



**CITY OF REDLANDS
NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

Project Title

DOWNTOWN GENERAL PLAN AND SPECIFIC PLAN NO. 45 AMENDMENTS

Project Location

The project encompasses Downtown Redlands and is bounded by Pearl Avenue and the I-10 Freeway on the north, Texas Street on the west, Church Street on the east, and several streets along the southerly boundary, including San Geronio Drive, Brookside Avenue, Eureka Street, Vine Street, Cajon Street, Olive Avenue, and Citrus Avenue.

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project involves amendments to the General Plan and the Downtown Specific Plan No. 45. The revisions to the Downtown Specific Plan involve expansion of its boundaries, modification of its goals and objectives, establishment of urban form development standards, 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 existing southerly boundary of the Specific Plan south of Redlands Boulevard in order to encompass the entire Downtown under one set of land use regulations and development standards. In addition, the Draft EIR is evaluating a new development program for the Specific Plan area that provides for a build-out resulting in approximately 1,676 residential units, 728,113 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 1,618 residential units, 391,362 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.

The amendments to the Downtown Specific Plan No. 45 are being processed concurrent with several associated General Plan Amendments that are a part of the project, as follows:

- Modification of the introductory text in Section 4.61 (Downtown) of the Land Use Element to reflect the expanded boundaries of the Downtown Specific Plan, and to indicate that the entire Downtown Specific Plan permits mixed uses to include commercial, retail, services, offices, and residential.
- Revise Policy 4.61(a) of the Land Use Element to reflect new boundaries of the Downtown Specific Plan.
- Modification of Table 7.1 (Existing and Proposed Parks) of the Open Space and Conservation Element to reflect the proposal to add a number of small pocket parks within the Downtown to include their acreage and purpose.
- Change the Land Use Map to reflect the proposed additions of pocket parks in the Downtown as “circles”, as proposed in Table 7.1 of the Open Space and Conservation Element; and, modify the Land Use Map to show two areas of the Downtown Specific Plan currently designated Commercial/Industrial to be re-designated to Commercial. One area is bounded by Stuart Avenue on the north, State Street on the south, 800 feet west of Eureka Street on the east, and Texas Street on the west. The other area is generally bounded by the I-10 Freeway on the north, the Mission Zanja and Redlands Boulevard on the south, Church Street on the east, and 6th Street on the west.
- Modify Policy 5.50(g) of the Circulation Element to designate a Class I bicycle route which traverses through the Downtown by either utilizing portions of the current Santa Fe railroad right-of-way or be within proximity to the current railroad right-of-way from New York Street in Downtown Redlands to east of Wabash Avenue.
- A Transit Village Overlay will be added extending ¼ mile radius from the future Downtown transit station in accordance with Government Code Sections 65460 to 65460.11.

The Significant Effects on the Environment, if any, Anticipated as a Result of the Project:

The proposed project would create unavoidable significant adverse impacts related to the following topics: (1) Air Quality relative to regional construction emissions, regional operational emissions, and cumulative emissions; and (2) Traffic level-of-service under the General Plan standards.

Lead Agency:

City of Redlands

Date when project noticed to public:

March 21, 2011

Address Where Copies of the EIR and All Documents Referenced in the EIR Is Available:

City of Redlands, Development Services Dept.
210 E. Citrus Avenue
Redlands, California 92373

A.K. Smiley Public Library
125 W Vine Street
Redlands, California 92373

The Draft EIR can also be viewed on the City's website at: www.ci.redlands.ca.us.

Review Period

The Draft EIR is being circulated for a **45-day review period**, estimated to start on **March 21, 2011**, and to close on **May 5, 2011**. Due to the time limits mandated by State Law, your comments must be received no later than May 5, 2011.

Hazardous Materials Statement:

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

Date, Time and Location of Public Hearing, if any:

A public hearing has not been scheduled and a date for the hearing is not known at this time.

Contact Person

Please send your comments to Robert D. Dalquest, AICP, Assistant Development Services Director, City of Redlands, Development Services Department, 210 E. Citrus Avenue, Post Office Box 3005, Redlands, California 92373. Mr. Dalquest can be reached at (909) 798-7559.