

NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT



NOTICE IS HEREBY GIVEN that the City of Redlands has completed an assessment of the possible environmental effects of the following-described project, and has determined that a Subsequent Environmental Impact Report (SEIR) is the appropriate environmental document. This determination has been made in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

The Draft SEIR has not identified any new or more severe significant environmental effects associated with the proposed project than those that have previously been identified and disclosed in the 2035 General Plan Environmental Impact Report (SCH No. 2016081041) certified by the Redlands City Council on December 5, 2017.

A copy of the Draft SEIR is available for public review at the following locations during regular business hours:

- City of Redlands City Clerk’s Office, located at 35 Cajon Street, Suite 4, Redlands, CA 92373
- City of Redlands, Development Services Dept., located at 35 Cajon Street, Suite 20, Redlands, CA 92373
- A.K. Smiley Public Library, located at 125 W. Vine Street, Redlands, CA 92373

A copy of the Draft SEIR, the 2035 General Plan, General Plan Update EIR and related documents are available to the public for review at the following website:

- City of Redlands Planning Division website at ‘www.cityofredlands.org/planning’

Inquiries regarding the proposed project and/or the Draft SEIR or requests for an electronic copy of the Draft SEIR should be directed to **Brian Desatnik, Development Services Director**, at (909) 798-7555 option 2. Written comments must be sent to the Development Services Department, Planning Division, to the attention of Brian Desatnik by the deadline specified below.

1. Project Name:

Ballot Measure Regarding Voter Approved Land Use Initiatives Measures U, N, and Proposition R

2. Project Description:

On June 4, 2019, the City Council directed staff to draft and place on the next municipal ballot, an 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 Transit Villages Planning Area (TVPA). The aforementioned voter-approved measures would continue to apply to the remainder of the City.

The proposed ballot initiative would result in the following changes to the following voter-approved initiatives (new text is shown in *italic and underline font*):

Section 1. Sub-section B2, entitled “Special Categories of Development,” of Section 4.2 of the 2035 Redlands General Plan (Measure U), 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."

If the proposed ballot initiative is approved by the voters, it would allow the City Council to consider future projects within the Transit Villages Planning Area (TVPA) without the burden of the annual residential dwelling unit limitation. New residential units, specifically residential units in 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 General Plan limitations contained in Measure U and the zoning restrictions in Proposition R, as amended by Measure N. Specifically, the proposed ballot initiative would permit the following:

- The City's 400 dwelling unit annual limitation on construction of 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.

3. Project Location: The project site is the City of Redlands.

4. Lead Agency: City of Redlands, Development Services Department, 35 Cajon St., Suite 20, Redlands, CA 92373; Phone (909) 798-7555 option 2.

5. Project Proponent: City Council of the City of Redlands

PUBLIC COMMENT regarding the proposed project and/or adequacy of the Draft SEIR will be accepted in writing and will be considered by the City of Redlands.

The period for public review during which the City will receive written comments on the Draft SEIR will begin on August 26, 2019, and will end on October 9, 2019.

To Submit Comments by U.S. Mail or hand delivery:

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

To Submit Comments by E-mail: bdesatnik@cityofredlands.org