

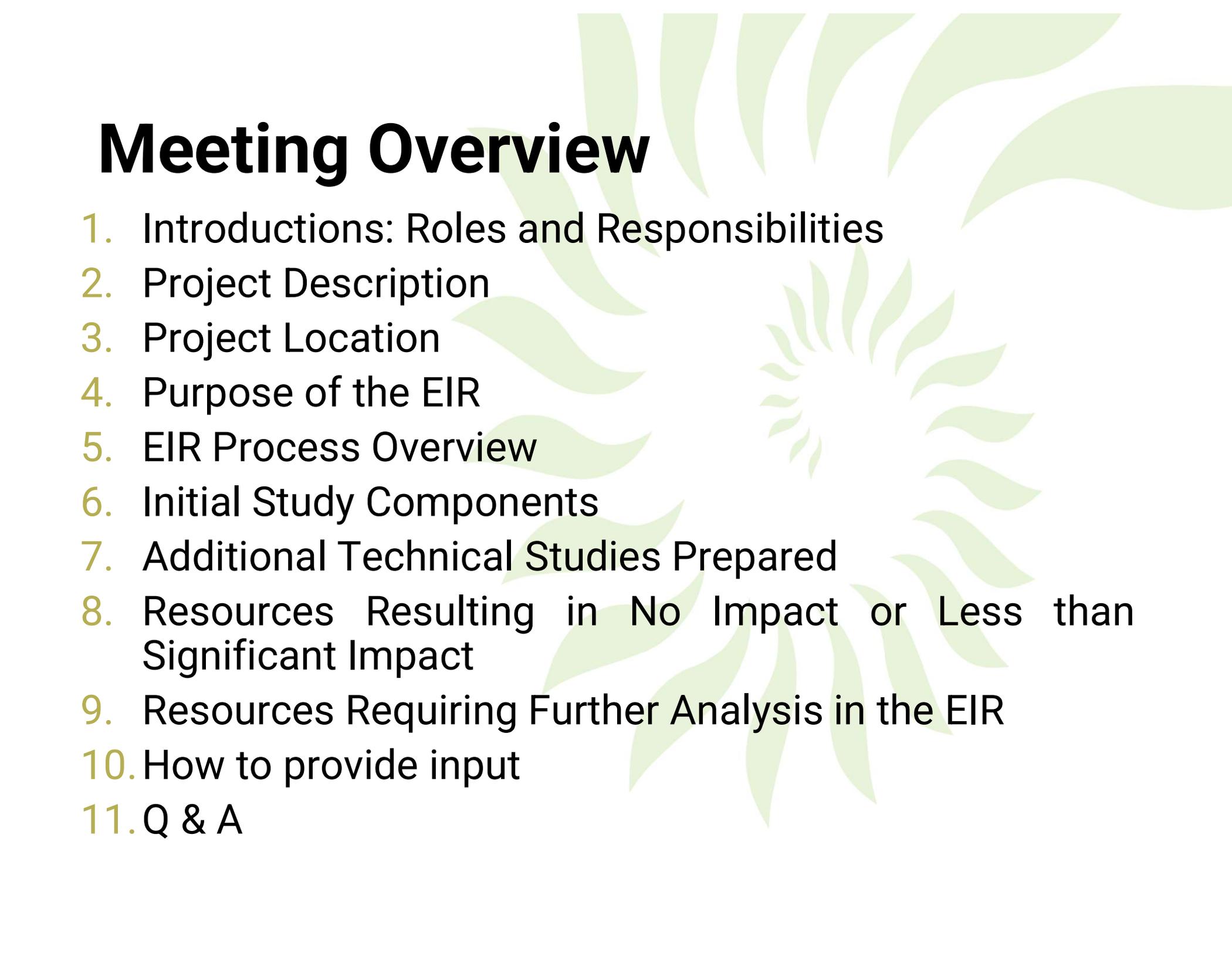
General Plan Amendment No. 148, Zone Change No. 476, Annexation No. 96

