

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:00 P.M. on September 7, 2004.

PRESENT Susan Pepler, Mayor
Gilberto Gil, Mayor Pro Tem
Pat Gilbreath, Councilmember
Gary George, Councilmember
Jon Harrison, Councilmember

ABSENT None

STAFF John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Beatrice Sanchez, Deputy City Clerk (evening session); Michael Reynolds, City Treasurer; Jim Bueermann, Police Chief; Mel Enslow, Fire Chief; Tina Kundig, Finance Director (afternoon session); Tom Steele, Assistant Finance Director (evening session) Ronald C. Mutter, Public Works Director; Marjie Pettus, Administrative Services Director; Doug Headrick, Water Resources Chief; and Jeffrey L. Shaw, Community Development Director

The meeting was opened with an invocation by Councilmember Gilbreath followed by the pledge of allegiance.

CONSENT CALENDAR

Minutes - On motion of Councilmember George, seconded by Councilmember Gil, the minutes of the regular meetings of August 3, 2004, and August 17, 2004, were approved as submitted.

Bills and Salaries - On motion of Councilmember George, seconded by Councilmember Gil, payment of bills and salaries was acknowledged.

Planning Commission Actions - On motion of Councilmember George, seconded by Councilmember Gil, the report of the Planning Commission meetings held on August 10, 2004, and August 24, 2004, was acknowledged as received.

Market Night Event - Councilmember Pepler moved to approve continuation of the operation of Market Night activities on Thursday evenings and the retention of Ordinance No. 2575 which established a juvenile curfew during the City's sponsored Market Night. Motion seconded by Councilmember George and carried with Councilmember Gil voting NO.

Subdivision Improvement Agreement - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved a

subdivision improvement agreement for Parcel Map No. 16327 (Minor Subdivision No. 267) for property located on the west side of Judson Street and the east side of Emily Street, south of Lugonia Avenue and north of Brockton Avenue, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Agreement - Tree Services - Following brief discussion, Councilmember Gil moved to approve a contract agreement with West Coast Arborists, Inc. for annual tree trimming and arboricultural services in the amount of \$55,000.00, and further approved the contract to include the preparation of a City-wide inventory for all public trees in the amount of \$18,000.00 for the first of five years, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City. Motion seconded by Councilmember Harrison and carried unanimously.

Release of Lien Agreement - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized the release of a lien agreement dated April 6, 1983, for certain off-site improvements on Bow C in conjunction with Minor Subdivision No. 104 and authorized the Mayor and City Clerk to execute the release on behalf of the City.

Release of Lien Agreement - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized the release of a lien agreement (No. 85-016759) dated January 18, 1985, for improvement in front of 1670 Sessums Drive and authorized the Mayor and City Clerk to execute the release on behalf of the City.

Funds - Donation from Wal-Mart - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously accepted a donation of \$500.00 from Wal-Mart for environmental improvements to add trees to City parks, and further approved an appropriation of \$500.00 to the Parks Division for this purpose.

Resolution No. 6313 - Traffic - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously adopted Resolution No. 6313, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: create a no parking zone for a total of 40 feet on Fern Avenue at 460 East Fern Avenue, along the frontage of the Fern Lodge Apartments, for an existing bus stop, and create a no parking zone for a total of 50 feet from the existing drive approach west on the south side of Redlands Boulevard at 1573 Redlands Boulevard.

Resolution No. 6314 - Capital Improvement Program and Transportation Plan - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously adopted Resolution No. 6314, a resolution of the

City Council of the City of Redlands, State of California, adopting the Measure "I" Five Year Capital Improvement Program and Twenty Year Transportation Plan.

Fee Waiver - The Legendary Ink Spots - Councilmember Harrison moved to approve the waiver of fees and charges for use of the Redlands Bowl by The Legendary Ink Spots on September 11, 2004, and to affirm this is a City-sponsored event which will be included under the City's insurance program. Motion seconded by Councilmember George and carried unanimously.

Agreement - San Bernardino County Flood Control District - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved a letter of agreement with the San Bernardino County Flood Control District in conjunction with the Fire Department's submission of a pre-disaster mitigation grant application to the Department of Homeland Security/Federal Emergency Management Agency for a project entitled "Redlands U-WIN" (Redlands Urban Wildland Interface Network), and authorized the City Attorney to work with staff to prepare an agreement for execution by the Mayor and City Clerk.

