

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:00 P.M. on April 7, 1998.

PRESENT

William E. Cunningham, Mayor  
Geni A. S. Banda, Mayor Pro Tem  
Pat Gilbreath, Councilmember  
John L. Freedman, Councilmember  
Gary George, Councilmember

Gary M. Luebbers, City Manager  
Daniel J. McHugh, City Attorney  
Lorrie Poyzer, City Clerk  
Michael Reynolds, City Treasurer  
Jeffrey L. Shaw, Community Development Director  
Bonnie Johnson, Finance Director  
Mel Enslow, Fire Chief  
Gary G. Phelps, Municipal Utilities Director  
Lewis W. Nelson, Police Chief  
Ronald C. Mutter, Public Works Director

ABSENT

None

The meeting was opened with an invocation by Mayor Pro Tem Banda followed by the pledge of allegiance.

PRESENTATION

Proclamation - National Victims' Week - Mayor Cunningham presented a proclamation to Rose Madsen declaring the week of April 19-25, 1998, as *National Victims' Week* and wished the *Families and Friends of Murder Victims* continued success in helping others to deal with the hurt of losing a loved one to murder. Ms. Madsen invited Councilmembers and members of the public to join them for their first annual candlelight ceremony in honor of all murder victims and victims of attempted murder to be held on April 23, 1998, in Rancho Cucamonga.

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the minutes of the regular meeting of March 17, 1998, were unanimously approved as submitted.

Bills and Salaries - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, bills and salaries were unanimously ordered paid.

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the report of the Planning Commission meeting held on March 24, 1998, was unanimously acknowledged as received.

Proclamation - Hire-A-Veteran Week - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved issuance of a proclamation declaring May 3-9, 1998, as *Hire-A-Veteran Week* and urged local employers, organized labor, veterans' organizations, and other government leaders to support this worthy campaign to increase employment opportunities for the men and women who have faithfully served our nation in the military.

Proclamation - Infant Immunization Week and Toddler Immunization Month - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved issuance of a proclamation declaring April 19-25, 1998 to be *Infant Immunization Week* and the month of May, 1998, to be *Toddler Immunization Month* and urged that we all work towards a healthy future for our children by ensuring early and on-time immunizations.

Agreement - Paramedics Training - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved an agreement between the City of Redlands and Palomar College to allow addition of the City of Redlands to the Palomar College list of selected preceptor agencies to provide field internship to its paramedics.

Agreement - Eureka Street Railroad Crossing - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved agreements between the City of Redlands and Burlington Northern Santa Fe Railway Company for construction of the Eureka Street railroad crossing improvements and authorized the Mayor and City Clerk to sign on behalf of the City. This work is in conjunction with the City's street widening and improvement projects and will allow construction of a new grade crossing at Eureka Street and allow the City's final construction phase to move forward.

Subordination Agreement - 1601 Ridge Street - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved a subordination agreement for 1601 Ridge Street as requested by Doyle and Rose Nick and authorized the Mayor and City Clerk to sign on behalf of the City.

SYETP Contract - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved a contract with the County of San Bernardino Jobs Employment Services Department for a 1998 Summer Youth Employment Training Program (SYETP) and authorized the Mayor and City Clerk to sign on behalf of the City.

Resolution No. 5503 - California Healthy Cities Project - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously adopted Resolution No. 5503, a resolution of the City Council of the City of Redlands, California, supporting the California Healthy Cities Project and indicating its intent to continue participation in the project.

Agreement - California Street Landfill - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved a professional services agreement with 3D GeoServices, Inc. for the Groundwater Monitoring Program Analytical and Reporting Services for the California Street Landfill, and authorized the Mayor and City Clerk to sign on behalf of the City.

Agreements - Financial Guaranty Insurance Company - On motion of Councilmember Gilbreath, seconded by Councilmember Freedman, the City Council unanimously approved the renewal of the liquidity agreements with Financial Guaranty Insurance Company (FGIC) relating to the 1993 Water and Sewer Facilities Refunding Certificates of Participation and authorized the Mayor and City Clerk to sign on behalf of the City.

