

7. CEQA-Mandated Sections

This section describes various CEQA-mandated topics—alternatives to the proposed project, significant irreversible changes due to the proposed project, and growth-inducing impacts. However, since this is a Subsequent EIR, these topics will only be reanalyzed if the prior analysis from the General Plan EIR is determined to be inadequate for the current proposed Project conditions.

7.1 SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE PROPOSED PROJECT

Section 15126.2(c) of the State CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any significant irreversible environmental changes that would be caused by the proposed Project should it be implemented. Specifically, the State CEQA Guidelines state:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highways improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The proposed Project would not result in significant and irreversible environmental changes beyond what was identified in the General Plan EIR. The proposed Project does not result in the development of specific projects and all future projects in the TVPA would be required to conduct a project-specific environmental analysis. Additionally, the proposed project is consistent with the growth forecasts of the General Plan EIR.

7.2 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

Pursuant to Sections 15126(d) and 15126.2(d) of the State CEQA Guidelines, this section examines ways that the proposed Project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities that could affect the environment, individually or cumulatively.

Economic and Population Growth

As discussed in the General Plan EIR, the City of Redlands was estimated to have a population of approximately 68,049 as of 2015, and the City's population would increase to 79,013 people by 2035. In 2016, the City had 27,248 jobs, which is projected to increase to 42,769 jobs in 2035. By buildout, the City would have a total of 31,104 dwelling units, which is an increase of 4,355 dwelling units from the 2015 total number

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of dwelling units (26,749 dwelling units). While the proposed Project would eliminate the requirement for a 4/5ths vote to allow a maximum of 27 units to the acre within the TVPA, the 2035 General Plan and the General Plan EIR, assumed the maximum density in both planning and environmental analysis respectively. The proposed Project does not change any land use a designation or zoning.

Removal of Obstacles to Growth

The 4/5ths vote requirement, building height restrictions, maintaining traffic levels of service “C,” prohibiting the creation of new land use designations, and 400-dwelling unit annual cap, are considered obstacles to realizing the 2035 General Plan vision for the TVPA. Removing these requirements within the TVPA would allow the City to consider future projects that are transit oriented and have higher density. It is expected that future projects would request a Specific Plan or similar planning approval that would require Planning Commission and City Council approval. Future projects would also require project-specific environmental analysis through compliance with CEQA. While the proposed Project will reduce the approval requirements and allow a greater deal of design flexibility than currently exists, there is no certainty that future projects will be approved, or that new general plan designations will be created.

As the proposed Project does not result in construction or require extension of services, the Project would not remove a physical obstacle to growth within or outside of the TVPA.