

Appendix 1 NOP and Comments

Appendices

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**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

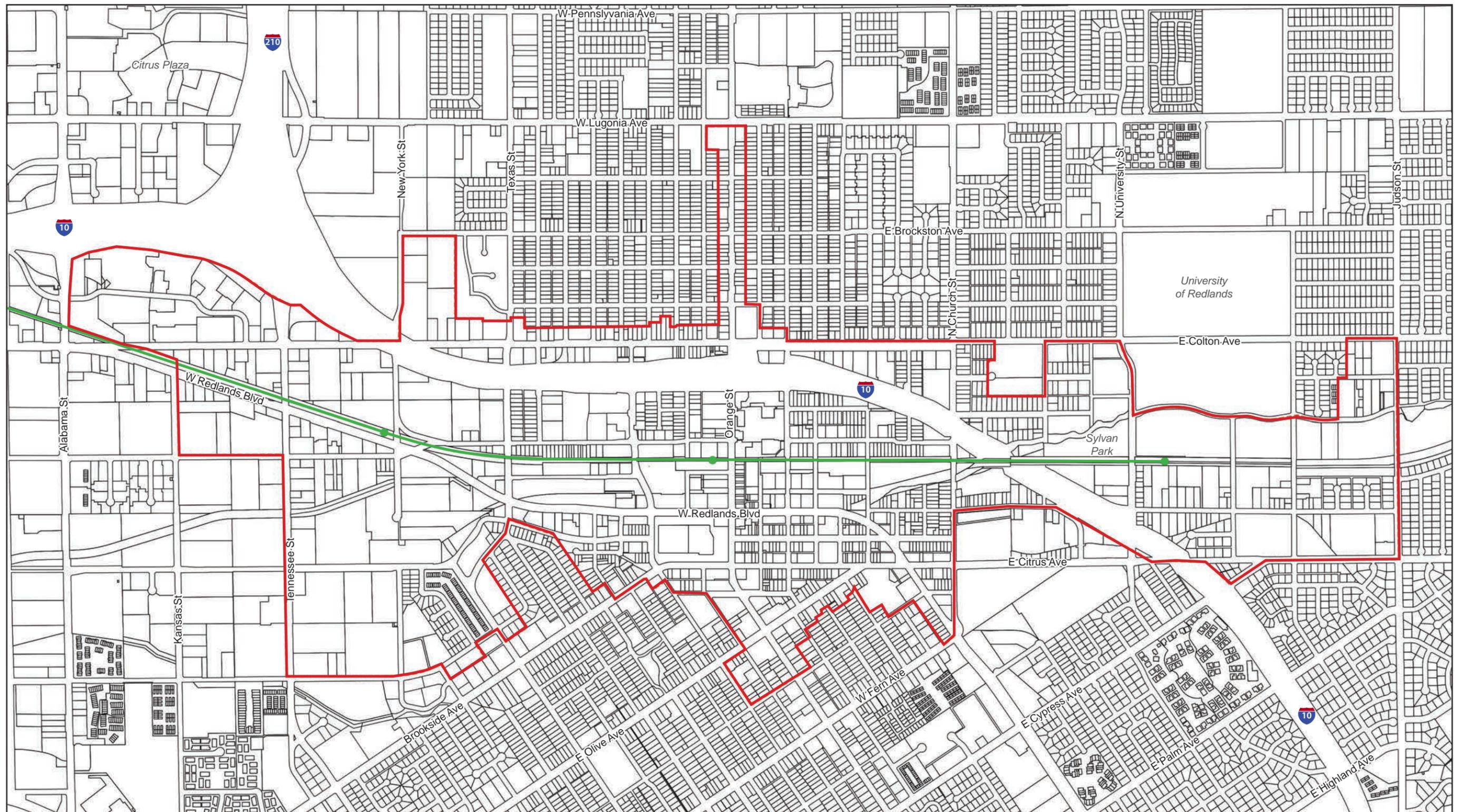
The following environmental topic areas will be discussed in the SEIR and may lead to new or more significant environmental effects:

- 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 2 - Transit Village Planning Area



— Transit Village Planning Area (TVPA)

● Proposed Transit Stations

0 1,200
Scale (Feet)



Source: City of Redlands, June, 2019

PlaceWorks



July 5, 2019

City of Redlands
Brian Desatnik, Director of Development Services
35 Cajon Street, Suite 20
Redlands, CA 92373

Subject: Notice of Preparation (NOP) for the preparation of a Supplemental Environmental Impact Report for a proposed ballot initiative amending Measure U, N, and Proposition R.

Dear Mr. Desatnik,

The City of Highland is in receipt of the subject NOP. At this time the City has no comment; however, we look forward to reviewing the Supplemental Environmental Impact Report when it is released for public review and comments.

Thank you for the opportunity to participate in the CEQA process.

Sincerely,

Lawrence A. Mainez

Community Development Director

Cc: Kim Stater, Assistant Community Development Director
Ernie Wong, Director of Public Works/City Engineer



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

July 9, 2019

bdesatnik@cityofredlands.org

Brian Desatnik, Director
City of Redlands, Development Services Department
35 Cajon Street, Suite 20
Redlands, CA 92373

Notice of Preparation of a Subsequent Environmental Impact Report for the Ballot Initiative re Voter Approved Land Use Initiatives Measures U, N, and Proposition R

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Subsequent Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the Subsequent EIR upon its completion. Note that copies of the Subsequent EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the Subsequent EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the Subsequent EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on South Coast AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

On March 3, 2017, the South Coast AQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NO_x) emissions in 2023 and an additional 55 percent NO_x reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on South Coast AQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

South Coast AQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and South Coast AQMD to reduce community exposure to source-specific and cumulative air pollution impacts, South Coast AQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. South Coast AQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on South Coast AQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

South Coast AQMD has also developed both regional and localized air quality significance thresholds. South Coast AQMD staff requests that the Lead Agency compare the emissions to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

If the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11 "Mitigating the Impact of a Project" of South Coast AQMD's *CEQA Air Quality Handbook*
- South Coast AQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- California Air Pollution Control Officers Association's (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

If the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Subsequent EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Subsequent EIR. For more information on permits, please visit South Coast AQMD's webpage at:

<http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling the South Coast AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the South Coast AQMD's webpage (<http://www.aqmd.gov>).

