Print Form

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: Orange Avenue Apartments Project

Lead Agency: City of Redlands

Contact Name: Sean Reilly, Associate Planner

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

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

The proposed project would develop a 328-unit low-rise luxury apartment complex spanning the northern and southern portions of the project site. The apartment complex would include six new, 3-story apartment buildings and a clubhouse (with a total building area of 206,322 square feet).The apartment buildings would include a combination of one, two and three-bedroom units. Some of the apartment units would feature garages on the first floor and balconies on the second floor. A total of 739 parking spaces would be available within the complex, including both covered and uncovered spaces, as well as Americans with Disabilities Act (ADA) van accessible spaces. The project would include 348,230 square feet of landscaping area, plus 6,389 square feet of landscaping area within parking areas.

Three driveways will allow access to the northern and southern portions of the apartment complex along Orange Avenue. The access driveway near Orange Avenue and Iowa Street will be gated and will provide a secondary access point for emergency vehicles. The two primary access points along Orange Avenue will be gated and will provide full access to the complex.

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

Conflict with an Air Quality Plan. Mitigation measures include:
• Architectural coatings applied to project buildings are to be limited to 30 grams per liter volatile organic compounds (VOC) content.
• The project Applicant shall require utilization of low-flow water fixtures, water-efficient-landscaping, recycling programs to reduce waste, and sidewalks shall be provided on-site and connect off-site.

Potential Impacts to Nesting Birds and Wetlands During Construction. Mitigation measures include:
• Complete avoidance of riparian areas. Work shall be conducted outside of nesting season. If that is not possible, pre-construction nesting bird surveys and a Nesting Bird Plan shall be implemented.

Potential Impacts to Archaeological Resources, Disturbance of Human Remains. Mitigation measures include:
• An archaeological monitor shall be present during construction activities, and a treatment plan shall be implemented.
• If human remains are discovered, Redlands Police Department and San Bernardino County Coroner shall be contacted. No further subsurface disturbance shall occur and the MLD shall be contacted.

Potential Impacts to Paleontological Resources/Geologic Features. Mitigation measures include:
•A paleontological records search shall be requested, and if potential for resources is present, a qualified monitor shall be present during construction. If fossil-bearing deposits are found, work within 100-feet shall halt and a qualified paleontologist shall evaluate the find.

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

-Caltrans District 8
- Department of Conservation
-Native American Heritage Commission
-Regional WQCB #8

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

-City of Redlands