individual	Tammy Williams	August 24, 2007
	Individual	George Hutcheson	August 24, 2007
	Individual	Jerry Haskell	August 24, 2007
	Individual	Robert Murillo	August 24, 2007
	Individual	Patty Hadley	August 24, 2007
	Individual	Jerry Ryen	August 24, 2007
	Individual	Donna Hoffmann	August 24, 2007
	Individual	Christina Szilva	August 23, 2007
	Individual	Elezebeth Freeman	August 22, 2007
	Individual	Jonathan and Wendy Peske	August 21, 2007
	Individual	Christy Robinson	August 21, 2007
Individuals Emails	Individual	vewood@aol.com	August 24, 2007
	Individual	Juls1@dslextreme.com	August 26, 2007
	Individual	griobhta@yahoo.com	August 27, 2007
	Individual	Terryc70@verizon.net	August 27, 2007
	Individual	aceberhard@aol.com	August 29, 2007
	Individual	miss_castino@yahoo.com	August 30, 2007
	Individual	wmhmc@verizon.net	August 30, 2007

Table 1-2: 2009 Revised NOP Comments

Status	Agency	Author	Date
Public Agencies	State of California South Coast Air Quality Management District	Steve Smith, Program Supervisor	March 5, 2009
	State of California Department of Toxic Substances Control	Al Shami, Project Manager	March 27, 2009
	State of California Native American Heritage Commission	Dave Singleton, Program Analyst	March 12, 2009
	County of San Bernardino, Department of Public Works	Naresh P. Varma, P.E. Chief, Environmental Management Division	March 2, 2009
	State of California Office of Planning and Research	Scott Morgan, Assistant Deputy Director	February 27, 2009
Private Organizations and Individuals	North Redlands Vision Committee	Mario Saucedo, NRVC Chairman	April 4, 2009
	Private Organization	Redlands Good Neighbor Coalition (Petition Form Letter)	March, 2009
	Individual	V. Kleinhans	March, 2009
	Individual	Joe Castino	March 22, 2009
	Individual	Asher Sheppard	March 12, 2009
	Individual	Dorene Isenberg	March 13, 2009
	Individual	Keith Osajima	March 13, 2009

1.3 - Organization of the EIR

This Draft EIR is organized into the following main sections:

- **Section ES: Executive Summary.** This section includes a summary of the proposed Redlands Crossing Center and alternatives to be addressed in the Draft EIR.
- **Section 1: Introduction.** This section provides an introduction and overview describing the purpose of this Draft EIR, its scope and components, and its review and certification process.
- **Section 2: Project Description.** This section includes a detailed description of the Project, including its location, size, and Project characteristics. A discussion of the Project objectives, intended uses of the Draft EIR, responsible agencies, and approvals that are needed for the Project are also provided.

- **Section 3: Environmental Impact Analysis.** This section analyzes the environmental impacts of the Project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. The specific environmental topics that are addressed within Section 3 are as follows:
 - **Section 3.1 - Aesthetics:** Addresses the visual impacts of development intensification and the overall increase in illumination to be produced by the Project.
 - **Section 3.2 - Agriculture:** Addresses the Project's potential impacts on local agriculture and farmland.
 - **Section 3.3 - Air Quality:** Addresses the local and regional air quality impacts anticipated with respect to Project implementation, as well as the consistency with the South Coast Air Quality Management District (SCAQMD) Ozone Strategy plan.
 - **Section 3.4 - Biological Resources:** Addresses the Project's potential impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and potential impacts on listed, proposed, and candidate threatened and endangered species.
 - **Section 3.5 - Cultural Resources:** Addresses the potentially significant impacts of the Project development on known historical resources and potential archeological and paleontological resources.
 - **Section 3.6 - Geology and Soils:** Addresses the potential impacts the Project may have on soils, and assesses the potential effects of Project development in relation to geologic and seismic conditions.
 - **Section 3.7 - Hazards and Hazardous Materials:** Addresses the likelihood of the presence of hazardous materials or conditions on the Project site and in the Project area that may have the potential to impact human health.
 - **Section 3.8 - Hydrology and Water Quality:** Addresses the potential impacts of the Project on local hydrological conditions, including drainage areas, and changes in the flow rates.
 - **Section 3.9 - Land Use, Planning, and SCAG Consistency:** Addresses the potential land use impacts associated with implementation of the Project including Project compatibility with surrounding land uses, consistency, and potential conflicts with the City of Redlands General Plan.
 - **Section 3.10 - Mineral Resources:** Addresses the potential Project impacts on known mineral resources and availability of locally important mineral resources.
 - **Section 3.11 - Noise:** Addresses the potential noise impacts during construction and at Project buildout from mobile and stationary sources. This section also addresses the impact of noise generation on neighboring areas.
 - **Section 3.12 - Population and Housing:** Addresses the potential impact of Project implementation on residential development in terms of population growth, employment opportunities, housing affordability, and the jobs-to-housing balance.

