

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # TBD

Lead Agency: City of Redlands

Project Title: Mountain View Industrial Project

Project Location: Redlands

San Bernardino

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project would construct two industrial (warehouse) buildings with office space, parking, a public trail, and associated site improvements, on a currently undeveloped 22.5-acre site. Building 1 would comprise 305,440 square feet and Building 2 would comprise 115,497 square feet of gross building area. The total gross building area would be 420,937 square feet, with a ground floor building area of 412,137 square feet. The parcel would remain under a single ownership entity; subdivision is not proposed.

The project would develop Mountain View Avenue along the project frontage including half-width improvements consistent with the East Valley Corridor Specific Plan, and would include a northbound through lane, and a north to westbound turning lane at Coulston Street. The project frontage would also feature curb and sidewalk adjacent to the road. A landscaped area including a vegetated berm featuring groundcover, trees and a continuous screen shrub would be provided between the sidewalk and parking areas. The existing utility poles along Mountain View Avenue would remain.

A 12-foot-wide public access bike trail would be developed adjacent to the project site west of the Mission Zanja flood control channel, separated from the developed area by proposed fencing and a screen wall. The northern end of the trail would extend the existing Orange Blossom Trail and connect to the existing southern endpoint of the East Valley Corridor Trail and would be maintained by the Redlands Conservancy.

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

It has been determined that with incorporation of proposed mitigation Measures, impacts would be less than significant.

The Initial Study includes mitigation to address nesting birds, unanticipated discovery of Tribal and cultural resources, construction noise, and impacted soils.

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

None identified.

Please provide a list of the responsible or trustee agencies for the project.

The Federal Aviation Administration issued a No Hazard to Air Navigation letter on 7/20/2020 with no restrictions or conditions pertaining to the project.