

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED REDLANDS HOUSING ELEMENT REZONE PROJECT IN THE CITY OF
REDLANDS**

To: San Bernardino County Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and

Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Redlands, Development Services Department
P.O. Box 3005, Redlands, CA 92373-1505

Subject: Notice of Completion and Availability of a Draft Subsequent Environmental Impact Report for the Proposed Redlands Housing Element Rezone Project

Project Title: Redlands Housing Rezone Project

<u>2016081041</u>	<u>Kevin Beery, Senior Planner</u>	<u>(909) 798 – 7555 ext. 1797</u>
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

NOTICE IS HEREBY GIVEN that the City of Redlands has prepared a Draft Subsequent Environmental Impact Report (EIR) that is being distributed for public review. The Draft Subsequent EIR evaluates potential environmental effects associated with the proposed Redlands Housing Element Rezone Project. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (State CEQA Guidelines), the City of Redlands is the Lead Agency for the proposed Project.

Project Location: The City of Redlands Housing Element Regional Housing Needs Allocation (RHNA) includes 196 housing sites. Of the City's Housing Element sites, 23 sites from the Housing Element sites inventory encompasses approximately 109.25 acres were identified as requiring future rezone (rezone sites). The entire Project site, including Site 24, encompasses approximately 116.19 acres. The Rezone sites are a subset of the Housing Element Sites Inventory, included in Appendix B of the Housing Element, which represents sites that require rezoning by the City to achieve housing targets. Site 24 is not included in the Housing Element but would require a zone change as part of the Project in order to conform with the existing onsite school use and achieve land use compatibility with the surrounding proposed residential designations. The rezoning of these 24 sites constitutes the proposed Redlands RHNA Rezone Project ("proposed Project", "Project"). The 24 sites are broken up into two distinct areas. The Project site is shown below on Figure 1, *Regional 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 the western portion of the City, approximately 1.25 miles northeast of Sites 1 through 16A and 0.32 miles east of SR-210, just south of East San Bernardino Boulevard. The sites are located in North Redlands just north of I-10 and Downtown Redlands.

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, a Specific Plan Amendment (SPA) in order to remove 15 of the Project sites out of the EVCSP, and a Zone Change to allow for medium and high-density residential development within the Project site.

According to the Housing Element, upon rezoning, the Project sites could yield 2,436 housing units through a development horizon of 2035. No development project is proposed as part of this Project, but this Draft Subsequent EIR assumes and analyzes anticipated impacts associated with the 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*). While this analysis assumes that Site 24 could be developed to its maximum floor area ratio for approximately 151,048.46 SF of Public/Institutional uses, the existing daycare uses would remain onsite and no redevelopment of the site is proposed by this Project.

Proposed General Plan Amendment:

The General Plan land use designation of all sites, except for Sites 8 and 20 through 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 either 15 or 30 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.

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 Site 24 to be more aligned with the site's current use as a school and surrounding proposed residential land uses. 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.

Site 24 would also remain within the EVCSP but would require a SPA to modify the zoning of the site from EV/IC to EV/IP to allow for less intense development more similar to its surrounding proposed residential uses. Sites 20-23 would require a zone change from their current Agriculture (A-1), 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.

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 from 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 de-annexed from Concept Plan No. 4.

Required Approvals: Implementation of the Project would require, but is not limited to, the following discretionary approvals by the City (Lead Agency):

- Adoption of a General Plan Amendment

- Adoption of a Specific Plan Amendment
- Adoption of a Concept Plan Amendment
- Approval of a Zone Change
- Certification of the related Subsequent EIR

Document Availability: In accordance with state law, a minimum 45-day public review period has been established for the Draft Subsequent EIR, which will commence on January 22, 2025, and will end on March 7, 2025. During the 45-day review period, the Draft Subsequent EIR will be available for public review on the City's website (<https://www.cityofredlands.org/post/environmental-documents>) and at the following locations:

- City of Redlands, Development Services Department, located at 35 Cajon Street, Suite 20, Redlands, CA 92373
- A.K. Smiley Public Library (Reference desk), located at 125 W. Vine Street, Redlands, CA 92373

Environmental Topics Evaluated: The Draft Subsequent EIR examined the potential of the proposed Project to generate impacts related to the following environmental topics:

- Agriculture
- 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

SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the proposed Redlands RHNA Rezone Project could result in potentially significant impacts to agricultural resources, air quality, cultural resources, greenhouse gas emissions, noise, transportation, and tribal cultural resources. The Draft Subsequent EIR includes mitigation measures that would reduce these effects to a less than significant level, with the exception of impacts to agricultural resources, air quality, greenhouse gas emissions, and transportation which would remain significant and unavoidable. The proposed certification of the Subsequent EIR includes adoption of CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

The Draft Subsequent EIR determined that the Project site is not a hazardous materials site per Section 65962.5 of the Government Code. The site does not include any hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal site, or other similar hazardous materials site.

