

# 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: Multi-Tenant Industrial Warehouse (CRA 912)

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 Applicant (LDC Industrial Realty, LLC) is requesting a Commission Review and Approval (CRA 912) to construct and operate a 179,400 square-foot multi-tenant industrial warehouse, Demolition Permit No. 339 to demolish a single-family residence, and approval of Lot Line Adjustment No. 656 to merge two parcels. The Project would occur on a 9.01-acre site located on New Jersey Street. The Project Site is designated Commercial/Industrial as identified in both the City of Redlands' General Plan and the East Valley Corridor Specific Plan. The northern parcel (APN No. 0292-154-09) was the former Bracken Bird Farm, which closed in March 2018 and is currently vacant. The southern parcel (0292-154-21) contains a single-family residence. The Proposed Project includes a 179,400 square-foot warehouse building, office space totaling 5,000 square feet and 19 loading truck docks. The Project would include approximately 60,731 square feet of landscaping along the boundaries of the site. The maximum height of the warehouse would not exceed 50 feet.

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

Impacts were determined for Prime Farmland. Implementation of Mitigation Measure AG 1 would require the Developer to replace, protect or provide a conservation easement for the loss of 4.17 acres of Prime Farmland. The Project Site includes trees in the area that may provide nesting habitat for birds. Implementation of Mitigation Measures BIO-1 would reduced this impact to a less than significant level. A Cultural Resources Assessment was completed by LSA Associates, Inc., to determine significant impacts to the major periods of California history and prehistory of the Project Site and surrounding area. Implementation of Mitigation Measures CR-1, CR-2, and TCR-1 through TCR-5 as provided in this Initial Study would ensure impacts to cultural resources including tribal cultural resources are less than significant. A Health Risk Assessment was completed; results of the analysis indicate that three sensitive receptors would be exposed to an unmitigated inhalation cancer risk of 14.6 in 1 million, which is greater than the threshold of 10 in 1 million. The 9-year child exposure risk levels of 10.6 in a million would be greater than the threshold of 10 in 1 million. Implementation of Mitigation Measures AQ 1 through AQ 5 would result potential impacts to less than significant. Based on the analysis of Project operations, off-site improvements would be required to minimize potentially significant traffic impacts associated with development of the Project and projected ambient growth, cumulative conditions, and General Plan build-out conditions. Mitigation presented in the Initial Study would require the Project Proponent to pay its respective fair share for the addition of the southbound left turn lane at the intersection of California Street/Redlands Boulevard under year 2040 conditions.

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

No areas of controversy are know at this time.

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