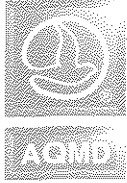


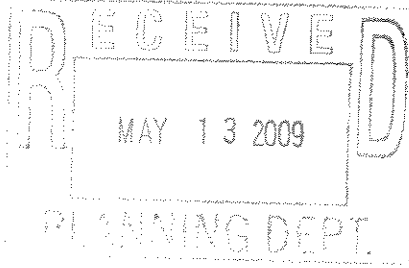
Appendix B

Comments on NOP



South Coast Air Quality Management District

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



May 8, 2009

Mr. Robert D. Dalquest, AICP
Assistant Community Development Director
City of Redlands
35 Cajon Street
Redlands, CA 92373

Dear Mr. Dalquest:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Revisions to the City of Redlands Downtown Specific Plan and associated General Plan Amendments

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts 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 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, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's 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 significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, 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 on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the 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 significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

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

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Daniel Garcia, Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:DG:AK

ORC090505-07AK

Control Number

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



May 1,, 2009

Mr. Robert D. Dahlquest
CITY OF REDLANDS
35 Cajon Street, Suite 20
Redlands, CA 92373

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65560 (SB 18) for the Downtown Specific Plan and General Plan Amendments; located in the City of Redlands; San Bernardino County, California

Dear Mr. Dahlquest:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state 'trustee agency' designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070.s. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916-653-7278 or www.ohp.ca.gov) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

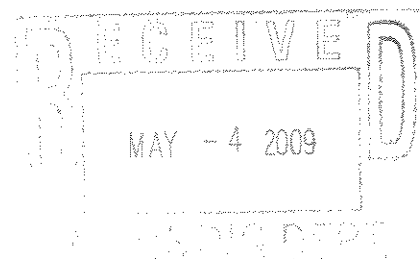
If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton
Program Analyst

Attachment: Native American Tribal Consultation List



Native American Contact
San Bernardino County
May 1, 2009

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351 - cell

San Manuel Band of Mission Indians
James Ramos, Chairperson
26569 Community Center Drive Serrano
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX
(909) 864-3370 Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
11581 Potrero Road Cahuilla
Banning , CA 92220 Serrano
Robert_Martin@morongo.org
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

Soboba Band of Mission Indians
Robert Salgado, Chairperson
P.O. Box 487 Luiseno
San Jacinto , CA 92581
dhill@soboba-nsn.gov
(951) 654-2765
(951) 654-4198 - Fax

Serrano Nation of Indians
Goldie Walker
6588 Valaria Drive Serrano
Highland , CA 92346
(909) 862-9883

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
(828) 286-1262 -FAX
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007051066; CEQA Notice of Preparation (NOP); for the Revised City of Redlands Downtown Specific Plan and associated General Plan Amendments; City of Redlands; San Bernardino County, California. The Native American Tribal Consultation List, herein, complies with California Government Code Sec. 65352.3.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

April 23, 2009

To: Reviewing Agencies

Re: Revisions to the City of Redlands Downtown Specific Plan and Associated General Plan Amendments
SCH# 2007051066

Attached for your review and comment is the Notice of Preparation (NOP) for the Revisions to the City of Redlands Downtown Specific Plan and Associated General Plan Amendments draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Robert D. Dahlquest
City of Redlands
35 Cajon Street, Suite 20
Redlands, CA 92373

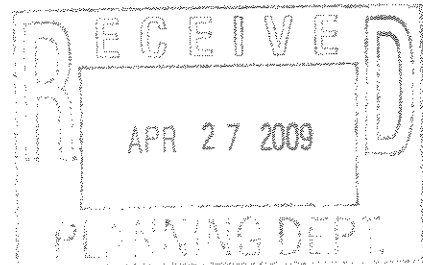
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2007051066
Project Title Revisions to the City of Redlands Downtown Specific Plan and Associated General Plan Amendments
Lead Agency Redlands, City of

