

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021080622

Project Title: Redlands General Plan Transit Villages District and Specific Plan Project

Lead Agency: City of Redlands

Contact Name: Brian Foote, City Planner/Planning Manager

Email: bfoote@cityofredlands.org Phone Number: (909) 798 – 7555 ext. 7562

Project Location: City of Redlands San Bernardino County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project area covers approximately 947 acres and generally includes the parcels located within approximately one-half mile of the three new Arrow stations (1) New York Street/Esri Station, 2) Downtown Station, and 3) University Street Station) in the City of Redlands. The Project proposes the Redlands Transit Villages Specific Plan as a means of implementing the Transit Village Concept included in the City of Redlands General Plan 2035. The Project would enable the construction of: up to 2,400 new dwelling units (e.g., apartments and/or condominiums) primarily in mixed use projects in close proximity to the train/transit stations; up to 265,000 square-feet of new retail and commercial space; up to 238,000 square-feet of new office space; and related public realm improvements such as public parking, open space, enhanced sidewalk and crosswalk improvements, pedestrian amenities such as street furniture and plazas, landscaping and street trees, lighting and wayfinding signs, and other infrastructure (water and sewer lines, stormwater lines, and flood prevention features to serve the project area and/or future individual private development projects). The Project involves a General Plan Amendment, Zone Change, and Specific Plan approval.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Attachment A.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Building height related to future development projects within the TVSP; residential density; motor vehicle traffic.

Provide a list of the responsible or trustee agencies for the project.

- South Coast Air Quality Management District (point source emissions permits)
- California Regional Water Quality Control Board (National Pollutant Discharge Elimination System [NPDES] permit)
- State Water Resources Control Board (General Construction Activity Stormwater Permit)
- California Department of Transportation (Caltrans) (improvements to intersections and roadway and underpass design modifications within Caltrans jurisdiction)

Attachment A

The following is a summary of the proposed project's significant or potentially significant effects and the mitigation measures that would reduce or avoid that effect.

Aesthetics

- Lighting used during project construction may impact adjacent sensitive uses, therefore Mitigation Measure AES-1 is included to require all temporary construction lighting be installed as to not illuminate upon areas beyond the implementing project site, including any off-site security buffer areas, to ensure lighting does not cause excessive reflected glare, to ensure direct lighting does not illuminate the nighttime sky, to ensure illumination of the project site and its immediate vicinity is minimized and to ensure lighting is directed toward construction work areas and shielded from offsite areas.
- Implementation of the project has the potential to impact historical resources within a scenic highway. Therefore, Mitigation Measure CUL-1 is included to ensure the City determines whether affected buildings/structures are historically significant prior to the issuance of a permit for development project within the TVSP area.

Air Quality

- Due to the uncertainty of the timing and methods of construction activities related to TVSP development projects, a significant impact could occur related to construction emissions of VOC and NO_x, with implementation of South Coast Air Quality Management District (SCAQMD) Rules and mitigation measures. With implementation of Mitigation Measures AQ-1 through AQ-6, emissions of VOC and NO_x from construction activities would be reduced and emissions from most TVSP developments would be reduced to below the SCAQMD significance thresholds. Mitigation Measure AQ-1 requires the use of Tier 3 Construction Equipment. Mitigation Measure AQ-2 requires the use of low VOC paints. Mitigation Measure AQ-4 requires the use of alternative fueled construction equipment. Mitigation Measure AQ-5 requires routine maintenance of construction equipment. Mitigation Measure AQ-6 requires preparation of a construction vehicle management plan.
- Operation of the land uses included in the TVSP at buildout and full occupancy would generate emissions that would exceed the applicable SCAQMD thresholds for CO, VOC, and NO_x. As a result, Mitigation Measure AQ-7 would be implemented to require development projects in the TVSP area to achieve 5 percent efficiency beyond the incumbent California Building Code Title 24 requirements; and Mitigation Measure AQ-8 would require enhanced water conservation for TVSP development projects.
- Implementation of the TVSP could result in a significant impact related to exposing sensitive receptors to pollutants. As a result, Mitigation Measure AQ-9 is included, which requires development projects to provide modeling of the regional and the localized emissions (NO_x, CO, PM₁₀, and PM_{2.5}) associated with the maximum daily grading activities for the proposed development; and requires grading activity to be limited to ensure that there would be no impacts related to exposing sensitive receptors to pollutants.

