

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Redlands Heritage Specific Plan

Lead Agency: City of Redlands

Contact Name: Loralee Farris (Principal Planner)

Email: lfarris@cityofredlands.org Phone Number: 909.798.7555 ext 2

Project Location: Redlands, San Bernardino County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed development is comprised of a new planned residential community that would include approximately 207 single-family one- and two-story detached wood-framed homes with concrete slab-on-grade floors with associated underground utilities. Components of the project include: General Plan Amendment No. 141 (Commercial to Low Density Residential); Specific Plan No. 40 Amendment No. 45 (to remove the site from the East Valley Corridor Specific Plan); a new Specific Plan No. 62 (residential development, with applicable development standards); and Tentative Tract Map No. 20257 (subdivision for a new residential tract). The overall gross density of the development would be approximately 5.7 dwelling units per acres (the maximum permitted number of dwelling units is 6 dwelling units per acre (du/ac) based on the City Low Density Residential General Plan designation).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in no significant impacts. Mitigation measures were required for Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation/Traffic, and Tribal Cultural Resources. Biological Mitigation Measures include pre-construction surveys and burrowing owl focused surveys. Cultural Resources mitigation include on-site monitoring of construction activities, development of a monitoring and treatment plan if significant resources are found, development of a final monitoring report for the project, and procedures in the event of accidental discovery of human remains. Hazardous material mitigation measures include exploratory trenching to determine the presence or absence of asbestos containing pipes, as well as remediation requirements if asbestos containing pipes are discovered. Noise mitigation included the measures for project construction including noticing, equipment repair, haul route locations, and allowable construction hours. Transportation mitigation measures include restriping, payment of Development Impact Fees, and fair share payments. Tribal Cultural Resource mitigation measures include temporary curation and storage of any discovered resources, as well as protocols for treatment and final disposition of resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.