



**NOTICE OF PREPARATION
AND
NOTICE OF PUBLIC SCOPING MEETING**

Date: June 19, 2019

To: California State Clearinghouse
Responsible and Trustee Agencies
The San Bernardino County Clerk
Interested Parties and Organizations

Subject: Notice of Preparation (NOP) for the preparation of a Subsequent Environmental Impact Report (SEIR) for the proposed ballot initiative amending Measures U, N, and Proposition R, in the City of Redlands. The proposed ballot initiative would exempt the Transit Village Planning Area (TVPA) from all General Plan provisions established by the City of Redlands 1997 voter-approved initiative ordinance commonly known as Measure "U," and exempt the TVPA from all zoning and planning requirements established by the City of Redlands 1978 voter-approved initiative measure commonly known as Proposition "R," as that proposition was amended by the City of Redlands 1987 voter-approved initiative measure commonly known as Measure "N."

Lead Agency: City of Redlands

Contact: Brian Desatnik, Director of Development Services

Project Title: Ballot Initiative re Voter Approved Land Use Initiatives Measures U, N, and Proposition R

Project Location: The project area is in the City of Redlands on the Interstate 10 (I-10) corridor between Loma Linda and Yucaipa in San Bernardino County. The proposed Ballot Initiative would only affect development in the TVPA. (See Figure 1, Regional Location Map)

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Redlands, as lead agency, will prepare a Subsequent Environmental Impact Report (SEIR) for the Ballot Initiative re Voter Approved Land Use Initiatives Measures U, N, and Proposition R (referred to herein as the Proposed Project or Project). Pursuant to Section 15082(a) of the State CEQA Guidelines, the City of Redlands (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, the 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 SEIR.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is **30 days** starting on **Thursday June 19, 2019, and ending on July 19, 2019**. **Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to 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:

Brian Desatnik, Director of Development Services
City of Redlands
35 Cajon Street, Suite 20 | Mailing: P.O. Box 3005
Redlands, CA 92373
bdesatnik@cityofredlands.org

Scoping Meeting

A scoping meeting will be conducted to provide the public with the opportunity to learn more about the Proposed Project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the Proposed Project and a summary of the environmental issues to be analyzed in the SEIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the SEIR. The scoping meeting will be held at the following time and location:

Wednesday, June 26th, 2019 at 6:00 p.m.
City of Redlands, City Council Chambers
35 Cajon Street, Suite 2
Redlands, CA 92373

If you have further questions or require additional information, please contact Brian Desatnik, Director of Development Services, at (909) 798-7593, or bdesatnik@cityofredlands.org



Signature

Director of Development Services

BACKGROUND

The City of Redlands 2035 General Plan, adopted on December 5, 2017, promotes the Transit Village Concept to encourage new infill transit-oriented development in existing developed areas of the City of Redlands around three new train stations in the core of Redlands. The 2035 General Plan generally identifies a half-mile radius around each station site as a potential future transit village (per General Plan Figure 4-7, Transit Village Concept). Although the 2035 General Plan identifies up to five new train station sites, the San Bernardino County Transportation Authority expects only three stations to begin operating by year 2022.

To implement the community's vision and applicable policies in the 2035 General Plan, the City is focused on a Transit Village Planning Area (TVPA) shown in Figure 2 of this NOP. The TVPA totals approximately 1,000 acres in size, which is approximately 4.3 percent of the total land area of the City of Redlands and covers substantially developed and urbanized areas in the City. Within the TVPA, approximately 150 acres may experience near-term change (e.g., vacant or underutilized parcels), of which approximately half may actually develop (approximately 75 acres or 0.33 percent of the City of Redlands entire land area).

CEQA

The proposed ballot measure would remove the application of voter approved land use initiatives Measures U, N, and Proposition R from development projects proposed within the TVPA. The proposed ballot measure does not authorize or permit any specific development projects, and thus there are no immediate physical changes to the environment that would result. Any future development within the TVPA would be regulated by the City's existing General Plan and Zoning Code and would be subject to future environmental analysis and discretionary action of the City.