- It is currently unknown what development projects that could include a sensitive receptor would be proposed next to an existing toxic air contaminant (TAC), such as warehouses, industrial areas, freeways, roadways, and rail lines with traffic volumes over 10,000 vehicles per day. Therefore, consistent with CARB guidance, Mitigation Measure AQ-10 is included to require a site-specific evaluation prior to approving any sensitive land use in proximity to an existing TAC within the TVSP area.

Cultural Resources

- Impacts related to a substantial adverse change in the significance of a historic resource would be less than significant with implementation of the historic design standards that would be implemented as part of the proposed TVSP, Mitigation Measure CUL-1, and Redlands Municipal Code Section 2.62.200 (provided as PPP CUL-1).
- Future development of the TVSP area could disturb buried archaeological resources. Thus, Mitigation Measures CUL-2 through CUL-9 are included to reduce the potential for archaeological resources to be impacted during earthmoving activities and provides for preservation of any identified resources. Mitigation Measure CUL-2 requires a qualified archaeologist to prepare a brief letter report to determine the likelihood for a project site within the TVSP area to contain archaeological resources. Mitigation Measure CUL-3 requires coordination with identified California Indian tribes where a recorded Native American archaeological site is identified. Mitigation Measure CUL-4 requires a Phase 2 Archaeological Site Testing program to be recommended if previously identified archaeological resources are present within the project area. Mitigation Measure CUL-5 ensures avoidance to significant cultural resources is the preferred mitigation route. Mitigation Measure CUL-6 requires preparation of an Archaeological Resources Management Plan (ARMP) if resources are discovered within a given TVSP area, or if there is a high potential for encountering resources. Mitigation Measure CUL-7 requires procedures taken upon discovery of human remains to be consistent with State Law (California Health and Safety Code Section 7050.5; California PRC Section 5907.98). Mitigation Measure CUL-8 requires the Project Archaeologist to prepare a final archaeological report prior to issuance of final building inspection, or other City milestone, to verify compliance with project conditions and mitigation measures. Mitigation Measure CUL-9 requires all archaeological materials recovered during public and/or private development projects to be permanently curated with an appropriate institution. With implementation of these mitigation measures, impacts related to a substantial adverse change in the significance of an archaeological resource would be less than significant.

Geology and Soils

- Project implementation has the potential to impact unique paleontological resources, therefore, Mitigation Measure GEO-1 has been included to require preparation of a paleontological resource management program (PRMP). The PRMP will be designed and implemented prior to any ground disturbance activities to monitor, salvage, and curate any

recovered fossils associated with the project area, should these be unearthed. With implementation of Mitigation Measure GEO-1, potential impacts associated unique paleontological resource impacts to a level that is less than significant.

Greenhouse Gas

- The Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. However, Mitigation Measure AQ-7 would be implemented to require development projects in the TVSP area to achieve 5 percent efficiency beyond the incumbent California Building Code Title 24 requirements; and Mitigation Measure AQ-8 would require enhanced water conservation for TVSP development projects. Implementation of Mitigation Measures AQ-7 and AQ-8 would further reduce GHG emissions and impacts would be less than significant.

