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: Commission Determination No. 64

Lead Agency: City of Redlands

Contact Name: Catherine Lin, Principal Planner

Email: clin@cityofredlands.org Phone Number: (909)798-7555 Option 2

Project Location: City of Redlands, San Bernardino County
City *County*

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

A request for the Planning Commission to make a determination to allow “Commercial Landscape Maintenance Facility” as a permitted use within the I-P (Industrial District) zone. The property in which a commercial landscape maintenance facility is proposed is located on a vacant lot on the south side of Sessums Drive, between Aviation Drive to the west and Wabash Avenue to the east, identified as APNs 0168-041-13 and 0168-041-50.

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

As identified in Biological Resources section of this Initial Study, the project site is not identified in the Biological Resources Map (Figure 7.1 of the City’s General Plan EIR), and is not in an area potentially containing significant biological resources. However, properties within the vicinity of the project site have trapped San Bernardino Kangaroo Rats (SBKR). A survey of the site was conducted by a qualified biologist, and the results are discussed in detail in the Biological Resources section as well as the supporting technical reports (incorporated by reference into this Initial Study). Mitigation Measures Bio-1 through Bio-5 will be included as conditions of approval for the project. The mitigation measures required that a Habitat Assessment conducted by a certified SKBR biologist be done prior to construction and occupancy of the site. If the Habitat Assessment concluded that there is suitable SBKR habitat on the parcel, then a formal 5-night trapping program shall be conducted. If the trapping program trapped a SBKR, then the applicant shall initiate acquisition of an Incidental Take Permit. The Biological Resources Mitigation Measures also require that quarter or month reports be continuously provided to the Planning Division regarding the condition of fencing, soil, and vegetation on site, as well as prompt notice to the Planning Division if the fence were to be breached.

Furthermore, through the AB52 Tribal Consultation process, Tribal Cultural Resources Mitigation Measures have also been incorporated to ensure proper treatment of tribal cultural resources in the event of an inadvertent find. In addition, one Hydrology and Water Quality mitigation have been incorporated to ensure that state water quality standards will be met.

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

Biological Resources is the most controversy issue with the proposed project. Properties within the vicinity of the project site have trapped San Bernardino Kangaroo Rats (SBKR). A survey of the site was conducted by a qualified biologist, and the results are discussed in detail in the Biological Resources section as well as the supporting technical reports (incorporated by reference into this Initial Study). Mitigation Measures Bio-1 through Bio-5 will be included as conditions of approval for the project.

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

None