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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: GO-Store-It self-storage (CUP 1168, Lot Merger 003, Ordinance Text Amendment 363, Street Vac. 186)

Lead Agency: City of Redlands

Contact Name: Brian Foote

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Project Location: Redlands (*City*) San Bernardino (*County*)

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

The Proposed Project is a request to construct self-storage facility (total of 835 storage units) within eleven new buildings totaling 123,456 square feet with a leasing office on a vacant 6.34-acre parcel. Access to the Project Site would be provided by two proposed driveways: one from Jasper Avenue and one from Wabash Avenue. The Proposed Project includes a Street Vacation to vacate three feet (3'0") along the Jasper Avenue frontage. A Lot Merger is required to merge the four legal lots comprising the Project Site into one parcel for development.

The Proposed Project would also require an Ordinance Text Amendment to the Redlands Municipal Code (Title 18 – Zoning Regulations), Section 18.96.070 for Conditional Uses, to add the text “Self-storage or mini-storage facilities on a project site with a minimum size of five acres” within the C-4, Highway Commercial zone list of uses that require a Conditional Use Permit.

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

The Proposed Project would not have potentially significant effects once mitigation measures are incorporated. Burrowing owl could take up residence on the Project Site and it is possible that burrowing owl could use the site prior to the start of project activities. Preconstruction surveys for burrowing owl shall be conducted. If construction occurs during the bird breeding season, ground-disturbing construction activities could directly affect birds protected by the MBTA and their nests. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist shall be retained. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted regarding any pre-contact and/or historic-era finds. Should the find be deemed significant, as defined by CEQA, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI. Any and all archaeological/cultural documents created as a part of the project shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The discovery of human remains is always a possibility during ground-disturbing activities. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease. The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). If paleontological resources (fossils) are discovered, earth disturbance activities should stop, and the fossil location shall be protected and cordoned off at a distance of 50 feet in all directions.

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

None at this time.

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

California Department of Fish and Wildlife
Regional Water Quality Control Board, Santa Ana Region
South Coast Air Quality Management District