Type **NOP** Notice of Preparation

Description The proposed project involves revisions to the Downtown Specific Plan and corresponding amendments to the Redlands General Plan. The revisions to the Downtown Specific plan involve expansion of its boundaries, modification of its goals, and established of a development program that will provide a pedestrian-friendly, amenity-rich mixed-use environment in both the immediate and long-range future. The project proposes to extend the Specific Plan Area boundaries to generally include the area south of Redlands Boulevard, between Texas Street and Church Street. In addition, the proposed revisions to the Downtown Specific Plan will identify four achievable goals to guide the future of Redlands. These goals include (1) the promotion of economic vitality in Downtown Redlands by encouraging a mix of uses, (2) the creation of a pedestrian-oriented environment, (3) the maintenance and enhancement of a distinct Redlands character, and (4) the enhancement and extension of civic realm. Currently, the goals of the Downtown Specific Plan are to develop the Specific Plan area as an extension of downtown Redlands, to provide opportunities for the expansion and development of small business that provide local services, to provide public improvements for traffic circulation, flood control, utility services and aesthetic amenities that will attract new private investment and economic development, and to preserve historic buildings and sites. Buildout of the revised Downtown Specific Plan, which is assumed to be in 2025, would result in approximately 1,478 residential units, 931,851 sf of retail uses, 119,746 sf of restaurants, 330,000 sf of office space, 16 screens (3,703 seats) of theaters/cinemas, 100 rooms (20,000 sf) of hotel uses, and 120,000 sf of civic uses. These equate to net increases of 1,421 residential units, 203,640 sf of retail uses, 78,650 sf of restaurants, 285,500 sf of office space, two screens (900 seats) of theaters/cinemas, 100 rooms (20,000 sf) of hotel uses, and 7,900 sf of civic uses.

**Document Details Report
State Clearinghouse Data Base**

Lead Agency Contact

Name Robert D. Dahlquest
Agency City of Redlands
Phone (909) 798-7555 **Fax**
email
Address 35 Cajon Street, Suite 20

City Redlands **State** CA **Zip** 92373

Project Location

County San Bernardino
City Redlands
Region
Cross Streets Various
Lat / Long
Parcel No. Various
Township **Range** **Section** **Base**

Proximity to:

Highways I-10 & SR-210
Airports Redlands Municipal
Railways UPRR
Waterways Santa Ana River
Schools Various
Land Use Various

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Other Issues; Public Services

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; Caltrans, Division of Transportation Planning; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 8

Date Received 04/23/2009 **Start of Review** 04/23/2009 **End of Review** 05/26/2009

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 2 Jeff Drongenes	<input checked="" type="checkbox"/> Public Utilities Commission Leo Wong	<input checked="" type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways Mike Sotelo	<input type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Marina Brand	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input checked="" type="checkbox"/> Dept. of Conservation Rebecca Salazar	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans & Housing</u>	<input type="checkbox"/> Caltrans, District 12 Chris Herre	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Dale Edwards	<input type="checkbox"/> Fish & Game Region 6 I/M Gabrina Gatchel Inyo/Mono, Habitat Conservation Program	<input checked="" type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input type="checkbox"/> Cal Fire Allen Robertson	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 5F Central Valley Region (5)
<input checked="" type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<u>Other Departments</u>	<input checked="" type="checkbox"/> California Highway Patrol Scott Loetscher Office of Special Projects	<input type="checkbox"/> Transportation Projects Douglas Ito	<input type="checkbox"/> RWQCB 5R Central Valley Region (5)
<input checked="" type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Housing & Community Development CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Central Valley Flood Protection Board Jon Yego	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Dept. of Transportation	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 6V Lahontan Region (6)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input checked="" type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Dept. of Public Health Bridgette Binning Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input checked="" type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Conservancy	<u>Independent Commissions/Boards</u>	<input type="checkbox"/> Caltrans, District 3 Bruce de Terra	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Delta Protection Commission Linda Flack	<input type="checkbox"/> Caltrans, District 4 Lisa Carboni	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> Other
<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Office of Emergency Services Dennis Castrillo	<input type="checkbox"/> Caltrans, District 5 David Murray	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 6 Michael Navarro		
<input type="checkbox"/> Fish & Game Region 1E Laurie Harnsberger	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 7 Elmer Alvarez		

