



## NOTICE OF DETERMINATION

**TO:**  Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

San Bernardino County Clerk of the Board  
385 N. Arrowhead Avenue  
San Bernardino, CA 92415

**FROM:** City of Redlands  
35 Cajon Street, Suite 20  
Redlands, CA 92373

Contact: Kevin Beery  
Senior Planner  
(909) 798 – 7555 x 1797

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**Project Title:** Redlands RHNA Rezone Project (General Plan Amendment No. 149, Zone Change No. 479, Concept Plan No. 4 Amendment 1, and Specific Plan No. 40 (East Valley Corridor Specific Plan) Amendment No. 54)

**State Clearinghouse Number:** 2016081041

**Project Applicant:** City of Redlands

**Project Location:** The Project area covers approximately 116.19 acres and is generally located within two distinct areas within the City of Redlands.

- Sites 1 through 16A and 24 are in the western portion of the City, approximately 0.75 miles south of the I-10, bordered to the north by Citrus Avenue, the south by Orange Avenue, the west by New Jersey Street, and the east by Kansas Street.
- Sites 17 through 23 are the northern portion of the City, approximately 1.25 miles northeast of Sites 1 through 16A and 0.32 miles east of SR-210, just south of East San Bernardino Boulevard.

The following Assessor Parcel Numbers are included in the proposed Project:

0292-163-02-0000; 0292-163-03-0000; 0292-165-05-0000; 0292-165-06-0000; 0292-165-07-0000; 0292-165-08-0000; 0292-165-09-0000; 0292-165-10-0000; 0292-165-16-0000; 0292-165-17-0000; 0292-165-04-0000; 0292-167-02-0000; 0292-167-07-0000; 0292-167-28-0000; 0292-167-29-0000; 0292-167-30-0000; 0292-167-17-0000; 0292-201-20-0000; 0292-201-14-0000; 0167-141-04-0000; 0167-141-05-0000; 0167-141-06-0000; 0169-021-02-0000; 0169-021-11-0000; 0167-151-23-0000; 0167-161-10-0000; and 0292-165-15-0000.

**City:** Redlands **County:** San Bernardino

**Project Description:** The City of Redlands *Housing Element* Regional Housing Needs Allocation (RHNA) Rezone Project includes 196 housing sites. Of the City's Housing Element sites, 23 sites from the Housing Element sites inventory totaling approximately 109.25 acres were identified as requiring future rezone (rezone sites). The entire Project site, including Site 24, is approximately 116.19 acres. The rezone sites are a subset of the Housing Element Sites Inventory (included in Appendix B of the Housing Element) which represent sites that require rezoning by the City to achieve housing targets. Site 24 is not included in the Housing Element but would require a zone change as part of the Project in order to conform with the existing onsite school use and achieve land use compatibility with the surrounding proposed residential designations.

Pursuant to Housing Element Program 1.1-1, the City of Redlands is proposing to rezone 24 sites within the City to allow residential development, which includes an application for a General Plan Amendment (GPA) to change the land use designations of the sites to allow for residential development, a Specific Plan Amendment (SPA) in order to remove 18 of the Project Sites out of the East Valley Corridor Specific Plan, and zone change to allow for medium- and high-density residential development within the rezone sites. The Housing Element identifies the Project Sites as having a capacity of up to 2,436 housing units and assumes that implementation of residential development within the Project Sites would occur through the year 2035.

The General Plan designation of all sites (except for Sites 8, 20, 21, 22, 23 and 24) would be amended from Commercial/Industrial or Commercial/Administrative Professional to "Medium Density Residential" or "High Density Residential." Site 24 would require a GPA to change its existing land use designation from Commercial/Industrial to Public Institutional.

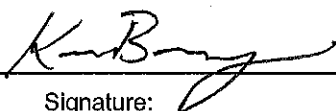
All the sites would require a zone change to allow for medium- and high-density residential development (except for Site 24 which includes a zone change to Public/Institutional for the existing school use). A majority of the sites are currently within the EVCS (sites 1-16A) or Concept Plan No. 4 (sites 17-19), and would be de-annexed from the Specific Plan and zoned either Multiple Family Residential (R-2) or Multiple Family Residential (R-3). Site 8 would remain within the EVCS but would require a Specific Plan Amendment to change the zoning for the site from Multiple Family Residential-3000 District to Multiple Family Residential-2500 District.

This is to advise that on June 3, 2025, the City Council of the City of Redlands (Lead Agency):

- Certified the Final Subsequent Environmental Impact Report (SCH # 2016081041), adopted Findings of Fact and Statement of Overriding Considerations, and adopted the Mitigation Monitoring & Reporting Program;
- Adopted General Plan No. 148 to change the land use designation of seven (7) parcels to Medium Density Residential, fourteen (14) parcels to High Density Residential and a portion of one (1) parcel to Public/Institutional;
- Adopted Concept Plan No. 4 Amendment 1 to remove three (3) parcels from the Concept Plan boundaries;
- Adopted Specific Plan No. 40 (East Valley Corridor Specific Plan) Amendment No. 54 to remove twenty-one (21) parcels from the specific plan boundaries, and change the specific plan land use map designation for one (1) parcel to Multiple Family Residential – 2500 District, and change the specific plan land use designation of one (1) parcel to Public/Institutional (EV/PI) to accommodate the existing land use;
- Introduced the ordinance for Zone Change No. 479 to update the City’s Zone Map to change the zone of nine (9) parcels to Multiple Family Residential (R-2) District and sixteen (16) parcels to Multiple Family Residential (R-3) District pursuant to Title 18 (Zoning Regulations) of the Redlands Municipal Code; and to change the zone of one (1) parcel to Multifamily Residential (EV/MF 2500) and a portion of one (1) parcel to Public/Institutional (EV/IP) pursuant to Division 3 (Land Use) of the East Valley Corridor Specific Plan (Specific Plan No. 40).

1. <input checked="" type="checkbox"/>	The Project will have a significant effect on the environment.
<input type="checkbox"/>	The Project will NOT have a significant effect on the environment
2. <input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Redlands.
3. <input checked="" type="checkbox"/>	Mitigation measures were made conditions of the approval for the Project.
<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4. <input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6. <input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

**This is to certify that the Final Environmental Impact Report with comments and responses and the record of Project approval, are available at:** City of Redlands Development Services Dept., Planning Division, 35 Cajon St., Suite 20, Redlands, CA 92373.

Kevin Beery  6/4/2025 Senior Planner  
 Name: Signature: Date: Title: