

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on July 21, 2014, at 9 a.m.

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

STAFF Loralee Farris, Associate Planner  
PRESENT

## I. ATTENDANCE

Mr. Robert Dalquest called the meeting to order at 9:00 a.m. All members were present with the exception of the Quality of Life Department.

II. APPROVAL OF MINUTES – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

### A. DCI INVESTMENTS, LLC., APPLICANT

A recommendation to the Planning Commission on a Socio-Economic Cost/Benefit Study for Minor **Subdivision No. 338 (Tentative Tract Map No. 19544)** to subdivide a 26,418 square foot parcel with an existing single family dwelling into two (2) parcels located at 1540 W. Cypress Avenue in the R-S (Suburban) Residential) District.

Mr. Don Young recommended revisions to the language on page two referencing the impact fees.

Mr. Dalquest opened up the hearing.

Mr. Jim Bookhout, resident, expressed concerns about the subdivision and a maintained egress to his property. Mr. Bookhout stated, that although the egress had not been recorded as an easement he did not want to lose the access.

Mr. Young recommended that Mr. Bookhout meet with him to discuss the egress.

Ms. Faith Gray, resident, expressed concerns that the Homeowner Owners Association (HOA) for Acacia Court had not been notified. Ms. Gray requested that the HOA be notified of future hearings as an interested party.

Mr. Dalquest closed the hearing.

## SOCIO ECONOMIC COST BENEFIT MOTION

It was moved by Mr. Chris Catren, seconded by Mr. Young and carried on a 4-0 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. Revisions to page

two as follows:

“This project does impact existing public infrastructure systems. This is offset by the ~~installation of required infrastructure improvements~~ and payment of Development Impact Fees.”

This sentence shall now read:

“This project does impact existing public infrastructure systems. This is offset by payment of Development Impact Fees.”

#### **B. DESERT SOLAR, APPLICANT**

A recommendation to the Planning Commission and City Council on the appropriate environmental process for the following project:

**Specific Plan No. 25 (Amendment No. 17)** to amend the development standards in the Office/Industrial District (Section 3,B), to allow solar covered carports within the street setback generally located in the area south of Lugonia Avenue, approximately 1,285 feet east and west of Nevada Street.

It was moved by Mr. Chris Catren, seconded by Mr. Young and carried on a 4-0 vote that the Environmental Review Committee continue the Initial Study for Commission Review and Approval No. 876 R1 and Specific Plan 25 Amendment No. 17 to August 4, 2014.

#### **C. WALDEN STRUCTURES, APPLICANT**

A recommendation to the Planning Commission and City Council on the appropriate environmental process for General Plan Amendment No. 131 to amend the General Plan Land Use Designation from Light Industrial to Low Density Residential (0 to 6 units per gross acre) for 35.17 acres located on the north side of Colton Avenue, the south side of Nice Avenue and the east side of Opal Avenue in the unincorporated community of Mentone.

Mr. Dalquest opened up the hearing.

Ms. Nina O’Neil, resident, expressed her concerns that all of the appropriated technical studies are done for the project area.

Mr. Dalquest referred Ms. O’Neil to the County of San Bernardino for information regarding the environmental assessment.

Mr. Dalquest closed the hearing.

#### **ENVIRONMENTAL MOTION**

It was moved by Mr. Catren, seconded by Mr. Young and carried on a 4-0 vote that the project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

**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 AUGUST 4, 2014**

The meeting adjourned at 9:23 a.m. to the August 4, 2014 meeting.

Respectfully submitted,

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Joni Mena  
Sr. Administrative Assistant

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Loralee Farris  
Associate Planner