- **Section 3.13 - Public Services:** Addresses the impacts upon service providers including fire, police, and schools.
 - **Section 3.14 - Recreation:** Addresses the impacts on the existing setting for recreation and potential effects from Project implementation on the site and its surrounding area.
 - **Section 3.15 - Transportation:** Addresses the potential impacts on the local and regional roadway system, as well as impacts related to emergency access, parking, alternative transportation, bicycle, and pedestrian access.
 - **Section 3.16 - Utilities and Service Systems:** Addresses the potential impacts upon service providers including water, sewer, and solid waste.
 - **Section 3.17 - Climate Change:** Addresses the potential impact on global climate change.
 - **Section 3.18 - Urban Decay:** Addresses the potential impact on urban decay.
- **Section 4: Cumulative Impacts.** This section discusses the potential cumulative impacts associated with the Project, including impacts of past, present, and probable future Projects.
 - **Section 5: Other CEQA Considerations.** This section provides a summary of potentially significant environmental impacts, including unavoidable and growth-inducing impacts, and the Project's irreversible and irretrievable commitment of resources assuming implementation.
 - **Section 6: Alternatives to the Project.** This section compares the Project's potential impacts with Project alternatives. An environmentally superior alternative is identified.
 - **Section 7: Report Preparation Resources.** This section contains a full list of persons and organizations that were consulted during the preparation of this Draft EIR. Also listed are the authors that assisted in the preparation of the Draft EIR, by name and company/agency affiliation.
 - **Appendices.** The material in the appendices includes all notices and other procedural documents pertinent to the Draft EIR, as well as all technical material prepared to support the analysis.

1.4 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies and analyses. Information from the documents incorporated by reference is briefly summarized in the appropriate sections(s). The relationship between the incorporated part of the referenced document and the Draft EIR has also been described. The documents and other sources that have been used in the preparation of this Draft EIR include, but are not limited to:

- City of Redlands General Plan, as amended on December 12, 1997.
- City of Redlands East Valley Corridor Specific Plan, as revised on February 16, 2010.
- City of Redlands East Valley Corridor Specific Plan Final EIR, October 1988.
- Cities Pavilion Concept Plan, Concept No. 4, August 1993.

These documents are specifically identified in Section 7, Report Preparation Resources, of this Draft EIR. In accordance with CEQA Guidelines Section 15150(b), these referenced documents and other sources used in the preparation of the Draft EIR are available for review at the City of Redlands Development Services Department at the address shown in Section 1.6 below.

1.5 - Documents Prepared for the Project

The stand-alone technical studies prepared for the Project are listed below:

- Air Quality/ Green House Gas Impact Analysis Report, November 2011. MBA. (Appendix B.)
- Delineation of Jurisdictional Waters, March 2009. LSA. (Appendix C.)
- Drainage Report – Volume 1, June 2008. Adams Engineering, Inc. (Appendix G.)
- Focused San Bernardino Kangaroo Rat Survey Report, September 2009. MBA. (Appendix C.)
- General Biological Resources and Habitat Assessment, August 2005. LSA. (Appendix C.)
- Geotechnical Engineering Investigation Report, July 2005. Leighton & Associates, Inc. (Appendix E.)
- Noise Impact Analysis, January 2011. MBA. (Appendix H.)
- Phase I Archaeological Reconnaissance, Phase II Cultural Resources Assessment and Paleontological Records Review, February 2009. MBA. (Appendix D.)
- Phase I Environmental Site Assessment, March 2006. Krazan & Associates, Inc. (Appendix F.)
- Phase II Environmental Site Assessment/Soil Testing, January 2006. Shaw Environmental, Inc. (Appendix F.)
- Preliminary Water Quality Management Plan, February 2007. Adams Engineering, Inc. (Appendix G.)
- Traffic Impact Analysis, November 2011. Urban Crossroads. (Appendix I.)
- Urban Decay Analysis, April 2011. The Natelson Dale Group, Inc. (Appendix J.)

1.6 - Review of the Draft EIR

Upon completion of the Draft EIR, the City will file a Notice of Completion (NOC) with the State Office of Planning and Research (OPR) to begin the public review period (Public Resources Code, §

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21161). Concurrent with the NOC, this Draft EIR will be distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the 45-day public review period, the Draft EIR, including the technical appendices, will be available for review at the City of Redlands, Development Services Department, located at the address indicated below.

City of Redlands	City of Redlands
Development Services Department Planning	A.K. Smiley Public Library
Division	125 W Vine Street
210 East Citrus Avenue	Redlands, CA 92373
Redlands, CA 92373	
Attn: Robert D. Dalquest, AICP	

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to the City of Redlands Development Services Department, Planning Division, located at 210 East Citrus Avenue, Redlands, California, 92373, Attention: Robert D. Dalquest, AICP.

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all environmental issues will be prepared. Written responses to comments made by public agencies during the official 45-day public review period will be provided those commenting agencies at least 10 days prior to any certification of the Final EIR. Comments received and the responses to comments will be included as part of the record for consideration by the decision makers for the Project.