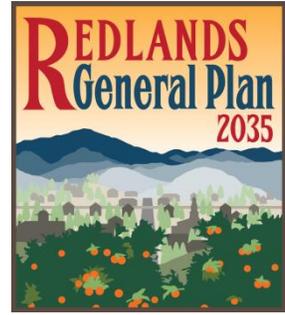


Redlands General Plan

Stakeholder Interviews



Stakeholder: John Tomas

Representing: Land owners

Date & Time: 6/6/2015 10:30 AM @ City Hall

Questions

1. Describe your organization:
 - Land owner and developer within Redlands. Real estate broker. Developed subdivisions at Karon Street and Pennsylvania Avenue, Lagonia Avenue, and La Salle Street and Citrus Avenue .
 - Owns commercial property north of the planned Walmart Supercenter
2. From your perspective as a representative of the organization, how supportive has the City been for your purpose, discipline or institution?
 - The City has been good, supportive.
3. What has the City done right?
 - City made adjustments to get revenue from the donut hole after being transferred to the county
4. What needs improving? Missed Opportunities?
 - Mistakes resulted in the loss of the land in the donut hole. City did not want shopping centers in those areas. (Wanted the area to remain agricultural land). In the end it turned out to be a good thing the shopping centers were developed. They are a big draw for local residents and visitors alike.

- Was supportive of the Scientific Research Park north of Citrus Valley High School, but knew it would be problematic given the access. A portion of the land slopes to the river and would be difficult to sewer.
5. What are the key issues, both opportunities and constraints, which the City will face in the next 20 years?
- City has to tackle three critical issues:
 - Improving circulation for vehicles
 - Ensuring adequate infrastructure – water, non-potable water, and sewer that can service future growth
 - Avoiding incompatible land uses and the traffic problems that would result, e.g. going through residential to get to commercial
6. What should the City be doing to plan for the future?
- City can't always get people to agree on what to do in certain areas, establish envelopes.
 - Properties that have great visibility from the highways should be reserved for the highest and best uses, and uses that will bring the city revenue.
 - Focus on improving the circulation system
 - Plan for the long term best use, not short term gain
7. What do you think Redlands will be like in 20 years?
- Hope it will be planned well for circulation, compatible land uses with good transitions, and good infrastructure
8. Other Comments:
- Keep residential from going west of Texas Street (adjacent to commercial areas) to avoid incompatible land uses.