

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on February 2, 2015 at 9 a.m.

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

STAFF Loralee Farris, Senior Planner
PRESENT Sean Kelleher, Associate Planner

I. ATTENDANCE

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

II. APPROVAL OF MINUTES

A. Minutes of the December 15, 2014 meeting

Mr. Dalquest continued the minutes of December 15, 2014 to the February 23, 2015 Environmental Review Committee meeting, due to a lack of quorum. No action was taken.

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. PROPERTY ONE, LLC, APPLICANT

HEARING for the Environmental Review Committee to consider **Demolition No. 246** to demolish a 1,440 square foot commercial building and 1,116 square foot carport less than 50 years of age located at 531 West Stuart Avenue in the (TC) Town Center District of Specific Plan No. 45.

Mr. Dalquest opened the Hearing

Mr. Dave Atchley, Applicant, confirmed he was available for questions.

Mr. Dalquest closed the hearing.

MOTION

It was moved by Mr. Chris Catren, seconded by Mr. Don Young and carried on a 3-0 vote that on the basis of this initial study, the City of Redlands, as Lead Agency finds that the proposed structure to be demolition 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, 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 application involving structures less than fifty (50) year old.

B. DENERGY DEVELOPMENT, LLC, APPLICANT

A recommendation to the Planning Commission on the appropriate environmental process for **Commission Review and Approval No. 876 (Revision No. 1)** to construct five (5) solar covered carports totaling 14,947 square feet in size within the parking lot of a 27,240 square foot office building and ranging in size from 880 square feet to 5,655 square feet located on 3.32 acres at the southeast corner of Lugonia Avenue and Nevada Street within Specific Plan No. 25.

Mr. Sean Kelleher clarified that the description will be revised to read seven (7) solar covered carports.

Mr. Young stated a revision was needed to Mitigation Measure No. 4 in referring to the current Water Quality Management Plan (WQMP).

Mr. Dalquest opened the Hearing.

Mr. James O'Neil, Attorney and Representative, confirmed he was available for questions and concurred with the Mitigation measures.

It was moved by Mr. Catren, seconded by Mr. Young that the project could not 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 with the revisions to Mitigation Measure No. 4 as follows:

Mitigation Measure No. 4 shall require the applicant to comply with the submitted Final Water Quality Management Plan (WQMP) prepared in accordance with Santa Ana Regional Water Quality Control Board guidelines to be reviewed and approved by the City prior to issuance of a grading permit.

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 FEBRUARY 17, 2015

The meeting adjourned at 9:20 a.m. to the February 17, 2015 meeting.

Respectfully submitted,

Joni Mena
Sr. Administrative Assistant

Loralee Farris
Senior Planner