Mutual Water Company Stock Leases - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved the lease of nine (9) shares of Crafton Water Company stock to John Mayles and five (5) shares of Crafton Water Company stock to Debbie Prutsman for the 2004-05 water delivery season.

Water Resources Institute Perchlorate Documentary Program - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved funding in the amount of \$1,000.00 of the City's participation in the Water Resources Institute Perchlorate Documentary Underwriter Program sponsored by the Water Resources Institute at California State University-San Bernardino.

Agreement - Perchlorate Blending Systems - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved a license to install two (2) temporary perchlorate blending systems and demonstration blend agreement with Lockheed-Martin Corporation and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Agreement - 1350 Zone Reservoir - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an agreement to furnish construction inspection and material testing services for the 1350 Zone Reservoir Project (Project No. 4-0518) with CHJ, Inc. for construction inspection and material testing for the amount of \$20,060.00, authorized staff to approve contingent costs up to ten percent over the initial amount, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Cell Tower Lease Amendment - California Street Grove - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved the first amendment to the wireless service facility land lease agreement with Sprint PCS Assets, LLC. for a wireless service facility to be located in the City's California Street grove and authorized the Mayor and City Clerk to execute the amendment on behalf of the City.

Agreement - California Street Landfill - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an agreement with Janecek and Associates to furnish landfill gas engineering services for the California Street Landfill in the amount of \$99,690.00, authorized staff to approve contingent costs up to ten percent over the initial amount, and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Water Distribution Service Truck - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized the purchase of a 2.5 ton service truck for the City's water distribution system from Carmenita Ford Truck Sales, Inc. of Santa Fe Springs, California, in an amount not to exceed \$63,983.03.

Agreement - California Street Landfill Horizontal Expansion - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an agreement with Vector Engineering, Inc. to furnish construction engineering and geological services for the California Street Landfill Horizontal Expansion and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Contract - Document Imaging System - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved a contract with ECS Imaging, Inc. for the purchase of a document imaging system for the Police Department and authorized the Mayor and City Clerk to execute the contract on behalf of the City.

Lease-Purchase Agreement - Police Portable Radios - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved a lease-purchase agreement with Motorola Credit Corporation for 30 new portable radios for the Police Department and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Independent Contractor Agreement - Billiard Lessons - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an independent contractor agreement with Phillip Hopkins to develop and conduct billiard lessons for the City's Recreation

Bureau and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Personnel - Police Department - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved the position of Director of Community Analysis and Technology in the Police Department and directed the City's salary resolution be amended accordingly.

Agreement - University Work-Study Program - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an agreement with the University of Redlands for the 2004-05 Work-Study Program and authorized the Mayor and City Clerk to execute the agreement on behalf of the City.

Funds - Fire Detection Systems - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an additional appropriation in the amount of \$13,364.00 to install and monitor fire detection systems in the Civic Center (35 Cajon Street) and Police Annex (30 Cajon Street) offices.

Proclamation - Childhood Cancer Awareness Month - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized issuance of a proclamation declaring September, 2004, as Childhood Cancer Awareness Month.

Proclamation - Back to School Immunization Awareness Month - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized issuance of a proclamation declaring September, 2004, as Back to School Immunization Awareness Month.

Proclamation - Alcohol and Drug Addiction Recovery Month - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized issuance of a proclamation declaring September, 2004, as National Alcohol and Drug Addiction Recovery Month.

Surplus Equipment - Newberry Springs Fire Department - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously authorized the donation of surplus self-contained breathing apparatus from the Redlands Fire Department to the Newberry Springs Fire Department.

Agreement - Rope and Rescue Training - On motion of Councilmember George, seconded by Councilmember Gil, the City Council unanimously approved an agreement/license for entry upon land for use of property as a training site with Mountain View Power Company for rope and rescue training at the Mountain View Power Plant facility located at the northeast corner of San

Bernardino and Mountain View Avenues (APN 0292-231-01) in Redlands, and authorized the Mayor and City Clerk to execute the document on behalf of the City.

