

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 #: 2019069016

Project Title: Orange Avenue Luxury Apartments Project

Lead Agency: City of Redlands

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Project Location: Redlands

San Bernardino

City

County

Project Description (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 169,835 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 653 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 346,064 square feet of landscaping area, plus 19,156 square feet of landscaping area within parking areas. In addition, three existing residential structures, a small citrus grove, and structures associated with American Landscape and Maintenance Inc. would be removed to accommodate the project.

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.

Please see the attached Overflow Sheet for all applicable mitigation measures for this project.

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.