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



May 26, 2009

Robert D. Dahlquest
City of Redlands
35 Cajon Street, Suite 20
Redlands, CA 92373

Dear Mr. Dahlquest:

Re: SCH# 2007051066; Revisions to the City of Redlands Downtown Specific Plan and Associated General Plan Amendments

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission is in receipt a copy of the *Notice of Preparation for the Revisions to the City of Redlands Downtown Specific Plan and Associated General Plan Amendments draft Environment Impact Report (EIR)*. Commission's Rail Crossing Engineering Section (RCES) staff has the following concern:

- The added volume of vehicle and pedestrian activity across all existing at-grade crossings on the proposed route segments utilizing the Redlands Subdivision rail corridor will increase the risk of vehicle versus train and pedestrian versus train incidents.

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

The City of Redlands should arrange a meeting with the Commission's RCES and BNSF to discuss relevant safety issues. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians.

RCES should be kept informed of project's development and meetings should be arranged with the Commission's RCES as the project progresses to discuss relevant safety issues and to conduct a diagnostic review at the proposed and impacted crossing locations.

If you have any questions, please contact me at 213-576-1399 or email at bll@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Lay", with a stylized flourish extending to the right.

Bill Lay
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Melvin Thomas, BNSF



California Regional Water Quality Control Board

Santa Ana Region



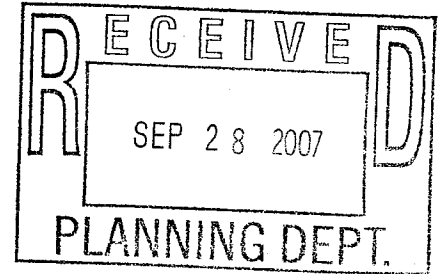
Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

September 27, 2007

Robert Dalquest
Assistant Community Development Director
City of Redlands
35 Cajon Street
Redlands, CA 92373



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE DOWNTOWN SPECIFIC PLAN

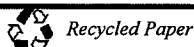
Dear Mr. Dalquest:

Thank you for providing Regional Board staff the opportunity to provide comments on the pending EIR for the Downtown Specific Plan. The Regional Board is a Responsible Agency as a result of its authority under the Porter-Cologne Water Quality Control Act to regulate waste discharges to all waters of the State, including urban storm water runoff and subsequent discharges of fill to the Mission Zanja Channel which bisects the project area.

As you are also aware, the City of Redlands is a co-permittee under Regional Board Order No. R8-2002-0012, commonly known as the San Bernardino urban storm water runoff permit. Consequently, the City of Redlands has certain obligations to address the water quality impacts of urban storm water runoff from the planning area.

- A. Provision XII.A.7. of Order No. R8-2002-0012 outlines principles and policies to be considered in the permittees' development standards and similar documents. The City's Downtown Specific Plan provides an opportunity to adopt development standards consistent with the Provision XII.A.7. principles and policies. Consequently, Regional Board staff recommends that the City adopt development standards that would:
- 1) Require the use of porous pavements in pedestrian areas, outdoor eating areas, and overflow parking areas in order to reduce pollutants in, and the volume of, storm water runoff.
 - 2) Require the isolation of trash enclosures from direct precipitation and storm water run-on.
 - 3) Require on-site collection and treatment of discharges of rinsate from outdoor wash-down activities by restaurants and similar establishments in permanent structural treatment facilities. Correspondingly require the use of water-saving devices, such as waterbrooms, during such activities.
 - 4) Require the use of storm water retention and treatment facilities that address pollutants of concern and provide aesthetic benefits. Examples of such facilities include bio-filters, rain gardens, and decorative cisterns.
 - 5) Require the use of California-friendly or native vegetation in landscaping.
 - 6) Require the use of shade trees which generate minimal leaf litter and intercept rainwater.
 - 7) Require the placement of educational signage for litter control and water quality.