PLANNING AND COMMUNITY DEVELOPMENT

Resolution No. 6300 - Redevelopment Plan Feasibility Study - Due to a potential conflict of interest, Councilmember Gil retired from the Council Chambers and did not participate in this matter; a Public Disclosure of Potential Conflict of Interest form is on file in the City Clerk's Office. Community Development Director Shaw reported that on August 3, 2004, the City Council, acting as the Redevelopment Agency, reviewed the results of the Redevelopment Plan feasibility study prepared by GRC Redevelopment Consultants, Inc. The feasibility study was prepared, in part, to determine the boundaries of the survey area. The survey area boundaries were adjusted based on comments received the Redevelopment Agency at the August 3, 2004, meeting. As indicated in the staff report, the proposed survey area appears financially feasible, in that it is forecast to generate sufficient revenue to support a significant redevelopment program. Ernie Glover, GRC Redevelopment Consultants, and Planner Bob Dalquest were available to answer questions. Mr. Glover reviewed the timeline for the process. Councilmember Pepler moved to receive and file the Redevelopment Plan Feasibility Study. Motion seconded by Councilmember Harrison and carried by AYE votes of all present with Councilmember Gil having abstained. Councilmember Pepler moved to adopt Resolution No. 6300, a resolution of the City Council of the City of Redlands designating certain territory within the City of Redlands as a redevelopment survey area for study purposes, including two parcels to the east of Nevada Street which presently have fuel tanks on them. Motion seconded by Councilmember Harrison and carried by AYE votes of all present with Councilmember Gil having abstained. Councilmember Pepler moved to direct staff to initiate the process to obtain the services of a redevelopment firm in the preparation and adoption of a new redevelopment plan and project area. Motion seconded by Councilmember Harrison and by AYE votes of all present with Councilmember Gil having abstained.

Residential Development Allocations - Community Development Director Shaw reviewed the following applications for residential development allocations for the third quarter of 2004:

1. RDA 2004-III-01 - A Residential Development Allocation request for 32 allocations for Tentative Tract No. 16556, an approved residential subdivision consisting of 107 lots on 40 acres located on the south side of San Bernardino Avenue, east of Hanford Street - KB Homes, Applicant.
2. RDA 2004-III-02 - A Residential Development Allocation request for 29 allocations for Tentative Tract No. 16548, an approved residential subdivision consisting of 64 multi-family units on five acres located on the

southwest corner of Orange Avenue and Kansas Street - ABCO Realty & Investments, Inc. Applicant.

Councilmember Harrison moved to accept the recommendations of the points to be awarded to these project and to approve an allocation of 32 units to RDA 2004-III-01, KB Homes, and an allocation of 29 units to RDA 2004-III-02, ABCO Realty & Investments, Inc. Motion seconded by Councilmember Gilbreath and carried unanimously.

COMMUNICATIONS

Reappointment - Parks Commission - Councilmember Pepler moved to reappoint Brian King to an additional four-year term on the Parks Commission. Motion seconded by Councilmember Harrison and carried unanimously.

Appointments - Recreation Advisory Commission - Councilmember Pepler moved to reappoint David Eason to another four-year term on the Recreation Advisory Commission. Motion seconded by Councilmember George and carried unanimously. Councilmember Pepler moved to appoint Roy Cencirulo, Roy Savage, and Terri Thompson to four year-terms on the Recreation Advisory Commission. Motion seconded by Councilmember Gilbreath and carried unanimously.

Appointment - Airport Advisory Board - Councilmember Pepler moved to appoint David L. Terrell to fill the unexpired term of William Angliss to May 1, 2007, on the Airport Advisory Board. Motion seconded by Councilmember Gilbreath and carried unanimously.

Appointments - BEDAC - Councilmember Pepler moved to appoint Steven Frasher and Michael Taylor to a four-year term on the Business and Economic Development Commission. Motion seconded by Councilmember George and carried unanimously.

Resolution No. 6317 - Support Measure "I" - Mayor Pepler moved to adopt Resolution No. 6317, a resolution of the City Council of the City of Redlands supporting passage of Measure "I" on the November 2, 2004, ballot to continue the half-cent sales tax for San Bernardino County transportation projects. Motion seconded by Councilmember Gilbreath and carried unanimously.