PROJECT DESCRIPTION

On June 4, 2019, the City Council provided direction for a ballot initiative that would remove application of the existing City of Redlands 1978 voter-approved initiative measure commonly known as Proposition "R," as that proposition was amended by the City of Redlands 1987 voter-approved initiative measure commonly known as Measure "N", and the 1997 voter-approved Measure "U", from future development within the TVPA. The voter-approved measures would continue to apply to the remainder of the City. The proposed amendments to be considered by the proposed ballot initiative are (new text in *italic and underline*):

Section 1. Sub-section B2, entitled "Special Categories of Development," of Section 4.2 of the 2035 Redlands General Plan, entitled "Principles of Managed Development," is hereby amended by the addition of subsection B2 G, which shall read as follows:

"2. Special Categories of Development. The provisions of this initiative shall not apply to the following:

- A.
- B.

- C.
- D.
- E.
- F.
- G. The geographical area of the City designated as the “Transit Villages Planning Area” as depicted in Exhibit “A,” which is attached hereto and incorporated by reference into this ordinance.

Section 2. The 1987 voter-approved initiative ordinance commonly known as Measure N is hereby amended by the addition of a new Section 7 which shall read as follows:

“SECTION 7. EXEMPTION. The geographical area of the City designated as the “Transit Villages Planning Area” as depicted in Exhibit “A” is hereby deemed exempt from the provisions of this initiative ordinance and Measure R.”

Section 3. A new section 15 is hereby added to the 1978 voter-approved initiative ordinance commonly known as Proposition R, as amended by the 1987 voter-approved initiative commonly known as Measure N, to read as follows:

“Section 15. The geographical area of the City designated as the “Transit Villages Planning Area,” as depicted in Exhibit “A” which is attached hereto and incorporated herein by this reference, is hereby deemed exempt from the provisions of this initiative ordinance.”

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

If the proposed ballot initiative is approved by the voters, it would allow the City Council to consider future projects within the TVPA without the burden of the annual residential dwelling unit limitation, which means that residential units, specifically multi-family projects within the TVPA, could be financed more efficiently and constructed faster than the current regulations would permit. Future City discretionary actions relating to proposed development within the TVPA would not be constrained by the certain General Plan limitations; the proposed ballot initiative would permit the following:

- The City’s annual limitation on the issuance of permits for more than 400 residential dwelling units would not be applicable within the TVPA;
- Residential densities may be increased within the TVPA from 18 to 27 units/acre without the necessity of a super-majority vote of the members of the City Council and the necessity of making certain findings;
- The requirement for the maintenance of traffic levels of service “C” for all intersections would not apply within the TVPA;
- The prohibition against the creation of new land use designations would not apply within the TVPA;
- Socio-economic studies would not be required for development projects within the TVPA.

The SEIR will be informed by the City of Redlands General Plan Update and Climate Action Plan Environmental Impact Report (SCH# 2016081041) (the "2017 General Plan Update EIR"). The Proposed Project will be compared against the project evaluated in the 2017 General Plan Update EIR to determine whether any of the conditions in Public Resources Code, section 21166 or State CEQA Guidelines, section 15162 are present. The relevant policies of the 2017 General Plan, existing zoning provisions, and adopted development standards will be discussed and applied, as appropriate.

The following environmental topic areas are likely to not result in new or more significant impacts compared against the 2017 General Plan EIR because, at a minimum, development of the TVPA was considered in the General Plan EIR, and the City has existing development standards that will continue to apply to all development proposals if the ballot initiative is successful:

- Agriculture and Forestry
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Mineral Resources
- Tribal Cultural Resources