California Environmental Protection Agency



- B. In addition, Regional Board staff requests that the City further address water quality impacts by:
- 1) Developing an area storm drainage plan that incorporates sub-regional structural storm water treatment controls for urban runoff from the City rights-of-way as opposed to a project-by-project basis. Correspondingly develop construction and funding mechanisms for their timely installation and maintenance.
 - 2) Identifying regional and sub-regional mitigation measures, preferably within a master plan of drainage, that will address hydraulic conditions of concern in the Mission Zanja Channel and that would maintain or restore the Channel as an open channel with an earthen-bottom. Maintaining the Channel with an earthen bottom and/or restoring it to an open channel would minimize the discharge of pollutants from its urban tributary area into the Santa Ana River, and support other beneficial uses of the channel that are attributed to it because it is tributary to Reach 5 of the Santa Ana River. Beneficial uses of Santa Ana River Reach 5, and the tributary rule, are described in the Water Quality Control Plan for the Santa Ana River Basin – Region 8, 1995, and subsequent amendments.
 - 3) Requiring that development in the planning area include facilities that would allow the future use of re-cycled and non-potable water. This mitigation measure would address the cumulative impacts of increased water demand on local surface and groundwater supplies and on source waters for State Project water.

Many of the mitigation measures requested above relate to Low-Impact Development and do not represent a comprehensive menu of best management practices to remove pollutants in urban storm water runoff. Additional information may be found in the San Bernardino County Stormwater Program's Water Quality Management Plan, by contacting the Local Government Commission, etc.

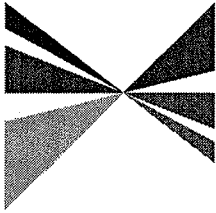
If you have any questions, please contact me at (951) 782-3234 or Glenn Robertson at (951) 782-3259.

Sincerely,



Mark G. Adelson
Senior Environmental Scientist
Chief, Regional Basin Planning Section





ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

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Larry McCallon, Highland

Second Vice President
Pam O'Connor, Santa Monica

Immediate Past President
Richard Dixon, Lake Forest

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Executive/Administration
Jon Edney, El Centro

Community, Economic and
Human Development
Larry McCallon, Highland

Energy & Environment
Keith Hanks, Azusa

Transportation
Mike Ten, South Pasadena

May 21, 2009

Mr. Robert Dalquest, AICP
Assistant Community Development Director
City of Redlands
35 Cajon Street
Redlands, CA 92373
rdalquest@cityofredlands.org

RE: SCAG Comments on the Notice of Preparation of a Draft Program Environmental Impact Report for The City of Redlands Downtown Specific Plan and Associated General Plan Amendments [SCAG No. I20090163]

Dear Mr. Dalquest,

Thank you for submitting the **Notice of Preparation of a Draft Program Environmental Impact Report for The City of Redlands Downtown Specific Plan and Associated General Plan Amendments [SCAG No. I20090163]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project involves revisions to the Downtown Specific Plan and corresponding amendments to the Redlands General Plan.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **Please provide a minimum of 45 days for SCAG to review the Draft EIR and associated plans when these documents are available.** If you have any questions regarding the attached comments, please contact Bernard Lee at (213) 236-1800 or leeb@scag.ca.gov. Thank you.

Sincerely,

Jacob Lieb, Manager
Assessment, Housing & EIR

DOCS# 151841

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT PROGRAM
ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF REDLANDS
DOWNTOWN SPECIFIC PLAN AND ASSOCIATED GENERAL PLAN
AMENDMENTS – SCAG NO. I20090163**

PROJECT LOCATION

The project is located in the Downtown area of the City of Redlands, which is in the southwestern portion of San Bernardino County, approximately 60 miles east of Los Angeles. Specifically, the project area is bounded by Pearl Avenue and Interstate 10 on the north, Texas Street on the west, Church Street on the east, and several streets on the south including San Gorgonio Drive, Brookside Avenue, Vine Street, Eureka Street, Cajon Street, Olive Avenue, and Citrus Avenue.

