

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on September 5, 2017 at 9:00 a.m.

PRESENT Brian Foote, Development Services  
Rachel Tolber, Police Department  
Don Young, Municipal Utilities and Engineering  
Tabitha Kevari, Quality of Life  
Jeff Frazier, Fire

STAFF None  
ABSENT

STAFF Emily Elliott, Senior Planner  
PRESENT Sean Reilly, Associate Planner

## I. ATTENDANCE

Mr. Brian Foote called the meeting to order at 9:00 a.m., all were in attendance.

## II. APPROVAL OF MINUTES

Minutes of June 19, 2017

It was moved by Mr. Don Young, seconded by Mr. Foote and carried on a 5-0 vote to approve the minutes of the June 19, 2017 meeting.

## III. OLD BUSINESS – None

## IV. NEW BUSINESS

### A. DANA THOMAS, APPLICANT (PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider a recommendation to the Historic and Scenic Preservation Commission on the appropriate environmental process for **Demolition No. 294** to demolish an approximately 1,100 square-foot residential accessory structure over 50 years of age, located at 115 E. Sunset Drive South within the R-A (Residential Estate) District. (APN: 0294-131-07)

Mr. Sean Reilly gave a brief overview and presentation on the proposed demolition.

Mr. Foote opened the Hearing.

Mr. Dana Thomas, resident, stated his daughter was going to move into the structure and decided not to, and they decided to tear down the structure and incorporate landscaping.

Mr. Foote closed the Hearing.

## MOTION

It was moved by Mr. Jeff Frazier, seconded by Mr. Young and carried on a vote of 5-0 that the Environmental Review Committee approved the project based on the preliminary

environmental checklist and found that the proposed structure to be demolished is not a Historical Resource and had no historical significance, as defined in Section 15064.5 of the California Environmental Quality Act Guidelines, and Chapter 15.44 of the Redlands Municipal Code. Consequently, the demolition of the structure was considered to be ministerial and exempt from the preparation of a Negative Declaration or Environmental Impact Report, pursuant to the Section 15301 of the CEQA Guidelines, and the City's Municipal Code. Further, the document has been prepared in accordance with Section 15.44.060 of the Redlands Municipal Code which required an environmental checklist be prepared for all demolition permit applications involving structures over fifty (50) years old.

**B. URBAN ENVIRONS, APPLICANT**  
(PROJECT PLANNER: BRIAN FOOTE, AICP)

A **PUBLIC HEARING** to consider a recommendation to the City Council on the appropriate environmental process and socio-economic cost/benefit impacts for the following project:

**Pre-Annexation Agreement No. 16** for a proposed subdivision to obtain domestic water and sewer services from the City of Redlands. Tentative Tract Map No. 19991 consists of subdividing approximately 16.8 acres into 62 residential lots (for future single-family development) and two lettered lots for drainage purposes. The subject property is located at the northeast corner of Nice Avenue and Sapphire Avenue (APN: 0298-261-46-0000) in the unincorporated community of Mentone, in the County of San Bernardino's 'Single Residential (RS)' land use district.

The County of San Bernardino Land Use Services Department is the Lead Agency for this project in accordance with the California Environmental Quality Act (CEQA). The City of Redlands is a Responsible Agency in accordance with CEQA Guidelines Section 15381. As a Responsible Agency, the City of Redlands may rely on the County's environmental document (Mitigated Negative Declaration) prior to making a decision on the proposed Pre-Annexation Agreement, in accordance with CEQA Guidelines Section 15096.

Ms. Emily Elliott gave a brief overview and presentation on the proposed Pre-Annexation Agreement.

Mr. Foote opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

**MOTION**

It was moved by Mr. Foote, seconded by Mr. Frazier and carried on a vote of 5-0 that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration will be prepared.

**MOTION**

It was moved by Mr. Foote, seconded by Mr. Frazier and carried on a vote of 5-0 that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

## **V. COMMUNICATION/INFORMATION**

- A.** Consideration of a request from EPD Solutions Inc. to be placed on the City's Approved Consultant List for the preparation of environmental documents (CEQA/NEPA compliance) for submittal to the City.

Ms. Elliott gave an overview of the request.

Mr. Young expressed concern that the consultant has not worked in the City before and inquired if they were familiar with Measure "U". Mr. Young requested the item be continued for the consultant to respond to the Committees concerns.

Mr. Foote concurred.

It was moved by Mr. Young, seconded by Ms. Rachel Tolber and carried on a vote of 5-0 that the Environmental Review Committee table the item.

- B.** Consideration of a request from Stantec Inc. to be placed on the City's Approved Consultant List for the preparation of environmental documents (CEQA/NEPA compliance) for submittal to the City.

Ms. Elliott gave an overview of the request, and stated the consultant is familiar with the City and they would like to participate on the bidding process for Woodsprings Hotel.

Mr. Young confirmed he was familiar with the consultants work and inquired if the consultant was familiar with Measure "U".

Ms. Elliott could not confirm if the consultant was familiar with Measure "U" and stated if not approved to be added to the Consultants List the consultant would not be able to participant in the bidding process.

Mr. Foote confirmed he was familiar with Stantec Inc.

### **MOTION**

It was moved by Mr. Foote, seconded by Mr. Young and carried on a vote of 5-0 that the Committee approve Stantec Inc. to be added to the City's Approved Consultant List.

## **VI. PUBLIC COMMENT PERIOD**

At this time, the Environmental Review Committee will provide an opportunity for the Public to address them on a matter not already scheduled for this agenda. (Please limit your comments to three minutes).

Mr. Foote opened the Public Comment period. There were no Public Comments forthcoming and the Public Comment period was closed.

**VII. ADJOURNMENT TO THE MEETING OF MONDAY, SEPTEMBER 18, 2017**

Mr. Foote adjourned the meeting at 9:26 a.m. to the next regularly scheduled Environmental Review Committee meeting of Tuesday, September 18, 2017.

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Linda McCasland  
Administrative Analyst

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Emily Elliott  
Senior Planner