NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC SCOPING MEETING

Date:	November 17, 2025
To:	California State Clearinghouse Responsible and Trustee Agencies San Bernardino County Clerk Office Interested Parties
Subject:	Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting
Lead Agency:	City of Redlands
Lead Agency Contact:	Kevin Beery, Senior Planner
Project Title:	General Plan Amendment No. 148, Zone Change No. 476, Annexation No. 96
Project Applicant:	Daniel J. Haskins, Land Engineering Consultants, Inc.

Environmental Impact Report

Notice is hereby given that the City of Redlands, as the Lead Agency under the California Environmental Quality Act ("CEQA"), is preparing a Draft Environmental Impact Report ("Draft EIR") for the proposed General Plan Amendment No. 148, Zone Change No. 476 and Annexation No. 96 Project ("Project") in accordance with sections 15021 and 15168 of the CEQA Guidelines. The project, its location, and the potential environmental effects are described below.

Pursuant to section 15082(a) of the CEQA Guidelines, the City of Redlands has issued this notice to provide the Governor's Office of Land Use and Climate Innovation, responsible agencies, trustee agencies, the San Bernardino County Clerk, and members of the public with information describing the project and its potential environmental effects. The City of Redlands is soliciting your input on the scope and content of the analysis to be included in the Draft EIR.

Project Location

The project area comprises six agricultural parcels (APNs: 0297-121-03, -04, -05, -09, -12 and -13) encompassing approximately 47.3 acres in Mentone (unincorporated San Bernardino County) and is bounded by Opal Avenue (east), the Redlands Municipal Airport (north), San Bernardino Avenue (south) and the easterly city limits of Redlands (west). See Figure 1 Location Map.

Project Description

The proposed project includes the following actions: **General Plan Amendment** to change the City of Redlands land use designation for the area from *Agricultural* to *Light Industrial* and *Commercial/Industrial*; **Pre-Zoning** to establish *Light Industrial (M-1)* and *Commercial Industrial (C-M)* zoning districts for the area; **Williamson Act Cancellation** of the existing agricultural preserve contract affecting approximately

32.7 acres within the project area; and **Annexation** of the area into the City of Redlands. No immediate development, construction and/or ground-disturbing activities are proposed.

Environmental Issues Potentially Affected

According to the initial study prepared for the project, the project could have potentially significant effects on the following environmental factors: Air Quality, Agricultural and Forestry Resources, Cultural Resources, Energy, Geology and Soils (Paleontological Resource), Greenhouse Gas Emissions, Hazards and Hazardous Materials (Noise, Emergency Evacuation Plan), Land Use and Planning (Land Use Policy), Noise, Population and Housing (Unplanned Population), Transportation and Traffic, Utilities/Service Systems (Water Supply), Tribal Cultural Resources, Wildfire, and Mandatory Findings of Significance.

Public Scoping Review Period

Under the time limits mandated by CEQA, the public scoping comment period is **thirty (30) calendar days starting on November 18, 2025 and ending at 5:30 p.m. on December 18, 2025**. Your response must be sent on the earliest possible date, but no later than thirty days after the date this notice was received pursuant to State CEQA Guidelines section 15082(b) and must include the name of a contact person at your agency or organization. Please send or email your written responses to:

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

Copies of this notice and the initial study will be available for public viewing at the following locations:

City of Redlands, Planning Division
35 Cajon Street, Suite 20
Redlands, CA 92373
Phone number: (909) 798-7555

A.K. Smiley Public Library 125 W. Vine Street
Redlands, CA 92373
Reference Desk
Phone number: (909) 798-7565

and can be accessed online at: https://www.cityofredlands.org/post/environmental-documents.

Notice of Public Scoping Meeting

Pursuant to CEQA Guidelines section 15082(c), the City will hold a public scoping meeting for soliciting comments from local agencies, responsible agencies, trustee agencies and other interested parties as to the scope and content of the Draft EIR. The meeting will be held on **December 11, 2025, at 4:30 p.m.** online via Zoom webinar, which can be accessed at the following link:

https://cityofredlands.zoom.us/j/84874531895

Or Telephone:
877 853 5247 US Toll Free
888 788 0099 US Toll Free

If you have further questions or require additional information, please contact Kevin Beery, Senior Planner, at (909) 798-7555 Ext. 2, or email 'kbeery@cityofredlands.org.'