PROJECT DESCRIPTION

The proposed project involves revisions to the Downtown Specific Plan and corresponding amendments to the Redlands General Plan. The revisions to the Downtown Specific Plan involve expansion of its boundaries, modification of its goals, and establishment of a development program that will provide a pedestrian-friendly, amenity-rich mixed-use environment in both the immediate and long-range future. The project proposes to extend the Specific Plan Area boundaries to generally include the area south of Redlands Boulevard, between Texas Street and Church Street. In addition, the proposed revisions to the Downtown Specific Plan will identify four achievable goals to guide the future of Redlands. These goals include (1) the promotion of economic vitality in Downtown Redlands by encouraging a mix of uses, (2) the creation of a pedestrian-oriented environment, (3) the maintenance and enhancement of a distinct Redlands character, and (4) the enhancement and extension of civic realm. Currently, the goals of the Downtown Specific Plan are to develop the Specific Plan area as an extension of Downtown Redlands, to provide opportunities for the expansion and development of small businesses that provide local services, to provide public improvements for traffic circulation, flood control, utility services, and aesthetic amenities that will attract new private investment and economic development, and to preserve historic buildings and sites. To amend these goals and include the additional goals identified above as part of the proposed revisions, the proposed project will establish a development program for the Specific Plan Area that will address the following:

- Identification of the location of a potential transit station and location(s) of City-provided parking garages;
- Determination of appropriate housing types;
- Establish design codes to assure that new development is compatible with existing architectural styles;
- Enhancement of the character of new and existing public spaces;
- Guidance of several currently known developments to allow future developments to more fully contribute to the City as a whole; and
- Identify any required infrastructure enhancements.

Buildout of the revised Downtown Specific Plan, which is assumed to be in 2025, would result in approximately 1,478 residential units, 931,851 square feet of retail uses, 119,746 square feet of restaurants, 330,000 square feet of office space, 16 screens (3,703 seats) of theaters/cinemas, 100 rooms (20,000 square feet) of hotel uses, and 120,000 square feet of civic uses. These equate to net increases of 1,421 residential units, 203,640 square feet of retail uses, 78,650 square feet of restaurants, 285,500 square feet of office space, two screens (900 seats) of theaters/cinemas, 100 rooms (20,000 square feet) of hotel uses, and 7,900 square feet of civic uses.

In addition, the Revised Downtown Specific Plan will require several General Plan Amendments to be processed concurrent with the project.

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and city are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted WCCOG Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	238,853	241,697	244,876	247,938	250,890	253,719
Households	116,180	117,655	119,209	120,423	121,595	122,561
Employment	255,625	260,054	262,882	266,208	269,760	273,161

Adopted City of Santa Monica Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	91,335	91,443	91,689	91,913	92,119	92,313
Households	46,088	46,244	46,409	46,537	46,661	46,764
Employment	101,871	103,702	104,871	106,245	107,713	109,118

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The 2008 Regional Transportation Plan (RTP) also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1 *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2 *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3 *Encourage transit-oriented development.*
- GV P1.4 *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1 *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 *Promote developments, which provide a mix of uses.*
- GV P2.3 *Promote "people scaled," walkable communities.*
- GV P2.4 *Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

CONCLUSION

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. Refer to the SCAG List of Mitigation Measures for additional guidance.

The list can be found at: http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

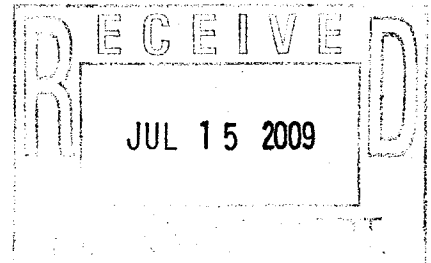
The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on "**Demonstrating Your Project's Consistency With SCAG Policies**"
- Scroll down to "**Table of SCAG Policies for IGR**"

SCAG Regional Transportation Plan Goals and Compass/Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
Etc.	Etc.	Etc.

June 24, 2009

Attn: Robert D. Dalquest, AIPC Assistant Director
Community Development Department
City of Redlands
P.O. Box 3005
Redlands, CA 92373



**Re: Tribal Consultation (Senate Bill 18)
City of Redlands' Downtown Specific Plan
GPA No. 123/ SP No. 61**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to the Millcreek Zanja and is a shared use area that was used in ongoing trade between the Luiseño and Cahuilla tribes. This project it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a lead consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", written over a faint circular stamp.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581

Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jointiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains. Given that Native American human remains have been found during development of the Project and the Soboba Band has been designated the MLD, the following provisions shall apply to the Parties:

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.