Public Hearing: A Planning Commission public hearing for this Project has not yet been scheduled. Please contact the staff member below for further information about a hearing date.

How to Submit Comments: The Draft Subsequent Environmental Impact Report will be available for public review and comment from **January 22, 2025, to March 7, 2025**. Any comments you wish to submit should be submitted in writing no later than 4:30 p.m. on **March 7, 2025**, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: kbeery@cityofredlands.org

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Kevin Beery, AICP, City Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Kevin Beery, AICP, City Planner
35 Cajon St., Suite 20
Redlands, CA 92373

Written comments may be submitted via facsimile (fax) to: (909) 792 – 8715

**Deadline to submit public comments:
March 7, 2025, by 4:30 p.m.**

Kevin Beery
Signature

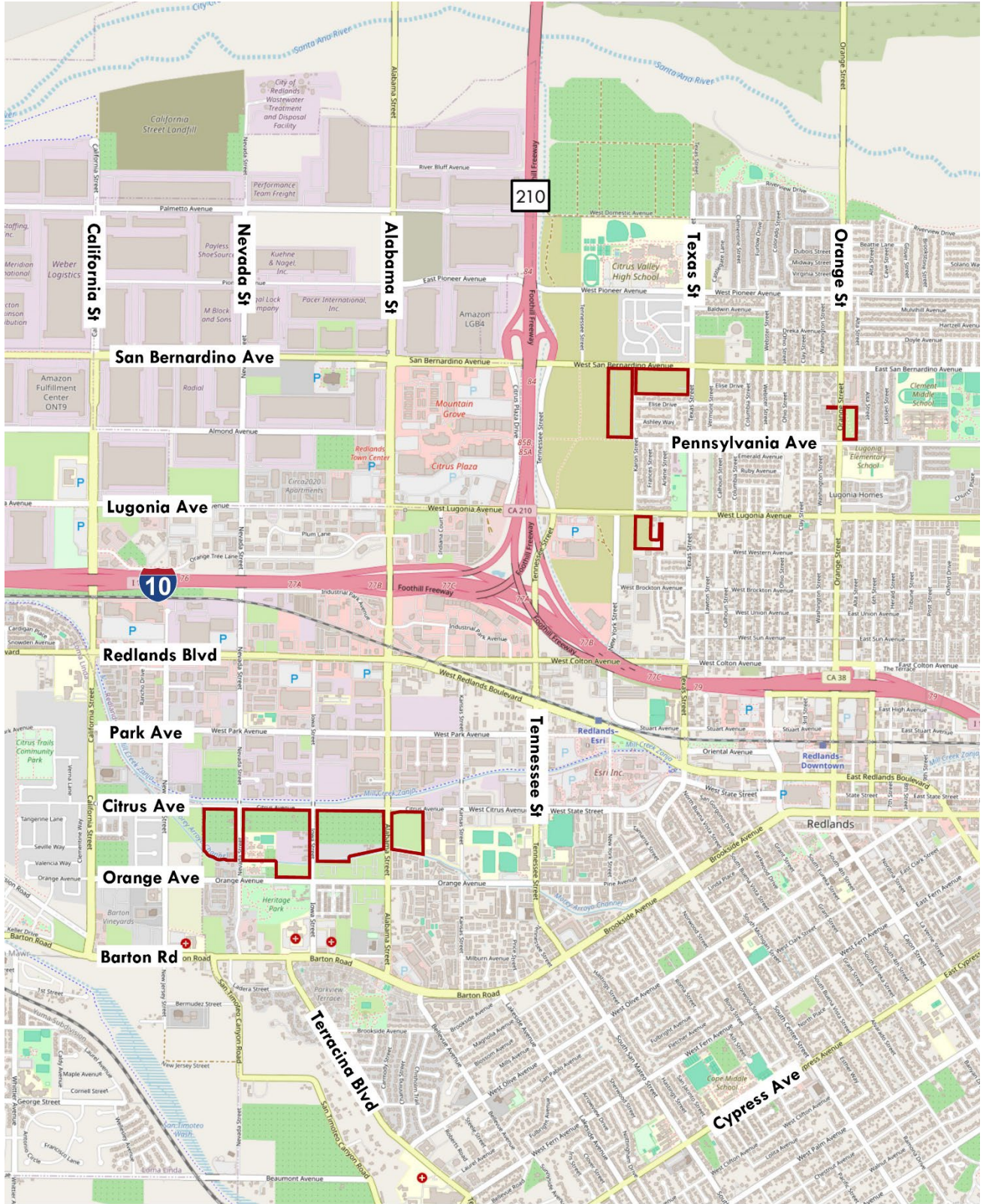
Kevin Beery
Name

Senior Planner
Title

January 21, 2025