Kevin Beery
Kevin Beery
Senior Planner

November 6, 2025
Date
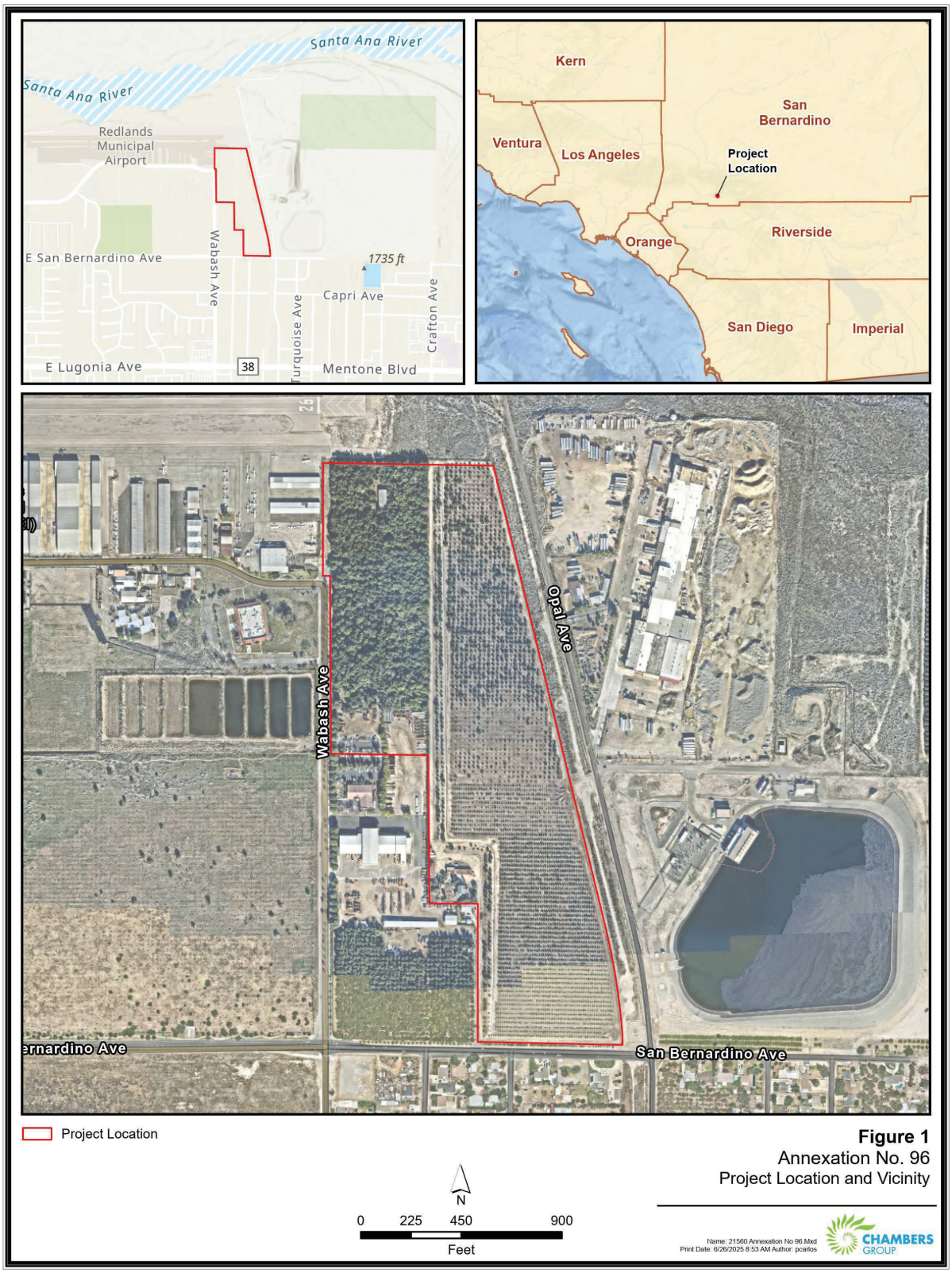
Figure 1 – Project Location