Resolution No. 5500 - Termination of Emergency - Public Works Director Mutter reviewed a breakdown of costs to date for all repairs made under the emergency status including costs for future permanent repairs eligible for reimbursement under FEMA, FHWA/ER, and State OES programs. Repairs included the Mill Creek Zanja between First and New York Streets, repairs to and debris removal from San Timoteo Canyon Road, and repairs to street culverts on Cypress Avenue at Cajon Street and at Citrus Avenue. On motion of Councilmember Cunningham, seconded by Councilmember Banda, the City Council unanimously adopted Resolution No. 5500, a resolution of the City Council of the City of Redlands proclaiming the termination of a local emergency which occurred on Tuesday, February 24, 1998.

Ordinance No. 2376 - Zone Change No. 365 - Ordinance No. 2376, an ordinance adopting Zone Change No. 365, a change of zone from R-S (Suburban Residential - 10,000 square foot lots) and R-E (Residential Estate - 14,000 square foot lots) Districts to A-1 (Agricultural - five acre lots) District on a 6.0 acre lot at El Carmelo Retreat which is located on the south side of Highland Avenue, west of the Interstate 10 Freeway, was adopted on motion of

Councilmember Gilbreath, seconded by Councilmember Freedman, by the following vote:

AYES: Councilmembers Banda, Gilbreath, Freedman, George;  
Mayor Cunningham

NOES: None

ABSENT: None

Ordinance No. 2377 - Zone Change No. 366 - Ordinance No. 2377, an ordinance adopting Zone Change No. 366, a change of zone from R-2 (Multiple Family residential - 8,000 square foot lots) District to R-1 (Single Family Residential - 7,200 square foot lots) District on a 9.4 acre site located on the northwest corner of Wabash and Brockton Avenues, was adopted on motion of Councilmember Gilbreath, seconded by Councilmember Freedman, by the following vote:

AYES: Councilmembers Banda, Gilbreath, Freedman, George;  
Mayor Cunningham

NOES: None

ABSENT: None

Ordinance No. 2378 - Zoning Ordinance Text Amendment No. 259 - Ordinance No. 2378, an ordinance of the City of Redlands amending Title 17 and Title 18 of the Redlands Municipal Code by adopting Zoning Ordinance Text Amendment No. 259 relating to socio-economic cost/benefit studies, was adopted on motion of Councilmember Gilbreath, seconded by Councilmember Freedman, by the following vote:

AYES: Councilmembers Banda, Gilbreath, Freedman, George;  
Mayor Cunningham

NOES: None

ABSENT: None

## PUBLIC HEARING

Appeal - ERC Decision - Private Road - Public hearing was advertised for this time and place to consider an appeal of the Environmental Review Committee's decision on February 9, 1998, to adopt a Mitigated Negative Declaration for the construction of a proposed private road through Parcel Map No. 3373 in the A-1 (Agricultural) District, located approximately 200 feet west of the intersection of San Timoteo Canyon Road and Alessandro Road and extending south through the San Timoteo Canyon area into the County of Riverside to Tract No. 26837-1. Community Development Director Shaw explained the proposed project involves the construction of a private road that traverses through Parcel Map No. 3373 and consists of private access road right-of-way which has been established by offers of dedication through Parcel Map No. 3373 or by

easement granted through separate instruments. The road is intended to provide a secondary means of ingress and egress for the future residents of the Tremont Ranch development (Tract No. 26837-1) located in the County of Riverside, approximately one and a half miles south of the Riverside/San Bernardino County Line. This development is an upscale residential community consisting of 40 custom homes with a minimum lot size of ten acres and encompassing a total area of 475 acres. The proposed private road alignment is an existing old unpaved farm road which is intended to connect San Timoteo Canyon road, approximately 200 feet west of Alessandro Road and traverse through a ravine within the San Timoteo Canyon area into the County of Riverside. The portion of the private road within the City of Redlands' jurisdiction is approximately 3,300 feet in length. On February 9, 1998, the Environmental Review Committee reviewed the Environmental Initial Study prepared for the project and voted 5-0 to adopt a Mitigated Negative Declaration. Six mitigation measures were applied to the project which the Environmental Review Committee determined were warranted to ensure a level of non-significance of these issues to the environment. Mr. Shaw reviewed the mitigation measures: submittal of a Hydrological Analysis to determine what mitigation is warranted for a level of non-significance relative to drainage issues; construction of left and right turn lanes along San Timoteo Canyon Road at the intersection with the private road; a roadway paving width of 30 feet to accommodate fire apparatus vehicles; a standard requirement that a qualified archeologist be called to the site should any archaeological resources be uncovered during earthmoving; submittal of an Erosion Control Plan to determine what mitigation is warranted relative to potential impacts from erosion due to grading; and submittal of a Biological Study to verify that the plant, bird, and reptile species identified in the environmental checklist are not impacted.

Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. The applicant, Manuel Mancha, was present and available to answer questions. On behalf of Jane Un and the Preserve the San Timoteo Canyon Association, Attorney John C. Nolan presented a large packet of information and expressed concerns about the current status of the application at length. They did not feel that environment issues had been adequately addressed and urged the appropriate environmental review be completed. Letters were also received from John Serrano, President of the San Timoteo Canyon Association; William C. Buster, and Isabel Serrano expressing their concerns. Sally Beck informed Councilmembers she was opposed to this project citing traffic concerns and noting she felt the project was inconsistent with Measure U. Bob Schoff, who built the original road as access for Edison, felt the project would improve the environment. Dave Cooper, the consultant for the preparation of the parcel map, informed Councilmembers this road was requirement of the tract map. William J. Ward, legal counsel representing Mancha Industries, said his client is constructing a 35 foot paved gated road

within Riverside County and, if this request is not approved, the road will become a narrow dirt road at the county line. Terrance Emershy submitted a letter in favor of the paved road. There being no further comments, the public hearing was declared closed.

City Attorney McHugh noted that significant information had been received this afternoon that has not been reviewed by staff, that several points needed clarification, and suggested continuance of this matter to allow review. Councilmember George moved to continue this appeal to April 21, 1998, at 7:00 P.M. Motion seconded by Councilmember Banda and carried unanimously.

#### PLANNING AND COMMUNITY DEVELOPMENT -

Tentative Tract No. 14232 (Rev.) - Time Extension - Community Development Director Shaw explained that Tentative Tract No. 14232 (Revised) is a planned residential development that subdivides 45 acres into 26 single family lots located south of Mill Creek Road (Route 38), east of the City of Redlands Henry Tate Water Treatment Plant in the R-R (Rural Residential) District. This proposed subdivision was unanimously approved by the Planning Commission on June 27, 1995. Pursuant to Assembly Bill 771, this initial expiration date of this subdivision (June 27, 1997) was extended by an additional 12 months to June 27, 1998. In addition to this request for an additional one year time extension, Sections 66452.6 and 66463.5 of the State of California Subdivision Map Act provide that the applicant may submit two additional time extension requests which would extend approval of the Tentative Tract to June 27, 2001. Mr. Shaw further explained the General Plan land use designation at time of tentative approval was Hillside Residential (1 to 3 units per acre) subject to the slope density analysis per Measure N. The tract's density of one unit per 1.75 acres is in compliance with the land use designation of the current General Plan and Measure N. The tentative tract is also in compliance with Measure U relative to noise and traffic impacts. Mayor Cunningham noted that Codes have changed since the original approval of what was a controversial application, and felt the applicant should come back with a new application and, therefore, moved to deny this request for a time extension. Motion seconded by Councilmember Freedman and carried with Councilmember Gilbreath voting NO.

Funds - Resolution No. 5504 - Annexation No. 76 - City Manager Luebbers reviewed the background of proposed Annexation No. 76. At this time, it is recommended Annexation No. 76 be revised to include five geographic areas currently being considered for annexation based on previous City Council direction. The overall area is 593 acres and includes the following components:

- Area A: Redlands East Valley High School and vicinity which includes properties west of the school and areas north of Colton Avenue to Nice Avenue.
- Area B: Property at the southeast corner of Sixth Street and Wabash Avenue owned by John H. Danielson and Karin L. Godfrey.
- Area C: Property north of Lugonia Avenue and west of State route 30 which includes property owned by Majestic Realty (Citrus Plaza), 36 acres adjacent to and west of the Majestic site, and property owned by Redlands Town Center (located at the northwest corner of Alabama Street and Lugonia Avenue).
- Area D: Property at the northeast corner of San Bernardino Avenue and Mountain View owned by Thermo Ecotek.
- Area E: Property west of Alabama Street and Route 30 right-of-way owned by the City of Redlands and Caltrans.