Widows and Orphans Statue - Jennie Davis Park - Councilmember George reported Wallace Sanchez, a World War II veteran, approached him in 2003 for help to create a commemorative statue recognizing those who lost loved ones. Mr. Sanchez has taken drawings and dimensions of the small statue, which was designed and will be cast by Linda Pugh, to the Cultural Arts Commission and received approval of the design. On Mr. Sanchez' behalf, Councilmember George wrote an appeal to the San Manuel Band of Mission Indians for their financial sponsorship of this project. In the course of preliminary discussion

with their representative, they have asked for assurance that, if they participate in the funding of the statue, it can indeed be placed near the eternal flame in the Jennie Davis Park on Redlands Boulevard. Councilmember George asked for City Council concurrence for such an assurance. Mr. Sanchez addressed the City Council. The City Council concurred that a widows and orphans statue should be placed near the eternal flame in the Jenny Davis Park. Thanking Councilmembers, Councilmember George indicated he would bring back a resolution for City Council action at the next meeting. Public Works Director Mutter offered his assistance in the actual placement of the statue.

CLOSED SESSION

The City Council meeting recessed at 3:34 P.M. to a closed session to discuss the following:

1. Conference with legal counsel: Existing litigation - Government Code Section 54956.9(a)
 - a. Gaitan v. City of Redlands
2. Conference with legal counsel: Anticipated litigation - Government Code Section 54956.9(b)
 - a. Claimant: Eric and Joan Trujillo
Claimant: Victoria Kouyoumjian
Agency claimed against: City of Redlands
3. Conference with legal counsel: Anticipated litigation - Government Code Section 54956.9(c) - Two (2) cases
4. Conferences with labor negotiator - Government Code Section 54957.6
 - a. Agency negotiator: John Davidson
Employee organizations: SBPEA, CSEA, RAMME, and RAME

The meeting reconvened at 7:00 P.M.

ANNOUNCEMENTS/REPORTS

Councilmembers reported on their activities and attendance at meetings during the month of August.

NEW BUSINESS

Appeal - CUP No. 801 - Cellular Tower - An appeal of the determination of the Environmental Review Committee to prepare a Mitigated Negative Declaration for a request by Sprint PCS to install a 90-foot-high cellular tower (eucalyptus tree design) for a wireless telecommunication facility located at 1402 Cajon Street in the O (Open Land) District, was scheduled for this time and place. Community Development Director Shaw reviewed the chronicle of events leading to scheduling this appeal. The appellant, Carol Smith, submitted her request for an appeal of the Environmental Review Committee's decision to the City Clerk for distribution to the individual Councilmembers on June 10, 2004,

which is within the ten day appeal period. Based on the facts, staff recommended that the City Council find that while the appeal was filed within the ten day time frame, it was submitted to individual Councilmembers and not the City Clerk and that it was not filed with the appropriate fees. Community Development Director Shaw reviewed the application reporting an Initial Study was presented to the Environmental Review Committee on June 7, 2004, for review which recommended preparation of a Mitigated Negative Declaration for Conditional Use Permit No. 801. Potential environmental impacts resulting from the project which were identified in the Initial Study related to aesthetics, noise and cultural resources. Staff found that mitigation measures placed on the issues were in the less than significant category of the Initial Study and, therefore, no additional evaluation is needed. The appellant believes an Environmental Impact Report should be prepared to investigate potential impacts she argues have not been adequately addressed. There are two matters for the City Council to consider. First, is the question of whether the appeal was filed in a timely and appropriate manner for consideration by the City Council. Second, if the appeal was filed in a timely and appropriate manner, do the facts presented by the appellant justify the preparation of an Environmental Impact Report or is the recommendation by the Environmental Review Committee for a Mitigated Negative Declaration appropriate. Speaking in support of the appeal were: Steve Kennedy (attorney for the appellant) Bob Foster, Carol Smith, Donna Crowther, Carla Wolbert, Vincent Weerasinghe, Gary Smith, Paula Dill, Liz Beguelin, Ed Raab, and Helen Law. Carrie L. Horton, legal counsel for Sprint PCS, addressed the City Council stating the appeal was invalid, that they have not had time to review packets of information provided to the City Council last week nor had they received the reports submitted at tonight's meeting. Jeff Carr, Engineer for Sprint PCS, answered questions regarding their evaluation of sites in Redlands. Mr. Kennedy was allowed to respond to Sprint PCS representatives' comments. City Attorney McHugh explained the process noting he had told Mr. Kennedy this might not be the level to appeal the project and had suggested they wait until the conditional use permit was being reviewed as the City Council cannot make any decision on the conditional use permit at this meeting. Councilmembers discussed this complex situation at length with staff. Following a brief recess from 8:45 P.M. to 8:58 P.M. Attorneys Horton and Kennedy indicated their clients would be willing to continue this matter for further discussion. Sprint PCS representatives also indicated they would be willing to waive the CEQA timelines. Councilmember Pepler moved to continue this matter to October 5, 2004; motion seconded by Councilmember George and carried unanimously.

