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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 #: _____

Project Title: The Neighborhoods at Lugonia Village Project

Lead Agency: City of Redlands

Contact Name: Ryan Murphy, Senior Planner

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Project Location: Redlands, San Bernardino County
City *County*

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

The proposed Project includes the subdivision of the Project site into three parcels in order to facilitate the development of an apartment complex neighborhood, a townhome neighborhood, and a neighborhood of single-family detached homes on the Project site. The proposed Project includes the construction of 451 apartment units, 72 townhome units, and 18 single family residences for a total of 541 residential units. A zoning change from EV/SD to R-3 Multiple Family Residential will be required to permit the proposed densities of the proposed Project's apartment complex and townhomes (27.2 units per gross acre), and a zoning change from EV/SD to R-1 Single Family Residential along Karon Street will be required to permit the proposed densities of the single-family detached residences (5.33 dwelling units per gross acre). A General Plan Amendment (GPA) to change the designation from Commercial and Parks/Golf Courses to High Density Residential will be required to permit the proposed higher housing densities of the proposed Project's apartment complex and townhomes. The proposed Project would construct an extension of Pennsylvania Avenue along the northern edge of the Project site that would either end in a cul-de sac or connect to the existing Pennsylvania Ave.

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

The following environmental factors would be potentially affected by the Project, involving at least one impact that is "Less Than Significant with Mitigation Incorporated": Biological Resources, Cultural Resources, Geology and Soils, Transportation and Tribal Cultural Resources. Impacts to Biological Resources would be reduced to a less than significant level with implementation of Mitigation Measures (MM) BIO-1 and BIO-2, which require pre-construction surveys for the Burrowing Owl, and pre-construction clearance surveys for nesting birds, prior to the initiation of ground-disturbing activities. Impacts to Cultural Resources would be reduced to a less than significant level with implementation of MM CUL-1 and CUL-2, which require the applicant to retain a qualified archaeologist, and if pre-contact and/or historic-era cultural resources are discovered during project construction, require the qualified archaeologist to prepared a Monitoring and Treatment Plan for the remainder of the project site. Impacts to Geology and Soils would be reduced to a less than significant level with implementation of MM GEO-1, which requires the applicant to retain a qualified paleontologist to be onsite during any ground disturbing construction activities. Impacts to Tribal Cultural Resources would be reduced to a less than significant level with implementation of MM TCR-1 through TCR-7, which require ongoing coordination and communication with Consulting Tribe(s), including the presence of an onsite Native American monitor, the preparation of a cultural resources management plan, Native American treatment agreement, and pre-grade meeting. The proposed Project would not result in any significant and unavoidable impacts.

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

There are no areas of controversy known to the Lead Agency regarding the proposed Project.

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

Trustee agencies for the Project include:

State Water Resources Control Board (SWRCB)
Santa Ana Regional Water Quality Control Board (RWQCB) (Region 8)
California Department of Fish and Wildlife
U.S. Fish and Wildlife Service