



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

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.

The 45-day public review and comment period for the Notice of Availability will begin on January 22, 2025, and will end on March 7, 2025.

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 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 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*). The Draft Subsequent EIR programmatically analyzed any impacts associated with the demolition of the existing uses onsite.

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 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”) comprise 26 parcels encompassing approximately 116.19 acres. Further information and exhibits showing the proposed boundaries are available in the Draft Subsequent EIR and the Notice of Availability at the project website at <<https://www.cityofredlands.org/post/environmental-documents>>.

APNs: 0292-163-02, 0292-163-03, 0292-165-05, 0292-165-06, 0292-165-07, 0292-165-08, 0292-165-09, 0292-165-10, 0292-165-16, 0292-165-17, 0292-165-04, 0292-167-02, 0292-167-07, 0292-167-28, 0292-167-29, 0292-167-30, 0292-167-17, 0292-201-20, 0292-201-14, 0167-141-04, 0167-141-05, 0167-141-06, 0169-021-02, 0167-151-23, 0167-151-10, 0292-165-15

The following environmental topics or issues were examined within the Draft Subsequent EIR for the potential of the proposed Project to generate impacts: Agricultural and Forestry Resources; Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Land Use and Planning; Noise; Population and Housing; Public Services; Transportation; Tribal Cultural Resources; Utilities and Service Systems; Mandatory Findings of Significance.

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.

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.

Further information about the Notice of Availability (NOA) and the related Draft Subsequent EIR is available at the City of Redlands website at <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

Public comments should be submitted in writing: via email to ‘kbeery@cityofredlands.org’; or mailed to the Development Services Department, Planning Division, Attn: Kevin Beery, P.O. Box 3005, Redlands, California 92373; or hand-delivered to the Development Services Department, Planning Division, 35 Cajon Street, Suite 20, Redlands, California. Any comments must be delivered to the Planning Division no later than **March 7, 2025**, in accordance with the State CEQA Guidelines.

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