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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: TTM No. 20571 - Madera at Citrus Trail Residential Project

Lead Agency: City of Redlands

Contact Name: Ryan Murphy, Senior Planner

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

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

The proposed project involves the construction of 103 new single-family homes, ranging between 1,544 and 1,858 square feet each, along with associated landscaping and internal roadway improvements. The project also includes a General Plan Amendment (GPA) from Low Density Residential to Medium Density Residential; a new Specific Plan for residential development with applicable development standards; and a Tentative Tract Map to subdivide approximately 9.01 acres for condominium purposes. All proposed house plan types would have two stories and two-car garages. The proposed residences would range in height from 27 feet to 30 feet. Development of the project would also include 206 garage parking stalls and 70 guest parking stalls, totaling 276 parking stalls. Approximately 65,470 square feet (1.5 acres) of the site would be landscaped. Landscaping includes the front, side, and backyards of the housing units, sidewalk landscaping within the development area and on outwardly facing Colton Avenue and Wabash Avenue, as well as the private community park located within the center of the project site. The remainder of the site would be paved, including sidewalks, private streets within the neighborhood, and driveways.

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 construction equipment to meet U.S. EPA and CARB Tier IV Interim Emission Standards.

Potentially significant impacts to burrowing owls and nesting birds would be reduced to less than significant with incorporation of mitigation requiring surveys and avoidance measures during the nesting season.

Potentially significant impacts to cultural resources and tribal 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 construction and operation noise impacts would be reduced to less than significant with incorporation of mitigation requiring construction noise and vibration reduction measures and requiring HVAC noise reduction measures, respectively.

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.