Date



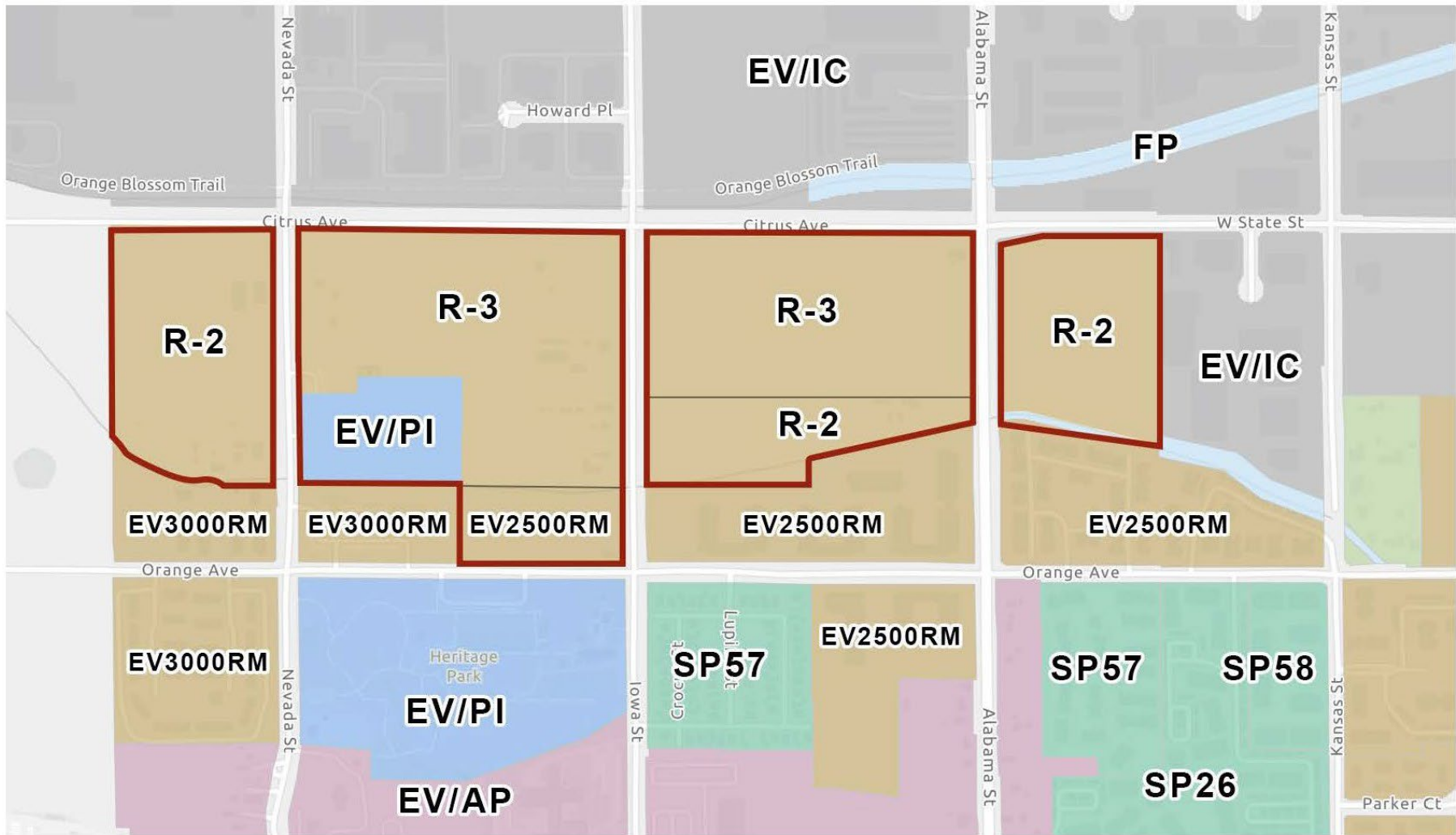
Figure 1- REGIONAL LOCATION



 Project Site



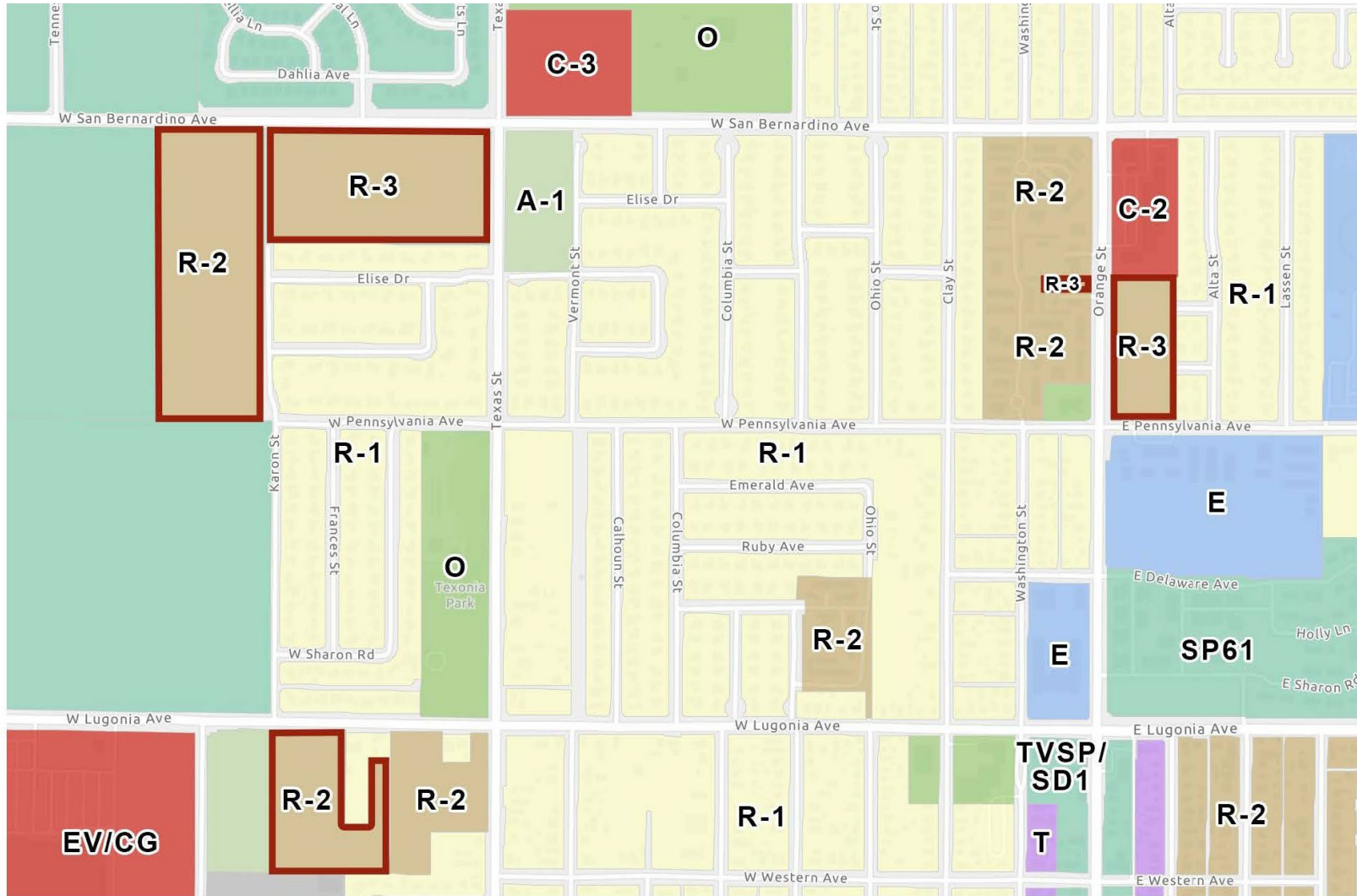
Figure 2- PROPOSED ZONING



- Project Site
- Commercial Industrial
- Multiple Family Residential
- Administrative
- Specific Plan
- Public Institutional
- Agricultural



Figure 3- PROPOSED ZONING



- Project Site
- Specific Plan
- Agricultural

- Single Family Residential
- Multi-Family Residential
- Open Space

- Commercial
- Public Institutional
- Transitional