LAND USE AND PUBLIC HEARINGS

Western Realco - Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as public hearings for a Socio-Economic Analysis and Cost/Benefit Study for

1. Public hearing for Resolution No. 6318 - Concept Plan No. 1 (Amendment No. 2) - An amendment to Concept Plan No. 1 of the East Valley Corridor Specific Plan to: (a) revise the Land Use Plan and designate approximately 134 acres north of Almond Avenue as Commercial Industrial and Warehouse Distribution District; (b) revise Section III(C) of the Commercial Industrial and Warehouse Distribution District by adding special design standards for industrial buildings over 250,000 square feet in size; and (c) revise Figure 7F concerning the landscape design along Mountain View Avenue. Concept Plan No. 1 encompasses 306 acres and is bounded by San Bernardino Avenue on the north, Lugonia Avenue on the south, California Street on the east, and Mountain View Avenue on the west and
3. Consideration of Commission Review and Approval No. 781 - A Commission Review and Approval for the construction of one warehouse/distribution concrete tilt-up building of 683,269 square feet on approximately 31 acres located on the south side of San Bernardino Avenue, east side of Mountain View Avenue and on the north side of Almond Avenue in Concept Plan No. 1 of the East Valley Corridor Specific Plan.

Community Development Director Shaw reviewed the application and hearings held at the Planning Commission meetings. Mayor Pepler declared the meeting open as a public hearing for any questions or comments. Terry Dickens, owner of the property and representing the applicant, urged the City Council to approve his project. There being no further comments, the public hearing was declared closed. Councilmember George reminded Councilmembers that when the City Council approved the Salton project, it determined that there would be no warehouse projects south of San Bernardino Avenue.

Mitigated Negative Declaration - Councilmember Gilbreath moved to approve the Environmental Review Committee's mitigated negative declaration for Concept Plan No. 1, Amendment No. 2 and Commission Review and Approval No. 781 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Gil and carried with Councilmember George voting NO.

Socio-Economic Analysis and Cost/Benefit Study- Councilmember Gilbreath moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Commission Review and Approval No. 781 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Gil and carried with Councilmember George voting NO.

Resolution No. 6318 - Concept Plan No. 1 (Amendment No. 2) - Councilmember Gilbreath moved to adopt Resolution No. 6318, a resolution

of the City Council of the City of Redlands amending Concept Plan No. 1 (Amendment No. 2) by revising element of the concept plan relating to its land use plan design standards and landscape design. Motion seconded by Councilmember Gil and carried with Councilmember George voting NO.

Commission Review and Approval No. 781 - Councilmember Gilbreath moved to approve Commission Review and Approval No. 781, subject to the findings and conditions of approval contained in the staff report. Motion seconded by Councilmember Gil and carried with Councilmember George voting NO.

Panda Homes of California, Inc. - Due to a potential conflict of interest, Community Development Director Shaw retired from the Council Chambers and did not participate in this matter; a Public Disclosure of Potential Conflict of Interest form is on file in the City Clerk's Office. Public notice was advertised for this time and place to consider a Draft Mitigated Negative Declaration as well as public hearings for a Socio-Economic Analysis and Cost/Benefit Study for

1. Public hearing for Ordinance No. 2587 - Introduction and first reading of the title - Zone Change No. 404 - A change of zone from A-1 (Agricultural) District to proposed zoning of R-E (Residential Estate) District for approximately 5.5 acres located on the northeast corner of Fifth Avenue and Dearborn Street, and
2. Consideration of Tentative Tract No. 16907 - A Tentative Tract Map to subdivide approximately 5.5 acres into ten residential lots for property located on the northeast corner of Fifth Avenue and Dearborn Street; in the A-1 (Agricultural) District (proposed R-E, Residential Estate, District)

Assistant Community Development Director Jaquess reviewed the application and hearings held at the Planning Commission. Councilmember Harrison asked that conditions be amended to address street tree requirements and the materials to be used in the wall. Mayor Pepler declared the meeting open as a public hearing for any questions or comments. Lauren Tuttle, representing the applicant, urged the City Council to approve this project and indicated Mr. Harrison's suggestions were acceptable to the applicant. Jim Crow thanked the City Council for the opportunity to speak but said he no longer had any comments to make. There being no further comments, the public hearing was closed.

