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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 #: N/A

Project Title: 301 Tennessee Street Warehouse Project

Lead Agency: City of Redlands

Contact Name: Sean Reilly, Principal Planner

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Project Location: Redlands (*City*) San Bernardino (*County*)

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

The project includes demolition of an existing manufacturing warehouse and a single-family house, construction of a 197,397 square foot light industrial building including 8,000 square feet of first and second floor office space, and associated parking and landscaping improvements. Based on the preliminary grading plans, the project would require approximately 23,154 cubic yards of soil import. Eight-foot-high decorative walls are proposed around the perimeter of the truck yard area to screen operations from the outside of the project site. Truck and passenger vehicle access to the site would be provided via a driveway on Tennessee Street, a driveway on State Street, and a driveway on Kansas Street. The project includes approximately 84,845 square feet of ornamental landscaping that would cover 18% of the site.

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

Potentially significant construction air quality impacts would be reduced to less than significant with incorporation of mitigation requiring off-road diesel powered construction equipment of 50 horsepower or more used for the project is equipped with Level 3 diesel particulate filters or equivalent.
Potentially significant impacts to nesting birds would be reduced to less than significant with incorporation of mitigation requiring nesting bird surveys and avoidance measures during the nesting season.
Potentially significant impacts to cultural resources would be reduced to less than significant with incorporation of mitigation requiring avoidance measures and consultation with local Native American tribes.
Potentially significant impacts to paleontological resources would be reduced to less than significant with incorporation of mitigation requiring avoidance measures and consultation with a professional paleontologist.
Potentially significant impacts related to contaminated soil would be reduced to less than significant with incorporation of mitigation requiring soil testing, installation of a soil vapor extraction system, installation of a vapor intrusion mitigation system, and preparation of a soil management plan.
Potentially significant impacts to Tribal cultural resources would be reduced to less than significant with incorporation of mitigation requiring avoidance measures and consultation with local Native American tribes.

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

None.

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

None.