

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

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

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.

## II. APPROVAL OF MINUTES

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

Mr. Dalquest continued the minutes of December 15 2014 to the March 16, 2015 Environmental Review Committee meeting, due to a lack of quorum. No action was taken.

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

The minutes of January 20, 2015 meeting were approved with a motion from Mr. Chris Catren and a second from Mr. Don Young. The motion carried with a 4-0 vote.

## III. OLD BUSINESS

### A. NEWLAND HOMES, APPLICANT

A recommendation to the Planning Commission and City Council on a Socio-Economic Cost/Benefit Study 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

Mr. Dalquest opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

It was moved by Mr. Catren and seconded by Mr. Young that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the Mitigation Measures have been agreed to by the project proponent.

#### IV. NEW BUSINESS

##### A. FRANK J. MISTRETTA FAMILY TRUST, APPLICANT

A recommendation to the Planning Commission on a Socio-Economic Cost/Benefit Study for the following project:

**Variance No. 773** from Section 18.144.200(B) of the Redlands Municipal Code to waive the requirement to develop a minimum of five percent (5%) of the gross land area common, landscaped, recreational open space for property with an average slope of more the fifteen percent.

**Conditional Use Permit No. 1036** for a planned residential development containing twenty four (24) single family residential lots and three (3) lettered lots for open space purposes on approximately 181.82 acres located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.

**Tentative Tract No. 18845** to subdivide approximately 181.82 acres into twenty four (24) single family residential lots and three (3) lettered lots for open space purposes located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.

Mr. Dalquest opened the Hearing.

Ms. Helen Weitz, Speaker Sign Up, expressed concerns on the following:

- Only one access road for the surrounding area
- Additional access roads are not proposed for the new development.
- Traffic safety

Ms. Pamela Smyth, Speaker Sign Up, stated her opposition to the development and voiced her concerns on the following:

- Due to road erosion Alta Vista cannot accommodate additional traffic.
- The severe drought conditions cannot tolerate the new proposed development.

Ms. Joanne Lessard, Speaker Sign Up, affirmed her concerns on the following:

- Western Heights has an increasing water shortage.
- Due to substantial erosion in the canyon additional traffic cannot be accommodated.

Mr. Zach Thorp, Speaker Sign Up, stated he appreciated the City's proposal for additional open space and voiced his concerns on the following:

- The new trails should be similar in length and developed prior to the development of the surrounding area.

Ms. Theresa McLemore, Speaker Sign Up, expressed her concerns on the following:

- The significant reduction of open space that serves multiple animal species
- The degradation of habitat

Ms. Amanda Frye, Resident, confirmed her concerns on the following:

- The Socio-Economic Cost/Benefit Study information is outdated.
- The Traffic Study information is outdated

Ms. Susan Fisin, Speaker Sign Up, stated her concerns on the following:

- Traffic
- Road Conditions
- The Environmental Impact Report is outdated.
- No water restrictions have been proposed for the new development.
- The natural canyon landscape will be destroyed.

Ms. Anne Balderama, Speaker Sign Up, inquired on the price of the project site real estate value.

Ms. Susanne Chappel, resident, confirmed concerns on the following:

- Erosion on the trails
- Traffic

Ms. Maria Kelly, Speaker Sign Up, expressed concerns on the following:

- Road conditions
- There will be an Economic impact on the area schools.
- Traffic
- The Socio-Economic Cost/Benefit Study information needs to be reviewed.

Ms. Kara Koon, Speaker Sign Up, expressed concerns on the following:

- Traffic Safety
- Noise and light pollution

Mr. Stephen Dunbar, Speaker Sign Up, stated his concerns on the following:

- The Environmental Impact Report is outdated.
- Wildlife will be driven out of their natural habitat into surrounding areas.

Mr. Dalquest closed the Hearing.

Mr. Dalquest stated the Environmental Impact Report that was certified for the Covington project is on file and available for viewing in the Development Services Department, Suite 20.

## MOTION

It was moved by Mr. Young, seconded by Mr. Erik Reeves and carried on 3-1 vote (Mr. Catren opposed) to find that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the Mitigation Measures have been agreed to by the project proponent.

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**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 16, 2015**

The meeting adjourned at 9:55 a.m. to the March 16, 2015 meeting.

Respectfully submitted,

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Joni Mena  
Sr. Administrative Assistant

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Loralee Farris  
Senior Planner