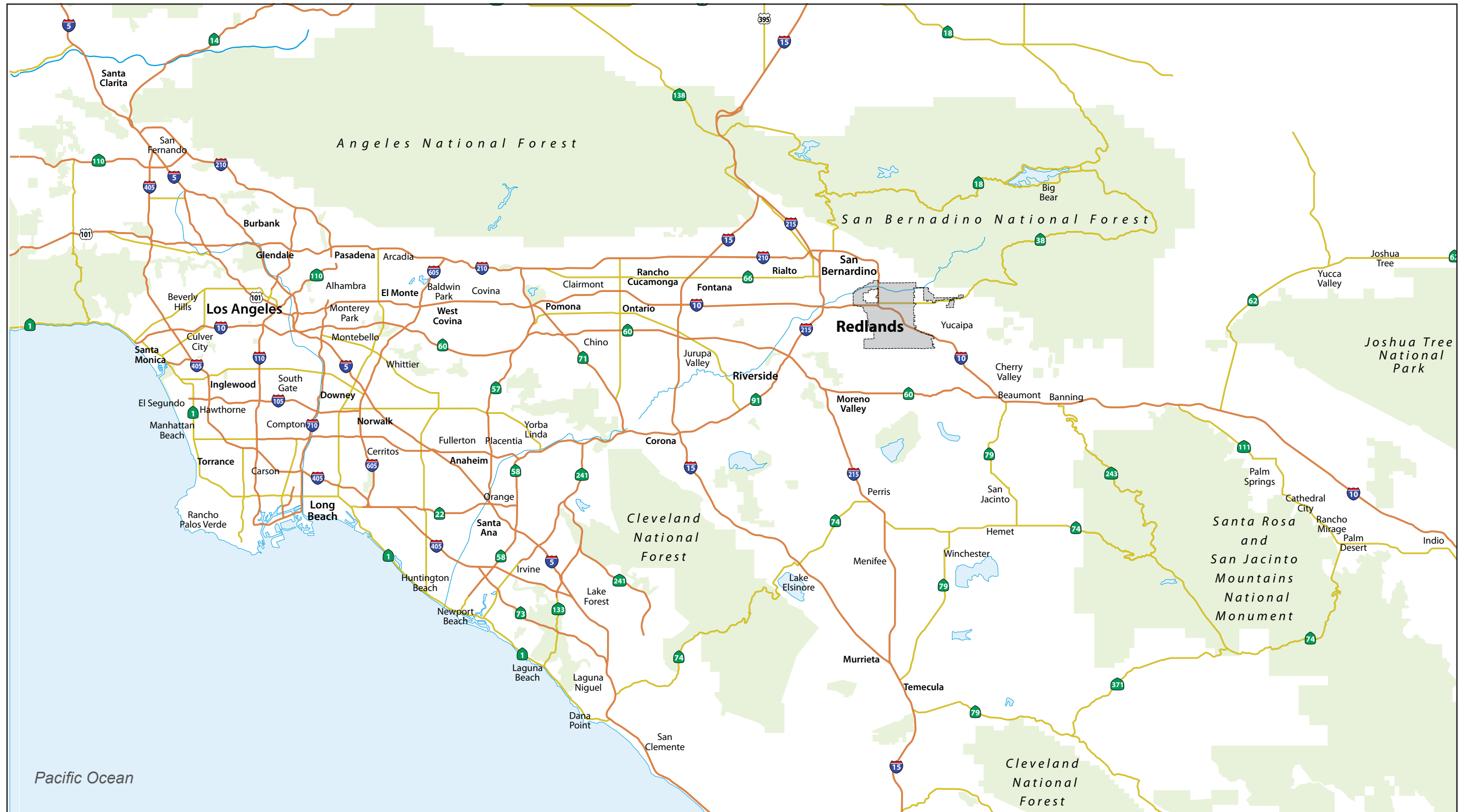
The following environmental topic areas will be discussed in the SEIR and may lead to new or more significant environmental effects:

- Aesthetics
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use / Planning
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- Wildfire
- Cumulative