Mr. Luebbers explained that two processes will proceed at the same time. Staff will proceed with preannexation negotiations with property owners within the proposed annexation areas. At the same time, staff will initiate submittal requirements and processing through LAFCO. Staff will need to prepare a plan of service and the LAFCO application. This can be accomplished within a couple of weeks. The fees for annexation are \$4,450.00 for each component of the annexation. The Redlands Unified School District has agreed to pay for their component. This leaves four components for a total of \$17,800.00. This process will take between two and three months to complete. On behalf of Majestic Realty, John Mirau informed the City Council his client is in favor of annexation but that they want a development agreement prior to annexation and object to being included in this application. James Barton indicated he would like to approach other landowners west of California Street (adjacent to the Thermo Ecotek parcel) to join this application. City Manager Luebbers noted we could amend the boundaries of this application at the next Council meeting. Councilmember Freedman moved to adopt Resolution No. 5504, a resolution of the City Council of the City of Redlands declaring its intention to file an application with the Local Agency Formation Commission to initiate on its own motion proceedings to annex certain inhabited territory (Annexation No. 76), as identified above. Motion seconded by Councilmember Banda and carried unanimously. Councilmember Freedman moved to appropriate funds for the payment of annexation application fees in the amount of \$17,800.00. Motion seconded by Councilmember Banda and carried unanimously. Councilmember Freedman moved to authorize staff to negotiate preannexation agreements with property owners that are a part of this annexation. Motion seconded by Councilmember Banda and carried unanimously.

## COMMUNICATIONS

League of California Cities Bulletin - The City Council directed staff to write letters of support for AB 2586, Emergency Medical Services: Fire Districts.

12 Point Trail Plan - City Manager Luebbers reported the Parks Commission, at their regularly scheduled meetings held in November, 1997, and March, 1998, reviewed and recommended that a 12 Point Trail Plan, for the establishment of a City trail system, be forwarded to the City Council for its consideration. The Plan was developed by the Trails Committee of the Parks Commission. Councilmember George moved to forward the proposed 12 Point Trail Plan, as recommended by the Trails Committee and Parks Commission, to the Planning Commission and the City Attorney for review and consideration. Motion seconded by Councilmember Banda and carried unanimously.

Televising City Council Meetings - City Manager Luebbers reminded Councilmembers that at their January 20, 1998, meeting, Mr. Gerald Hanson was directed to assist in coordinating the broadcasting of City Council meetings on cable television. To that end, Mr. Hanson has obtained information which was presented at this meeting utilizing the monies TCI is committed to contribute under their contract with the City of Redlands. Rebecca Huston, who does the video recording for TCI, reviewed the technical aspect of recording and televising the meetings. Staff was asked to survey neighboring cities regarding live versus tape delay broadcasting and to review Mr. Hanson's contract. Councilmember George moved to proceed with the process by ordering the necessary equipment and its installation. Motion seconded by Councilmember Banda and carried unanimously.

Appointments - Student Commissioners - Councilmember George moved to appoint Rekha Rao to the Human Relations Commission as a student commissioner. Motion seconded by Councilmember Freedman and carried unanimously. Councilmember Cunningham moved to appoint Tom Nolan to the Recreation Commission as a student commissioner. Motion seconded by Councilmember Freedman and carried unanimously. These appointments will replace students who were appointed on February 17, 1998, but were found not to be eligible to serve as they do not reside within the City limits of Redlands.

Appointment - Human Relations Commission - Councilmember Freedman moved to nominate Donald Harrell to a four-year term on the Human Relations Commission to replace George Aguirre (who is not a resident of Redlands). Motion seconded by Councilmember Gilbreath and carried unanimously.