South Coast AQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and mitigated where feasible. Please contact me at lsun@aqmd.gov, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

SBC190625-04

Control Number

Jasmine Osman

From: Mark Teague
Sent: Monday, July 22, 2019 11:04 AM
To: Jasmine Osman
Subject: FW: Scoping input for NOP re Ballot Initiative re Voter Approved Land Use Initiative Measure U, N, and Proposition R.

FYI...

From: Brian Desatnik <bdesatnik@cityofredlands.org>
Sent: Saturday, July 20, 2019 6:21 AM
To: Dan McHugh <dmchugh@cityofredlands.org>; Mark Teague <mteague@placeworks.com>; Alisha M. Winterswyk <Alisha.Winterswyk@bbklaw.com>; Janice McConnell <jmccconnell@cityofredlands.org>; Brian Foote <bfoote@cityofredlands.org>
Subject: Fwd: Scoping input for NOP re Ballot Initiative re Voter Approved Land Use Initiative Measure U, N, and Proposition R.

These are really comments for the Specific Plan not the ballot measure.

Sent from my iPhone

Begin forwarded message:

Date: July 19, 2019 at 5:49:13 PM PDT
To: <bdesatnik@cityofredlands.org>, <Toni@RedlandsCityCouncil.com>
Cc: Brian Foote <bfoote@cityofredlands.org>
Subject: Scoping input for NOP re Ballot Initiative re Voter Approved Land Use Initiative Measure U, N, and Proposition R.

Brian Desatnik

Please consider these my scoping input comments for the NOP public comment period:

1. Please estimate the total number of additional housing units in the area under consideration if 27 dwelling units per acre are approved instead of 18.
2. Please estimate the total number of housing units allowed under this exemption at full build out
3. Please describe micromobility mitigation efforts undertaken by the city as part of this plan.
4. Please eliminate on street angled and parallel parking on roadways that are too narrow to be shared safely by a cyclist and an automobile or reduce speeds to 20 MPH or create car free zones.
5. Please explain how employment centers will be promoted for white collar employment as part of this plan, Redlands is overrun with warehouses and has very little office space, please estimate the total amount of new office space that will be generated by this proposed exemption.

6. Please explain how Redland's stunning mountain vistas will be accentuated in this plan including rooftop restaurants, bars, and other retail establishments. Vistas will be lost if the proposed streetscape facades rise to 68 ft.

7. Please explain how vehicle ownership will be disincentivized so as not to overload our roadways with motor vehicle storage and congestion.

Please have all of these answers determined and reported publicly well before it is time to vote for this exemption.

Thanks so much!

Jonathan Baty

Jasmine Osman

From: Mark Teague
Sent: Monday, July 22, 2019 11:04 AM
To: Jasmine Osman
Subject: FW: REJECTION of NOP for Subsequent EIR for PROPOSED BALLOT Initiative AMENDING Measure U, R and N in the City of Redlands

FYI...

From: Brian Desatnik <bdesatnik@cityofredlands.org>
Sent: Saturday, July 20, 2019 6:17 AM
To: Dan McHugh <dmchugh@cityofredlands.org>; Mark Teague <mteague@placeworks.com>; Alisha M. Winterswyk <Alisha.Winterswyk@bbklaw.com>; Brian Foote <bfoote@cityofredlands.org>; Janice McConnell <jmccconnell@cityofredlands.org>
Subject: Fwd: REJECTION of NOP for Subsequent EIR for PROPOSED BALLOT Initiative AMENDING Measure U, R and N in the City of Redlands

Sent from my iPhone

Begin forwarded message:

[REDACTED]
Date: July 19, 2019 at 11:57:26 PM PDT

To: <jdonaldson@cityofredlands.org>, <bdesatnik@cityofredlands.com>, <bdesatnik@cityofredlands.org>, [REDACTED]

[REDACTED]
Subject: REJECTION of NOP for Subsequent EIR for PROPOSED BALLOT Initiative AMENDING Measure U, R and N in the City of Redlands

REDLANDERS FOR RESPONSIBLE GROWTH MANAGEMENT

This communication denies the merit of this ballot measure which should not proceed without more details and more time for public comment.

This PROPOSED amendment violates the spirit of the intention of what is current represented by the VOTERS in the General PLAN represented by teach of MEASURES: U , R and N.

This NOP has no provisions for low and moderate income housing.

It has no assessment of impact of the following environmental provisions including the following environmental topic:

Noise

Population/ housing

Public services including impact on fire and police

No assessment on impact on schools density

Negative impact on water use and

Negative impact on Land use planning

No identification on bicycle or existing trail systems impacts

No identification on Parks and OPEN SPACE represented by our existing Greenways and trail system.

This proposal does not represent the City of Redlands position

This email is sent to the City Clerk and Brian Desatnik

Signed by Lisa A Pierce

City Resident