Mitigated Negative Declaration - Councilmember Gilbreath moved to approve the Environmental Review Committee's mitigated negative declaration for Zone Change No. 404 and Tentative Tract No. 16907 based on the finding that the project will not have a significant effect on the environment, determining this project will not individually or cumulatively have an adverse impact on wildlife resources as defined in Section 711.2 of the California Fish and Game Code and directed staff to file and post a Notice of Determination in accordance with the City's guidelines. Motion seconded by Councilmember Harrison and carried unanimously.

Socio-Economic Analysis and Cost/Benefit Study- Councilmember Gilbreath moved to approve the Socio-Economic Analysis and Cost/Benefit Study for Zone Change No. 404 and Tentative Tract No. 16907 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community and no additional information or evaluation is needed. Motion seconded by Councilmember Harrison and carried unanimously.

Ordinance No. 2587 - Zone Change No. 404 - Ordinance No. 2587, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code by revising the City's Land Use Zoning Map and approving Zone Change No. 404, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Harrison, further reading of the ordinance text was unanimously waived, and Ordinance No. 2587 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for September 21, 2004.

Tentative Tract No. 16907 - Councilmember Gilbreath moved to approve Tentative Tract No. 16907 to take effect as of the effective date of Ordinance No. 2587, subject to the conditions of approval and findings contained in the staff report and adding Planning Division Condition No. 25 to preserve the existing palm trees along Fifth Avenue and Dearborn Avenue; Planning Division Condition No. 26 to require a decorative block wall along Fifth Avenue; and Public Works Condition No. 6g to provide street trees on Dearborn Avenue. Motion seconded by Councilmember Harrison and carried unanimously.

The Church of the Jesus Christ of Latter Day Saints - Public notice was advertised for this time and place to hold public hearings for a Socio-Economic Analysis and Cost/Benefit Study and:

1. A public hearing for Ordinance No. 2586 - Zone Change No. 405 - Introduction and first reading of the title - A change of zone from A-1 (Agricultural) District to R-E (Residential Estate) District for a 9.76 acre parcel located at 350 Wabash Avenue in the A-1 (Agricultural) District, and
2. Consideration of Minor Subdivision No. 274 - A minor subdivision (Tentative Parcel Map No. 16656) to subdivide approximately 9.76 acres into two residential lots located at 350 Wabash Avenue in the A-1 (Agricultural) District.

Community Development Director Shaw reviewed the application and hearing held at the Planning Commission. Mayor Pepler declared the meeting open as a public hearing. Vicki Valenzuela, Thatcher Engineering, was available to answer questions. There being no further comments, the public hearing was declared closed.

Negative Declaration - Councilmember Gilbreath moved that Section 15162 of the CEQA Handbook applies to this proposal which allows a past negative declaration to be used for a project located on the same site based

upon the findings contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously.

Ordinance No. 2586 - Ordinance No. 2586, an ordinance of the City of Redlands amending Title 18 of the Redlands Municipal Code revising the City's Land Use Zoning Map and approving Zone Change No. 405, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Harrison, further reading of the ordinance text was unanimously waived, and Ordinance No. 2586 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for September 21, 2004.

Parcel Map No. 16656 - Councilmember Gilbreath moved to approve Parcel Map No. 16656 subject to the conditions of approval and findings contained in the staff report. Motion seconded by Councilmember Harrison and carried unanimously.

Ordinance No. 2585 - OTA No. 305 - Public hearing was advertised for this time and place to consider Ordinance No. 2585, an ordinance of the City of Redlands amending Chapter 18.28 of the Redlands Municipal Code allowing an increase in lot coverage for nonconforming lots in the R-R (Rural Residential) District. Community Development Director Shaw explained this ordinance text amendment proposes to modify Section 18.28.110 of the R-R (Rural Residential) District by allowing an increase in lot coverage for existing lots of records that are less than the minimum lot size which will allow property owners a reasonable building area. Mayor Pepler declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Ordinance No. 2585, was read by title only by City Clerk Poyzer, and on motion of Councilmember Gilbreath, seconded by Councilmember Gil, further reading of the ordinance text was unanimously waived, and Ordinance No. 2585 was introduced with unanimous Council approval and laid over under the rules with adoption scheduled for September 21, 2004.

PUBLIC COMMENTS

None forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 9:48 P.M. The next regular meeting will be held on September 21, 2004.

City Clerk