Funds - Police and Fire Vehicles - City Manager Luebbers explained that Equipment Maintenance Division has reviewed the Police Department patrol



unit fleet maintenance records from January, 1996, through March, 1998, and has identified the eight most costly patrol vehicles to maintain during that period. Six of these vehicles have over 100,000 miles on them and two over 90,000. Following brief discussion, Councilmember Freedman moved to authorize an additional appropriation in the amount of \$131,846.00 (to cover the first year of a three-year lease purchase) for the Police Department to lease-purchase eight marked police vehicles and emergency equipment, and an additional appropriation in the amount of \$140,000.00 to purchase a new paramedic squad truck and equipment for the new ladder truck. Motion seconded by Councilmember Gilbreath and carried unanimously. These funds will be taken from the utility users tax impound reserve.

Cities Pavillion Development Agreement - This matter was continued to the evening session at the request of Sherman L. Stacey, legal counsel for Cities Pavillion.

Save Our Station Committee - Councilmember Gilbreath reported the *Save Our Station* Committee is alive and well. Chairman Swen Larson submitted a letter requesting the City Council approve their withdrawal as a City-sponsored committee noting this would allow them greater freedom to solicit funds via donations and other fund raising options. He expressed their appreciation for the support from the City Council and staff for their assistance. Treasurer Jim Macdonald presented an accounting of donations, pledges, and in-kind donations received to date amounting to \$29,600.00. Councilmember Gilbreath announced a 501C organization will be formed to accept donations. Councilmember Freedman moved to approve this request and to appoint Public Works Director Mutter as the Program Manager to work with the committee. Motion seconded by Councilmember Banda and carried unanimously.

Funds - Inland Empire Power Pool - Mayor Cunningham reported that on March 26, 1998, a task force under the San Bernardino Associated Governments recommended participating in the Inland Empire Power Pool (IEPP). At this time there are 27 agencies in Riverside and San Bernardino Counties participating in the pool. It is anticipated that the Request for Qualifications/Proposals to electric energy marketers will be issued in mid-April. Councilmember Gilbreath moved to authorize the City's participation in the Inland Empire Power Pool and to authorize the necessary appropriation. Motion seconded by George and carried unanimously.

## JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 5502 - Great Neighborhoods Program Agreements - Councilmember Banda moved to adopt Resolution No. 5502, a resolution of the City Council of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands Project area, and authorized participant agreements between the Redevelopment Agency and George and Helen French, 1108 East Central Avenue; Ruthann Evans, 207 Church Street; Sheryl Rees, 623 Doyle Avenue; Ruby M. Harris, 1631 Irwin Court; and Sandra Lee McGee, 1532 Alta Street. Motion seconded by Councilmember Freedman and carried unanimously. (Also see Redevelopment Agency minutes dated March 7, 1998.)

### CLOSED SESSION

The City Council meeting recessed at 4:55 P.M. to continue the Redevelopment Agency meeting and reconvened at 4:57 P.M. to a closed session to discuss the following:

1. Conference with legal counsel: Existing litigation - Government Code § 54956.9(a)
  - G. Keith Roberts v. City of Redlands, Case No. SCV 33540
  - Sharon Ann Scott v. City of Redlands, Case No. SCV 374167
2. Conference with legal counsel: Anticipated litigation - Government Code § 54956.9(c)
  - One case
3. Conference with real property negotiator - Government Code § 54956.8
  - Property: APN 167-011-09 and APN 167-011-12
  - Negotiating parties: Gary M. Luebbbers and Robert M. Matich
  - Under negotiation: Terms and price

### LATE BREAKING CLOSED SESSION ITEM

This following item was unanimously added to the agenda, on motion of Councilmember Gilbreath, seconded by Councilmember George, based upon the City Council's determination that information on this item arose after the posting of the meeting agenda, and that the need to take action was immediate:

Public Employee Performance Evaluation - Title: Chief of Police

(Note: Police Chief Nelson informed the City Council during the closed session of his intent to retire. At a press conference held on Wednesday, April 8, 1998, he publicly announced he would retire in May after nearly 30 years with the Redlands Police Department. Police Chief Nelson underwent heart surgery in February and has continued to suffer angina attacks. Chief Nelson called his decision to retire at the behest of his doctors, "the hardest thing I've ever had to

do.” Mayor Cunningham paid tribute to him saying he is the epitome of what a police chief should be, and that it is a great loss to the City that he is forced to make this decision at this time.)

