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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: LBA Redlands Warehouse Building (Commission Review & Approval No. 938)

Lead Agency: City of Redlands

Contact Name: Brian Foote

Email: bfoote@cityofredlands.org Phone Number: (909) 798 – 7555 ext. 2

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

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

LBA Realty/LBA Logistics (Project Applicant) is requesting approval to develop a 181,100 square-foot non-refrigerated warehouse on 9.44 gross acres of unimproved land. The project site is located at 350 Iowa Street (APN: 0292-158-16-0000), in the city of Redlands, San Bernardino County. The 9.44-acre property is currently used for light industrial purposes (contractor ' s storage yard with primarily metal pipe components). The building is designed to include a mezzanine level 4,000 square-foot office, 27 truck dock positions, two at-grade loading doors, and 30 trailer stalls. Site improvements will include 231 automobile parking stalls and related site improvements including landscaping, lighting, utilities, and drainage improvements. Access to the Project Site would be provided by two new 36-foot wide driveways off of Iowa Street (west side of project site). Landscaping is designed around the perimeter as well as within various parking areas and outdoor seating area, and will total 15.3% of the site. Off-site improvements will include: new curbs, gutter, sidewalks, driveways, disabled access ramps, and parkway improvements.

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 Site is completely disturbed and occupied by a contractor's storage yard. There is no vegetation or habitat on the Project Site. Therefore, the Proposed Project will not have substantial adverse effects on any protected habitat, species, or conservation plan. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. If human remains or funerary objects are discovered work in the immediate vicinity (within a 100-foot buffer of the find) shall halt in that area until a determination can be made regarding the provenance of the human remains, procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and the State Health and Safety Code (Sec. 7050.5) shall be undertaken. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the Consulting Tribe(s). 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. A qualified paleontologist should be notified immediately to determine the significance of the discovery.

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.

Regional Water Quality Control Board, Santa Ana Region (SWPPP Review)