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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 #: 2020090535

Project Title: The Residence at Casa Loma

Lead Agency: City of Redlands

Contact Name: Loralee Farris

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Project Location: City of Redlands, San Bernardino County

City *County*

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

The Project is located at 1010 East Lugonia Avenue and 1205-1219 North University Street in the northwestern portion of the City of Redlands. The Project site is located on the south side of East Lugonia Avenue, east side of Occidental Drive, west side of North University Street, and north of Purdue Avenue.

The proposed Project would redevelop a 5.7-acre site, which consists of three residential units and vacant land, with 147 multifamily residential units within three 3-story buildings. The residential units include studio, one-bedroom, and two-bedroom floor plans that range from 603 sq. ft. to 1,086 sq. ft. The Project also includes onsite parking and recreation areas. Access would be provided via two driveways on North University Street, which would lead to a gate that provides access to the internal driveway. The internal driveway would loop around the proposed buildings and parking areas. The Project would also vacate the existing right-of-way on the site (an unused cul-de-sac "Crystal Ct."), and consolidate 17 parcels into one lot for development purposes.

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

Environmental factors potentially effected include: air quality, biological resources, cultural resources, noise, and tribal cultural resources. Potentially significant effects to air quality include potentially significant impacts related to exposing sensitive receptors to substantial pollutant concentrations. Impacts would be mitigated to a less than significant level by incorporating mitigation regulating the use of diesel construction equipment on the site. Potentially significant effects to biological resources include potentially significant impacts related to impacts to candidate, sensitive, or special status species and impacts related to wildlife nursery sites. Impacts would be mitigated to a less than significant level by incorporating mitigation requiring a pre-construction nesting bird survey. Potentially significant effects to cultural resources include potentially significant impacts to archaeological resources. Impacts would be mitigated to a less than significant level by incorporating mitigation requiring archaeological monitoring and a process for inadvertent discoveries. Potentially significant effects on noise include potentially significant impacts to excessive vibration or ground borne noise. Impacts would be mitigated by regulating the type of equipment used and creating a setback for all jackhammer use. Potentially significant effects to tribal cultural resources would be mitigated to a less than significant level by requiring a Monitoring and Treatment Plan, Native American Tribal Monitor(s), and procedures for inadvertent discoveries.

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

N/A

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

Caltrans District 8