City of Redlands

CEQA Initial Study/Notice of Preparation
Public Scoping Meeting
December 11, 2025



Meeting Overview



1. Introductions: Roles and Responsibilities
2. Project Description
3. Project Location
4. Purpose of the EIR
5. EIR Process Overview
6. Initial Study Components
7. Additional Technical Studies Prepared
8. Resources Resulting in No Impact or Less than Significant Impact
9. Resources Requiring Further Analysis in the EIR
10. How to provide input
11. Q & A

Purpose of Scoping Meeting

- Discuss content and scope of Environmental Impact Report (EIR)
- Receive public input from interested persons and organizations regarding the scope of the EIR's environmental analysis

Introduction: Roles and Responsibilities

City of Redlands

- Lead Agency for CEQA review of the Project
- Responsible for adequacy and objectivity in the CEQA document for the Project

Chambers Group

- Environmental consultant retained by the City to prepare the EIR for the Project

County of San Bernardino

- Responsible for the cancellation of agricultural preserve (Williamson Act) contract

San Bernardino County LAFCO

- Responsible for coordination and approval of annexation of six unincorporated parcels into the City of Redlands

Project Location

- Six agricultural parcels encompassing 47.3 acres in **Mentone** (unincorporated San Bernardino County)
- Bounded by **Opal Ave.** (east), **Redlands Municipal Airport** (north), **San Bernardino Ave** (south), and easterly **city limit of Redlands** (west).
- 32.7 acres of the Project site is under **Williamson act contract**

Project Description

- **General Plan Amendment:** Change the land use designation from **Agricultural** to **Light Industrial and Commercial/Industrial**
- **Pre-Zoning:** Establish Light Industrial (M-1) and Commercial Industrial (C-M) zoning districts for the area
- **Williamson Act contract cancellation** of existing agricultural preserve. Affects 32.7 acres.
- **Annex** the Project area into the City of Redlands

* No immediate development, construction and/or ground-disturbing activities are proposed.

