

MINUTES of a special meeting of the Environmental Review Committee of the City of Redlands held on July 16, 2014, at 2 p.m.

PRESENT Robert D. Dalquest, Development Services
Philip Gairson, Fire Department
Don Young, Municipal Utilities and Engineering
Erik Reeves, Quality of Life Department
Chris Catren, Police Department

STAFF Loralee Farris, Associate Planner
PRESENT

I. ATTENDANCE

Mr. Robert Dalquest called the meeting to order at 2:00 p.m. All members were present.

II. APPROVAL OF MINUTES – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. HILLWOOD INVESTMENT PROPERTIES, APPLICANT

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

Planned Development No. 3 to construct two warehouse/distribution centers consisting of a 600,727 square foot building and a 499,724 square foot building on approximately 50.67 acres located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue and the east side of Bryn Mawr Avenue, within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.

Tentative Parcel Map No. 19461 (Minor Subdivision No. 339) to subdivide 50.67 acres into two parcels located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue and the east side of Bryn Mawr Avenue, within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.

Mr. Chris Catren recommended an additional Mitigation Measure to address Public Services and to review a construction site security plan. Mr. Catren requested a revision to for Mitigation Measure, Cultural Resources V-2 to state the Police Department will be immediately notified and the Redlands Police Department will notify additional agencies if needed.

Mr. Don Young recommended revisions to the language on page six to reflect the traffic study and the operation of the business.

Mr. Dalquest opened up the hearing.

Mr. Pat Meyer, representative, concurred with the findings of the Mitigated Negative Declaration and agreed with the additional Mitigation Measures.

Mr. John Magnus, applicant, stated the language will need to be revised to reflect the current traffic study information.

Mr. Tom Dodson, consultant, concurred with the revisions.

Mr. Dalquest closed the hearing.

ENVIRONMENTAL MOTION

It was moved by Mr. Catren, seconded by Mr. Young and carried on a 5-0 vote 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; this includes the modifications as follows:

Page 6 of the Initial Study, intended for consistency with the traffic study, by removing the statement:

“Based on the anticipated shift times, a negligible number of employee trips would occur during peak traffic periods and remaining employee trips will occur outside peak traffic periods.”

Mitigation Measure XIV-1 was added under Public Services:

XIV-1 Shall require a construction site security plan approved by the Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The developer shall be responsible for the compliance of all sub-contractors working on the site.

Mitigation Measure V-2 under Cultural Resources was amended to include notification of the City of Redlands Department and to specify such notification occur “immediately”. This Mitigation Measure now reads:

V-2 If human remains and/or “grave goods” (i.e., funerary objects) are found within the project area, the City or its designee shall notify the City of Redlands Police Department and San Bernardino County coroner immediately, in any event not later than 24 hours after the time of discovery. The Coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist.

If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated

grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.

If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).

If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.

If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible, then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.

Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.

SOCIO ECONOMIC COST BENEFIT MOTION

Mr. Young recommended additional language to page three to reference the property adjacent to the project.

It was moved by Mr. Catren, seconded by Mr. Young and carried on a 5-0 vote 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. This includes the modification as follows:

Modified Page 3 as follows:

“This project does impact existing public infrastructure systems. However, this is offset by the payment of Development Impact Fees and cons.”

V. 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. Dalquest opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed.

VI. ADJOURNMENT TO JULY 21, 2014

The meeting adjourned at 2:35 p.m. to the July 21, 2014 meeting.

Respectfully submitted,

Joni Mena
Sr. Administrative Assistant

Loralee Farris
Associate Planner