Noise

- Buildout of the proposed TVSP could generate of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance. Therefore, Mitigation Measures NOI-1 through NOI-7 have been included to reduce impacts to a less than significant level. Mitigation Measure NOI-1 requires that construction contractors equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity. Mitigation Measure NOI-2 requires that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity. Mitigation Measure NOI-3 requires project plans and specifications to demonstrate that all construction activity within the TVSP will satisfy the exterior construction noise level of 80 dBA L_{eq} at a sensitive receiver (e.g., residential). Mitigation Measure NOI-4 requires the installation of temporary construction noise barriers for occupied noise-sensitive uses for the duration of construction activities that could exceed the TVSP construction noise level thresholds. Mitigation Measure NOI-5 requires project plans and specifications to demonstrate compliance with the 60 dBA CNEL exterior noise level standard as defined by Table 7-11 of the City of Redlands General Plan Healthy Community Element through preparation of an acoustical analysis. Mitigation Measure NOI-6 requires project plans and specifications to demonstrate compliance with the 45 dBA CNEL interior noise level standard as defined by Table 7-11 of the General Plan Healthy Community Element and by Title 24, Part 2, of the California Building Code through preparation of an acoustical analysis. Mitigation Measure NOI-7 requires project plans and specifications to demonstrate compliance with Municipal Code Section 8.06.090(F). After implementation of Mitigation Measures NOI-1 through NOI-7, buildout of the TVSP would not result in a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance.
- Buildout of the TVSP area has the potential to result in excessive groundborne vibration or groundborne noise levels, therefore Mitigation Measures NOI-8 and NOI-9 have been included. Mitigation Measure NOI-8 requires the City of Redlands Building and Safety

Division to ensure that construction plans and specifications for construction activities within 100 feet of existing residential structures or occupied noise-sensitive uses state that the use of such vibratory equipment shall be prohibited within 100 feet of existing residential structures or occupied noise-sensitive uses. Mitigation Measure NOI-9 ensures any construction within 25-feet of a historic building shall submit evidence to the City of Redlands Building and Safety Division detailing that the operation of vibration-generating equipment associated with the new development would not result in structural damage to the adjacent historic building. After implementation of Mitigation Measures NOI-8 and NOI-9, buildout of the TVSP would not result in excessive groundborne vibration or groundborne noise levels. Thus, impacts would be less than significant.

Transportation

- Implementing projects within TAZ 53827101 have the potential to result in significant VMT impacts. Therefore, Mitigation Measure TR-1 requires preparation of a VMT Screening Analysis for an implementing project within a TPA or TAZ 53827101. Implementing projects within the TAZ that do not meet Screening Criterion 1, 2, 3, or 4 could result in VMT levels where potential VMT reductions associated with TDM measures would not be large enough to guarantee that significant impacts could be fully mitigated

Tribal Cultural Resources

- Future site-specific development projects pursuant to the Specific Plan could involve grading and excavation to greater depths than previously undertaken that could disturb buried archaeological resources, including tribal cultural resources. Thus, Mitigation Measures CUL-2 through CUL-9 are included to reduce the potential for archaeological resources, which include tribal cultural resources, to be impacted during earthmoving activities and provides for preservation of any identified resources. Furthermore, as a result of SB 18 and AB 52 tribal consultation, Mitigation Measures TCR-1 through TCR-4 are included to require tribal monitoring for sites that are sensitive for tribal cultural resources and provisions for inadvertent discoveries of tribal cultural resources. With implementation of Mitigation Measures CUL-2 through CUL-9 and TCR-1 through TCR-4, impacts related to a substantial adverse change in the significance of a tribal cultural resource would be less than significant.
- There is a possibility that ground-disturbing activities in native soils may uncover or disturb unknown tribal cultural resources. However, the Project has included Mitigation Measure CUL-1 and TCR-1 through TCR-4 that would reduce the potential impact to unknown resources, and cumulative development would be required to undergo environmental review, which would establish requirements for avoidance or mitigation of impacts potential resources.

Utilities and Service Systems

- With implementation of Mitigation Measures AQ-1 through AQ-10, CUL-1 through CUL-9, GEO-1, NOI-1 through NOI-4, NOI-8 through NOI-9, and TCR-1 through TCR-4, no significant unavoidable adverse impacts related to water supplies or water infrastructure, wastewater, or drainage would occur.