Exhibit 1: Proposed land use/zoning district map

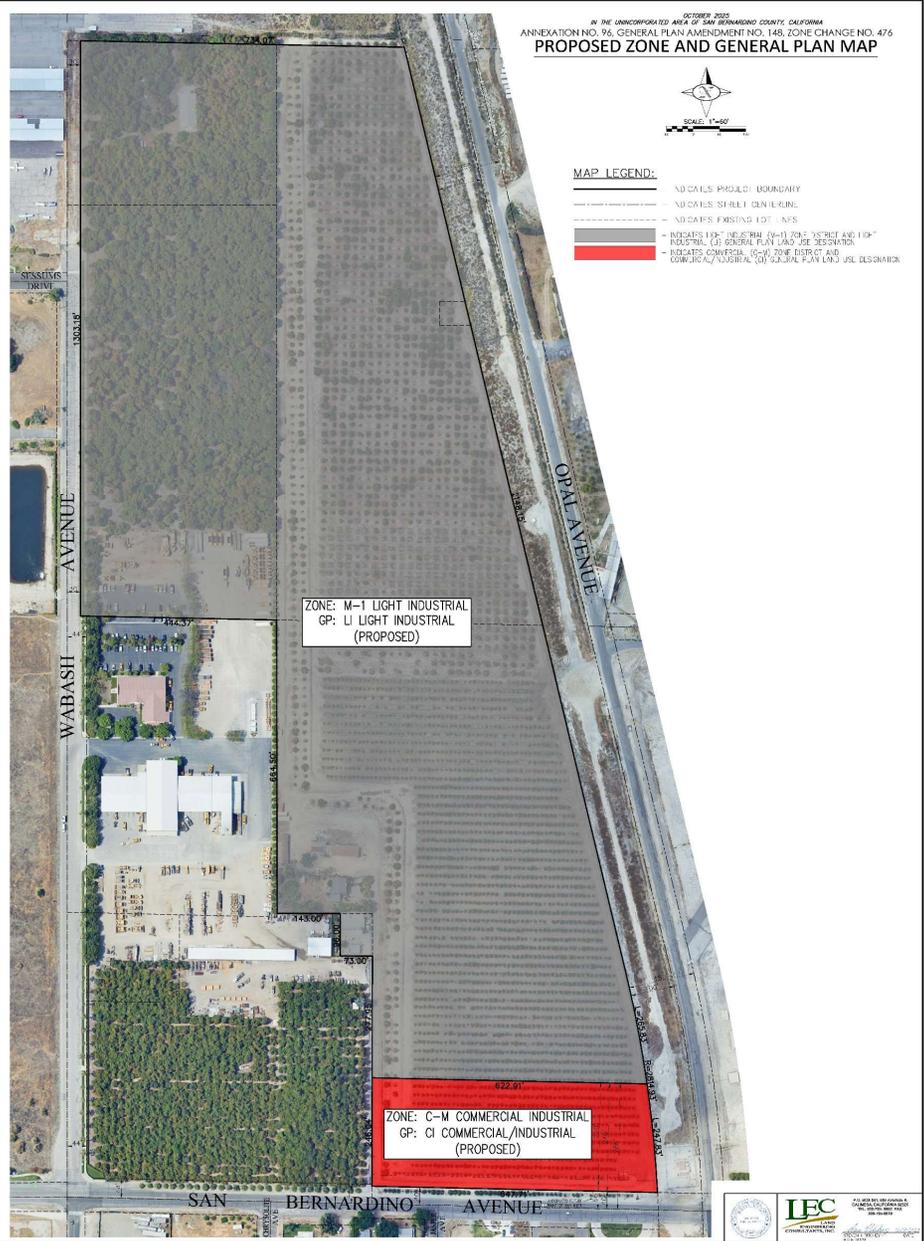


Exhibit 2: Project Location



Purpose of the EIR

Inform Decision Makers and the Public

- Publicly disclose a project's environmental effects

Transparency and Public Participation

- Ensure the public can provide input on project planning

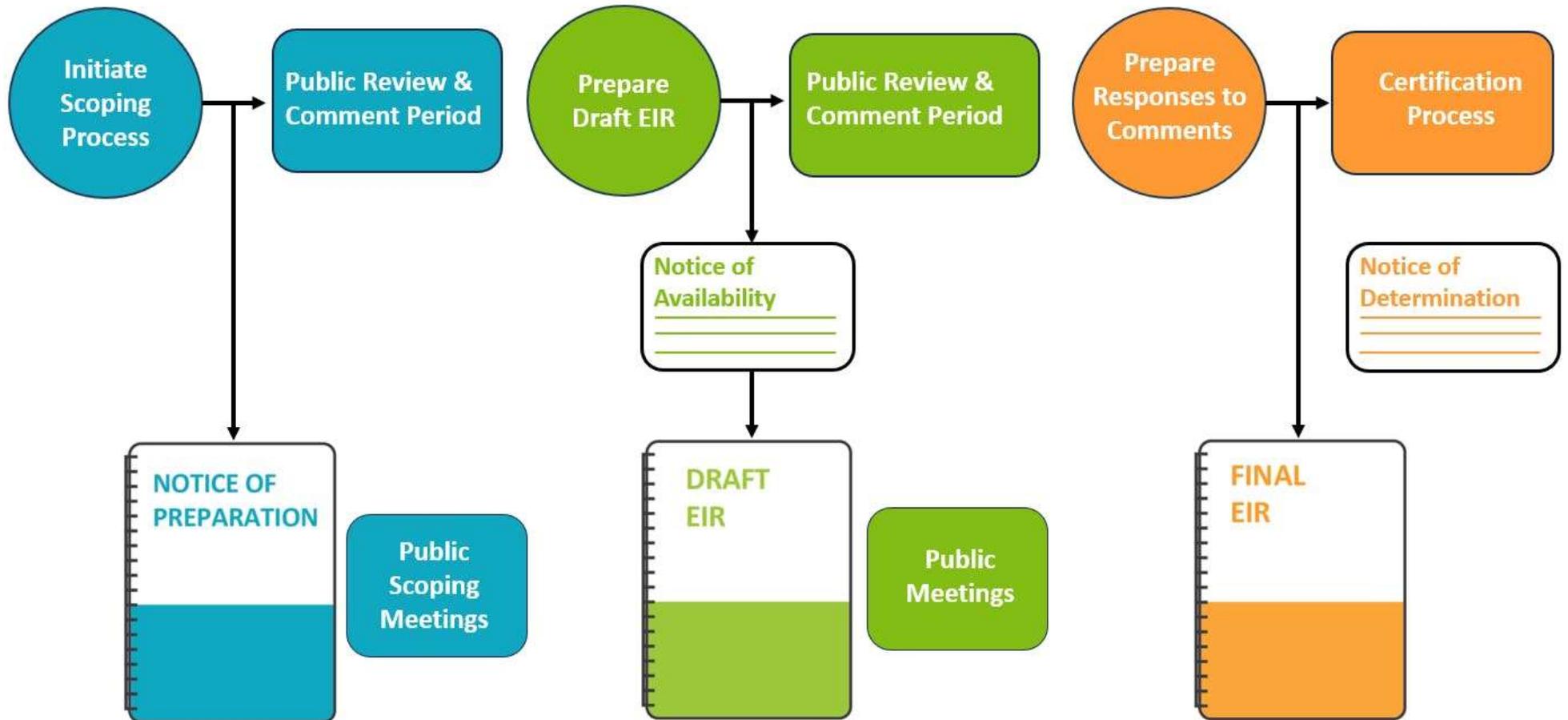
Mitigate Impacts

- Identify and require feasible mitigation measures to reduce or avoid significant environmental impacts

Consider a Reasonable Range of Alternatives

- Consistent with project objectives
- Ability to reduce or avoid impacts
- Feasibility: Can it be built, permitted, or allowed under law

EIR Process Overview



*Current Phase

Initial Study Components

An Initial Study was prepared for the proposed Project; resource areas analyzed include:

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Energy
Geology /Soils	Greenhouse Gas Emissions	Hazards & Hazardous Materials
Hydrology / Water Quality	Land Use / Planning	Mineral Resources
Noise	Population / Housing	Public Services
Recreation	Transportation	Tribal Cultural Resources
Utilities/Service Systems	Wildfire	Mandatory Findings of Significance

Additional Technical Studies Prepared

Completed:

- Biological Reconnaissance Assessment Report (finalized in November 2025)

In Process:

- Air Quality, Energy, Greenhouse Gas Emission Analysis
- Cultural Resources Analysis
- Land Evaluation and Site Assessment (LESA) Model
- Noise Analysis
- Transportation Analysis

Resource Areas Resulting in No Impact or Less Than Significant Impact

- Aesthetics
- Biological Resources
- Hydrology/Water Quality
- Recreation
- Mineral Resources
- Public Services

Resource Areas Requiring Further Analysis in the EIR

- Agriculture and Forestry Resources
- Air Quality
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use / Planning
- Noise
- Population/Housing
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

Comment Opportunities

Tonight

Make a comment or ask a question during the Q&A

After Tonight

Submit comments to:

Kevin Beery, Senior Planner
City of Redlands Planning Division
P.O Box 3005, Redlands CA 92373
E: kbeery@cityofredlands.org

