

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on February 23, 2015 at 9 a.m.

PRESENT Robert D. Dalquest, Development Services,  
Jeff Fraizer, Fire Department  
Don Young, Municipal Utilities and Engineering  
Erik Reeves, Quality of Life Department

STAFF Loralee Farris, Senior Planner  
PRESENT Sean Kelleher, Associate Planner  
Mike Pool, Interim City Engineer  
Chris Diggs, Interim Municipal Utilities and Engineering Director

## I. ATTENDANCE

Mr. Robert Dalquest called the meeting to order at 9:00 a.m. All members were present with the exception of the Police Department and Mr. Erik Reeves from the Quality of Life Department was late.

## II. APPROVAL OF MINUTES

### A. Minutes of the December 15, 2014 meeting.

Mr. Dalquest continued the minutes of December 15, 2014 to the March 2, 2015 Environmental Review Committee meeting, due to a lack of quorum. No action was taken.

### B. Minutes of the January 20, 2015 meeting.

Mr. Dalquest continued the minutes of January 20, 2015 to the March 2, 2015 Environmental Review Committee meeting, due to a lack of quorum. No action was taken.

## III. OLD BUSINESS – None

## IV. NEW BUSINESS

### A. CITY OF REDLANDS, APPLICANT

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

**General Plan Amendment No. 133** to amend Section 5.0 (Circulation Element) of the Redlands General Plan by adding a new roadway cross-section for a residential collector street for a portion of Pioneer Avenue, west of Orange Street and east of the 210 Freeway.

### NEWLAND HOMES, APPLICANT

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

**Agricultural Preserve Removal No. 120** to remove 30.51 acres from the City-designated agricultural preserve located on the north side of Pioneer Avenue, east of Texas Street.

**Zone Change No. 442** to change the zoning designation of approximately 30.51 acres from A-1 (Agricultural) District to PRD/R-E (Planned Residential Development/Residential Estate) District.

**Conditional Use Permit No. 1028** for a Planned Residential Development (PRD) on approximately 30.51 acres consisting of eight two (82) single-family residential lots and seven (7) lettered lots located on the north side of Pioneer Avenue, east of Texas Street in the A-1 (Agricultural) District (Proposed change to PRD/R-E District).

**Tentative Tract No. 18988** to subdivide approximately 30.51 acres into eighty two (82) single-family residential lots and seven (7) lettered lots located on the north side of Pioneer Avenue, east of Texas Street in the A-1 (Agricultural) District (Proposed change to PRD/R-E District).

Mr. Reeves joined the committee meeting.

Mr. Mike Pool, Interim City Engineer, gave a brief overview and presentation of the proposed project.

Mr. Dalquest opened up the Hearing.

Mr. Brian Avilla, Representative, stated he was available for questions. Mr. Avilla concurred with the Mitigation Measures and noted correction.

Linda Danberry, Craig Curtis, and Jose V. Sandoval, Residents, expressed their concerns on the following:

- Traffic
- Requested the City to install a signal near the proposed development.
- Street Erosion

Mr. Chris Diggs, Interim Municipal Utilities and Engineering Director confirmed the following:

- All of the project improvement will be complete prior to the Certificate of Occupancy.
- Staff has worked with the developer to enhance the project proposal.
- The signal proposed for Pioneer Avenue and Orange Street will be funded by a grant.

Mr. Young recommended a modification to the language to Mitigation Measure No. 23. The revision would indicate that the applicant will participate in the funding and construction for interim traffic signal located at the intersection of Pioneer Avenue and Texas Street, and the design to be approved by the Municipal Utilities and Engineering Department.

Mr. Rob. Meserve, Representative, stated he concurred with the modification to Mitigation No. 23.

Mr. Dalquest inquired if the signals will have a preemption device to allow emergency vehicles to safely travel through the intersections?

Mr. Young confirmed that all the proposed signals will be equipped with a preemption device.

Mr. Dalquest stated that he received an email from Ms. Marianne Bosard. She had concerns regarding the Fire Department's ability to travel through the area at peak traffic times.

Mr. Fraizer stated the preemption system will be a significant improvement for the Fire Department to effectively respond to the surrounding area.

Mr. Sandoval, Resident, stated the drainage has caused severe road erosion, and a hazard to the drivers.

Mr. Young will work with the Quality of Life Department to address the road erosion issue.

Mr. Avilla, Representative, inquired if the City had additional poles and lighting that they would contribute for the traffic signal at the proposed location of Pioneer Avenue and Texas Street.

Mr. Curtis, Resident, encouraged the Committee to find a solution to elevate the traffic congestion in the area.

Mr. Dalquest closed the Hearing.

#### MOTION

It was moved by Mr. Young, seconded by Mr. Fraizer and carried on 4-0 vote that although the 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, with additional recommendation from the Environmental Review Committee. A Mitigated Negative declaration will be prepared. With the modification to Mitigation No. 23 as follows:

**Mitigation Measure No. 24 23** - To mitigate the potential impacts identified in Section XVI(a) and (b) of the Environmental Checklist, the applicant shall ~~provide funding for~~ participate in the funding and construction of the Interim Traffic Signal at the intersection of Pioneer Avenue/Texas Street and/or any other improvements at or related to the intersection of Pioneer Avenue and Texas Street, ~~or along Pioneer Avenue, between Texas Street and Orange Street, in an amount to be determined~~ with a design to be approved by the Municipal Utilities and Engineering Department and generally in accordance with the conceptual design previously delivered to the City (Urban Crossroads Alt #3 dated 12/2/2014). The City shall contribute the traffic signal poles and arms for such Interim Traffic Signal. Any cost associated with the construction of the Interim Traffic Signal may be credited towards amounts required under Mitigation Measure No. 22 above.

Mr. Dalquest stated that the Socio Economic Study will be continued to the Environmental Review Committee meeting of March 2, 2015. No action was taken.

**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 MARCH 2, 2015**

The meeting adjourned at 9:50 a.m. to the March 2, 2015 meeting.

Respectfully submitted,

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Joni Mena  
Sr. Administrative Assistant

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Loralee Farris  
Senior Planner