The meeting reconvened at 7:00 P.M.

## PUBLIC HEARINGS

Socio-Economic Study and Cost Benefit Analysis - Redlands Crossing - Public hearing was continued to this time and place to consider the Socio-Economic Study And Cost Benefit Analysis for Redlands Crossing which is for a proposed 460,000 square foot building area on approximately 47 acres of commercial property at the northeast corner of the Interstate 10 and Route 30 Freeways, south of Lugonia Avenue and west of New York Street. Community Development Director Shaw reported this item was continued from January 20, 1998, to this date in order for certain actions relating to the implementation of Measure U to be completed. Specifically, the City Council determined that the following circumstances affected this project: the project is subject to the requirement of the General Plan that a Socio-Economic Study and Cost Benefit Analysis be prepared and approved by the City Council and to the extent legally feasible, the Socio-Economic Study and Cost Benefit Analysis should be completed and reviewed in conjunction with the environmental review process. At this time, the requirements for a Socio-Economic Study and Cost Benefit Analysis are in preparation by the City Council-appointed citizens’ committee. The final study content requirements and evaluation criteria are not yet complete. It was recommended that pending completion of the Socio-Economic Study and Cost Benefit Analysis content and evaluation requirements this item be rescheduled for a public hearing at a later date to be determined. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember George moved to table the Socio-Economic Study and Cost Benefit Analysis for the Redlands Crossing project and directed staff to present this matter to the City Council when the required Socio-Economic Study and Cost Benefit Analysis is completed and after all necessary and appropriate notices requirements have been satisfied. Motion seconded by Councilmember Banda and carried unanimously.

Socio-Economic Study and Cost Benefit Analysis - Majestic Project - Public hearing was continued to this time and place to consider the Socio-Economic Study And Cost Benefit Analysis for Citrus Plaza (Majestic Realty Company/Redlands Joint Venture L.L.C.) which is a proposed 1,850,000 square foot multi-phased mixed use regional commercial center on 124 acres located on the east side of Alabama Street, bounded by Lugonia Avenue on the south, San Bernardino avenue on the north, and State Route 30 on the east.

Community Development Director Shaw reported this item was continued from January 20, 1998, to this date in order for certain actions relating to the implementation of Measure U to be completed. Specifically, the City Council determined that the following circumstances affected this project: the project is subject to the requirement of the General Plan that a Socio-Economic Study and Cost Benefit Analysis be prepared and approved by the City Council and to the extent legally feasible, the Socio-Economic Study and Cost Benefit Analysis should be completed and reviewed in conjunction with the environmental review process. At this time, the requirements for a Socio-Economic Study and Cost Benefit Analysis are in preparation by the City Council-appointed citizens' committee. The final study content requirements and evaluation criteria are not yet complete. It was recommended that pending completion of the Socio-Economic Study and Cost Benefit Analysis content and evaluation requirements this item be rescheduled for a public hearing at a later date to be determined. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Banda moved to table the Socio-Economic Study and Cost Benefit Analysis for the Citrus Plaza project and directed staff to present this matter to the City Council when the required Socio-Economic Study and Cost Benefit Analysis is completed and after all necessary and appropriate notices requirements have been satisfied. Motion seconded by Councilmember Freedman and carried unanimously.