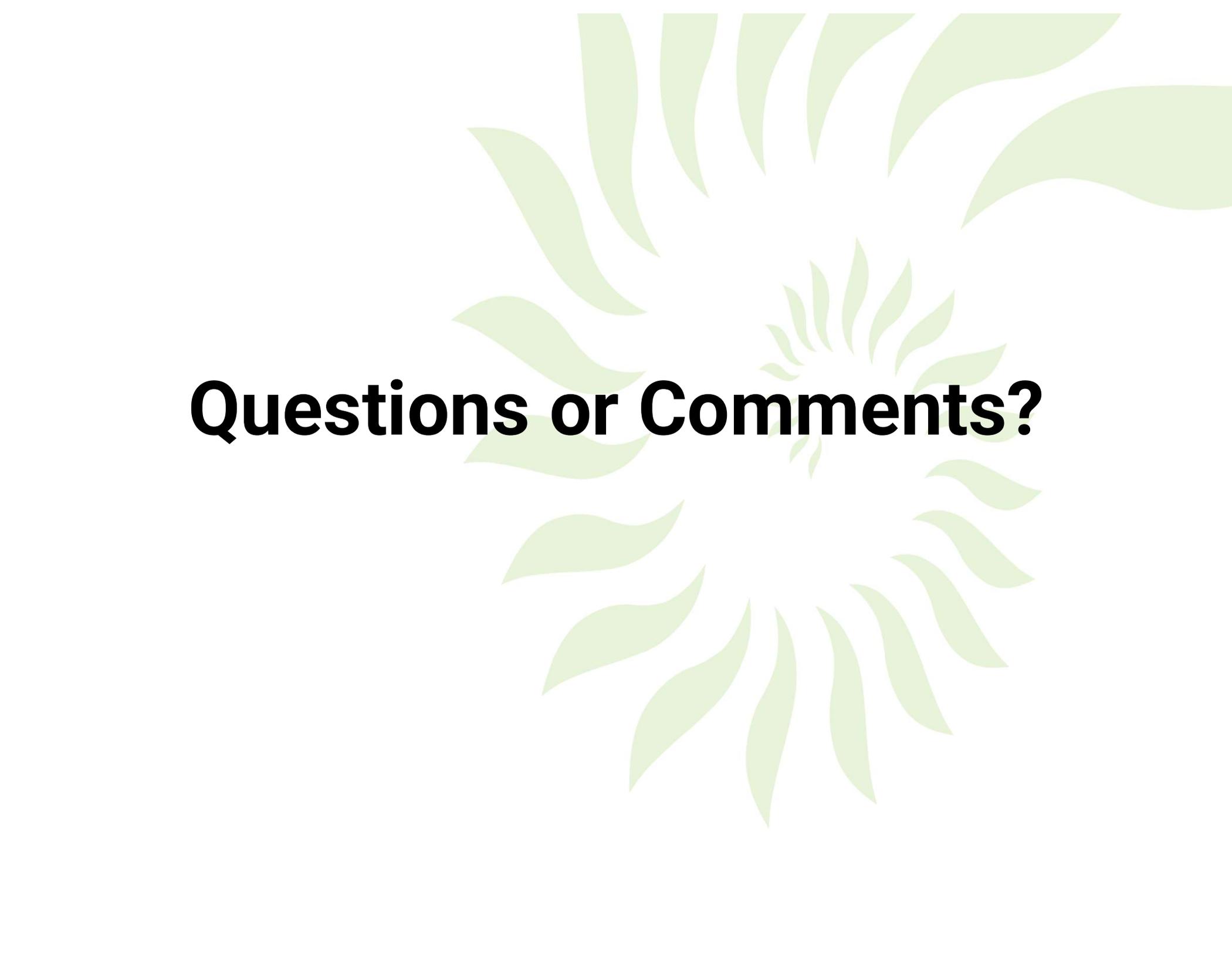
Where to Find the Initial Study

City of Redlands Website:

<https://www.cityofredlands.org/post/environmental-review>



Deadline to submit comments: December 18, 2025



Questions or Comments?