

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on October 3, 2016 at 9:00 a.m.

PRESENT Karen Peterson, Development Services
Don Young, Municipal Utilities and Engineering
Jeff Frazier, Fire Department
Will Hamilton, Quality of Life

STAFF Lorelee Farris, Principal Planner
PRESENT Emily Elliott, Associate Planner

STAFF Robert Dalquest, Development Services Department
ABSENT Chris Catren, Police Department

I. ATTENDANCE

Ms. Karen Peterson called the meeting to order at 9:00 a.m. Mr. Robert Dalquest and Mr. Chris Catren were absent.

II. APPROVAL OF MINUTES

A. Minutes of June 6, 2016

Ms. Peterson stated there was not a quorum to approve the minutes of the June 6, 2016 Environmental Review Committee meeting. Ms. Peterson requested a continuance to the October 17, 2016 Environmental Review Committee meeting.

B. Minutes of August 30 , 2016

MOTION

The minutes of the August 30, 2016 meeting were approved with a motion from Mr. Don Young and a second from Mr. Will Hamilton. The motion carried on a 3-0 vote (Ms. Peterson abstained).

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **REDLANDS PROPERTY MANAGEMENT TRUST, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT)

HEARING for the Environmental Review Committee to consider **Demolition No. 267** to demolish a 1,200 square foot single family home over 50 years of age, and a 250 square foot accessory building

of over 50 years of age, located at 1125 E. Central Avenue within the R-2 (Multi-Family Residential) District.

Ms. Peterson opened the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Mr. Young, seconded by Mr. Hamilton, and carried on a 4-0 vote that the Environmental Committee found the proposed structure to be demolished was 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 Section 15301 of the CEQA Guidelines, and the City's Municipal Code. Further, this initial study has been prepared in accordance with Section 15.44.060 of the Redlands Municipal Code which required an initial study be prepared for all demolition permit applications involving structures over fifty (50) years old.

B. **LARRY JACINTO, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS)

A recommendation to the Planning Commission and City Council on the appropriate environmental process and socio-economic cost/benefit impacts for the following project:

Annexation No. 92 to initiate proceedings for the annexation of approximately 18.54 acres from the unincorporated area of the County of San Bernardino into the boundaries of the City of Redlands located at the northeast corner of Highland Avenue and Wabash Avenue.

General Plan Amendment No. 134 to amend the General Plan land use designation of approximately 18.54 acres within the Sphere of Influence for the City of Redlands from Rural Living (0.4 units per gross acre) to Very-Low-Density Residential (0 to 2.7 dwelling units per gross acre), located at the northeast corner of Highland Avenue and Wabash Avenue.

Zone Change No. 450 to pre-zone approximately 18.54 acres proposed to be annexed from an unincorporated part of the County of San Bernardino) to R-E (Residential Estate) District, located at the northeast corner of Highland Avenue and Wabash Avenue.

Tentative Tract No. 19956 to subdivide approximately 18.54 acres into forty (40) single family residential lots and two (2) lettered lots located at the northeast corner of Highland Avenue and Wabash Avenue.

Ms. Farris stated that she received a letter from Mr. Paul Teeter in which he outlined the potential impacts that the proposed project will have on the wildlife that inhabit the Orange Grove. In addition the ambience of living in Redlands would be threatened with the removal of more groves.

Ms. Peterson opened the Hearing.

Steven Hellerman, resident, expressed his concerns on the following:

- Traffic
- Truck routes
- Accessible Parking
- Density limits
- Limit activity

Mr. Pat Meyer, representative, requested:

- A revision under Cultural Resources, Mitigation Measure No.4. to include reuse for the applicant's smudge pots.
- Confirmation that the Conservation Easement be applicable to the existing grove.

Mr. Meyer concurred with the additional Mitigation Measures.

Ms. Peterson closed the Hearing

MOTION

It was moved by Mr. Young, seconded by Mr. Hamilton, and carried on a 4-0 vote that although the Project could have 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 with the revisions to Mitigation Measure No. 4 as follows:

CUL- 4 ~~The applicant shall make available historic-period smudge pots to a local museum or preservation organization, as a feature of the region's citrus history.~~

CUL-4 The applicant shall reuse available historic-period smudge pots or make them available to a local museum or preservation organization, as a feature of the region's citrus history.

MOTION

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

IV. PUBLIC COMMENT PERIOD

Ms. Peterson opened the Public Comment period.

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

VI. ADJOURNMENT OF THE MEETING TO MONDAY, OCTOBER 17, 2016

The meeting adjourned at 9:40 a.m. to the next regularly scheduled Environmental Review Committee meeting of October 17, 2016.

Respectfully submitted,

Joni Mena
Senior Administrative Technician

Loralee Farris
Principal Planner