Ordinance No. 2369 - Redlands Crossing Development Agreement - Public hearing was continued to this time and place to consider a proposed development agreement for the proposed Redlands Crossing retail development which consists of approximately 460,000 square feet of building area on approximately 47 acres of commercial property at the northeast corner of the Interstate 10 and Route 30 Freeways, south of Lugonia Avenue and west of New York Street. Community Development Director Shaw reported this item was continued from January 20, 1998, to this date in order for certain actions relating to the implementation of Measure U to be completed. Specifically, the City Council determined that the following circumstances affected this project: the project is subject to the requirement of the General Plan that a Socio-Economic Study and Cost Benefit Analysis be prepared and approved by the City Council and to the extent legally feasible, the Socio-Economic Study and Cost Benefit Analysis should be completed and reviewed in conjunction with the environmental review process. At this time, the requirements for a Socio-Economic Study and Cost Benefit Analysis are in preparation by the City Council-appointed citizens' committee. The final study content requirements and evaluation criteria are not yet complete. It was recommended that pending completion of the Socio-Economic Study and Cost Benefit Analysis content and evaluation requirements this item be rescheduled for a public hearing at a later date to be determined. Mayor Cunningham declared the meeting open as a

public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Banda moved to table Ordinance No. 2369 (Development Agreement No. 10) and directed staff to present this matter to the City Council when the required Socio-Economic Study and Cost Benefit Analysis is completed and after all necessary and appropriate notice requirements have been satisfied. Motion seconded by Councilmember Freedman and carried unanimously

Final EIR - Citrus Plaza - Public hearing was continued to this time and place to consider a Final Environmental Impact Report for Citrus Plaza (Majestic Realty Company/Redlands Joint Venture L.L.C.) which is a proposed 1,850,000 square foot multi-phased mixed use regional commercial center on 124 acres located on the east side of Alabama Street, bounded by Lugonia Avenue on the south, San Bernardino Avenue on the north, and State Route 30 on the east. Community Development Director Shaw reported this item was continued from January 20, 1998, to this date in order for certain actions relating to the implementation of Measure U to be completed. Specifically, the City Council determined that the following circumstances affected this project: the project is subject to the requirement of the General Plan that a Socio-Economic Study and Cost Benefit Analysis be prepared and approved by the City Council and to the extent legally feasible, the Socio-Economic Study and Cost Benefit Analysis should be completed and reviewed in conjunction with the environmental review process. At this time, the requirements for a Socio-Economic Study and Cost Benefit Analysis are in preparation by the City Council-appointed citizens' committee. The final study content requirements and evaluation criteria are not yet complete. It was recommended that pending completion of the Socio-Economic Study and Cost Benefit Analysis content and evaluation requirements this item be rescheduled for a public hearing at a later date to be determined. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember Banda moved to table the Final Environmental Impact Report for the Citrus Plaza project and directed staff to present this matter to the City Council when the required Socio-Economic study and Cost Benefit Analysis is completed and after all necessary and appropriate notice requirements have been satisfied. Motion seconded by Councilmember Freedman and carried unanimously.

## UNFINISHED BUSINESS

Freeway Soundwalls and Landscaping - Public Works Director Mutter reported he had made contact with Tony Louka, Senior Transportation Engineer for Caltrans, regarding soundwalls along the I-10 Freeway through Redlands. Mr. Louka reviewed the previous work relative to a soundwall along the north side of the freeway between the Redlands Overhead (crossing over the Zanja and the BN & SF Railroad near Sylvan Park) and Sixth Street. The Federal Noise Abatement Criteria is 67 decibels or above; Caltrans performed a noise test at Ms. Ione Hansen's property on November 22, 1994. The reading was 68.1 which was high enough to qualify, but relatively low on the overall priority list of noise barrier projects. Mr. Mutter also reviewed other programs available for a variety of freeway improvements and the costs associated and responded to Councilmembers' questions.

Resolution No. 5441 - Final EIR - Redlands Crossing - Resolution No. 5441 was continued to this time and place to consider a Final Environmental Impact Report for Redlands Crossing, for a proposed 460,000 square feet building area on approximately 47 acres of commercial property at the northeast corner of the Interstate 10 and Route 30 Freeways, south of Lugonia Avenue, and west of New York Street. Community Development Director Shaw reported this item was continued from January 20, 1998, to this date in order for certain actions relating to the implementation of Measure U to be completed. Specifically, the City Council determined that the following circumstances affected this project: the project is subject to the requirement of the General Plan that a Socio-Economic Study and Cost Benefit Analysis be prepared and approved by the City Council and to the extent legally feasible, the Socio-Economic Study and Cost Benefit Analysis should be completed and reviewed in conjunction with the environmental review process. At this time, the requirements for a Socio-Economic Study and Cost Benefit Analysis are in preparation by the City Council-appointed citizens' committee. The final study content requirements and evaluation criteria are not yet complete. It was recommended that pending completion of the Socio-Economic Study and Cost Benefit Analysis content and evaluation requirements this item be rescheduled for a public hearing at a later date to be determined. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember George moved to table Resolution No. 5441 (Final Environmental Impact Report for the Redlands Crossing project) and directed staff to present this matter to the City Council when the required Socio-Economic Study and Cost Benefit Analysis is completed and after all necessary and appropriate notice requirements have been satisfied. Motion seconded by Councilmember Banda and carried unanimously.