FIGURES

Figure 1 Regional Location Map
Figure 2 Transit Village Planning Area

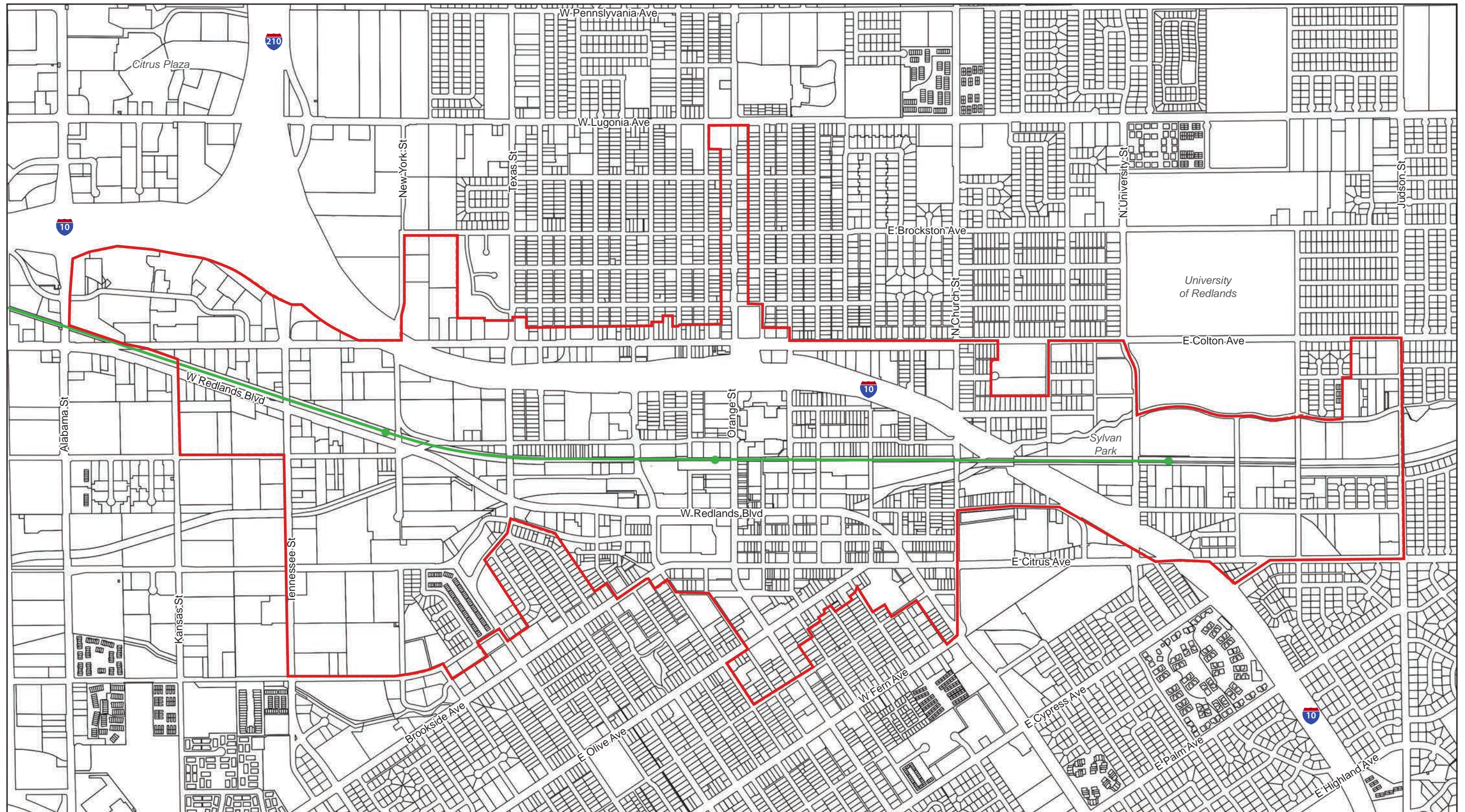
Figure 1 - Regional Location



Source: Dyett and Bhatia, 2017



Figure 2 - Transit Village Planning Area



— Transit Village Planning Area (TVPA)

● Proposed Transit Stations

0 1,200
Scale (Feet)



Source: City of Redlands, June, 2019