Ordinance No. 2368 - Parking Requirements - Ordinance No. 2368, an ordinance of the City of Redlands adopting Amendment No. 11 to Specific Plan No. 40 which pertains to the parking requirements for theaters, auditoriums, stadiums, sports arenas, gymnasiums, and other places of public assembly, was continued to this time and place. Community Development Director Shaw reported this item was continued from January 20, 1998, to this date in order for certain actions relating to the implementation of Measure U to be completed. Specifically, the City Council determined that the following circumstances affected this project: the project is subject to the requirement of the General Plan that a Socio-Economic Study and Cost Benefit Analysis be prepared and approved by the City Council and to the extent legally feasible, the Socio-Economic Study and Cost Benefit Analysis should be completed and reviewed in conjunction with the environmental review process. At this time, the requirements for a Socio-Economic Study and Cost Benefit Analysis are in preparation by the City Council-appointed citizens' committee. The final study content requirements and evaluation criteria are not yet complete. It was recommended that pending completion of the Socio-Economic Study and Cost Benefit Analysis content and evaluation requirements this item be rescheduled for a public hearing at a later date to be determined. Mayor Cunningham declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was declared closed. Councilmember George moved to table Ordinance No. 2368 (Specific Plan No. 40, Amendment No. 11) and directed staff to present this matter to the City Council when the required Socio-Economic Study and Cost Benefit Analysis is completed and after all necessary and appropriate notice requirements have been satisfied. Motion seconded by Councilmember Banda and carried unanimously.

Cities Pavillion Development Agreement - Referring to the Cities Pavillion Development Agreement, Councilmember Gilbreath reiterated her feelings that this project needs to be covered by provisions of Measure U because she feels the development agreement is defective. Mr. Sherman L. Stacey, legal counsel for the Cities Pavillion project, presented a letter dated April 6, 1998, stating the Ramirez property was not intended to be included in the Development Agreement and suggested correcting the legal description by recording a "Modification and Correction to Legal Description for Development Agreement" form which he provided already signed and notarized by Cities Pavillion Partners. He urged the City Council to authorize the Mayor to sign this document in preparation for recordation. John Mirau, legal counsel for the Majestic project, argued that the Ramirez property has always been included as a part of this project and told Councilmembers they also needed to take the Porch property under consideration as he felt there was not a valid enforceable agreement in effect. He urged the City Council to treat all mall developers equally. Ken King, Civil Engineer, expressed his outrage that Mr. Mirau would

lie to the City Council and stated that only the Concept Plan includes the Ramirez property as was required by law. Mr. Mirau responded from the audience again stating that every single notice at the Planning Commission and City Council level described a 57 acre project which included the Ramirez property. Councilmember Banda then moved to authorize execution and recordation of the "Modification and Correction to Legal Description for Development Agreement" between Cities Pavillion Partners, a California Limited Liability Corporation and the City of Redlands, as presented by Mr. Stacey. Motion seconded by Councilmember Freedman and carried with Councilmember Gilbreath voting NO.

#### PUBLIC COMMENTS

Youth Activities - Mr. Dave Eason, Baseball for Youth, presented suggestions to the City Council that he thought they might find helpful when preparing next year's budget for youth activities. This included a survey he conducted with California cities that have Web Sites.

#### ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:40 P.M. to an adjourned regular meeting to be held on April 21, 1998, at 9:00 A.M. in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California.

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City Clerk