

RESOLUTION NO. 7069

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
APPROVING AN EXTENSION OF TIME FOR COMMISSION REVIEW AND
APPROVAL NO. 843.

WHEREAS, on October 14, 2008, the City of Redlands Planning Commission (the "Planning Commission") approved the application for Commission Review and Approval No. 843 ("CRA No. 843") filed by Accredited Redlands, LLC, for the development of a retail commercial center (the "Project") located at the Southwest corner of Tennessee Street and Lugonia Avenue; and

WHEREAS, in response to a request by Accredited Redlands LLC, the City Council of the City of Redlands (the "City Council") approved on September 7, 2010, a one-year extension of time for CRA No. 843; and

WHEREAS, Accredited Redlands LLC has now made a second request for another one-year extension of time for CRA No. 843; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the Planning Commission approved a mitigated negative declaration for CRA No. 843; and

WHEREAS, CEQA Guidelines Section 15162 provides that no subsequent negative declaration needs to be prepared for a project, such as the requested extension of time for CRA No. 843, if certain specific findings are made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. The City Council hereby determines that the approval of an extension of time for Commission Review and Approval No. 843 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the following findings:

A. The proposed extension of time would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects of the project, because the Project has not changed and would not generate new environmental impacts;

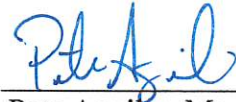
B. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken, because the scope of the project has not changed and the Project's environmental impacts are within the scope of the previously approved mitigated negative declaration; and

C. There is no new information of substantial importance with respect to the Project's environmental consequences that was not known at the time the previous

mitigated negative declaration was adopted and no new information of substantial importance has come to light since adoption of the mitigated negative declaration.

Section 2. The City Council hereby approves a one-year extension of time for Commission Review and Approval No. 843.

ADOPTED, SIGNED AND APPROVED this 6th day of September, 2011.



Pete Aguilar, Mayor

ATTEST:



Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 6th day of September, 2011, by the following vote:

AYES: Councilmembers Harrison, Bean, Foster, Gardner; Mayor Aguilar

NOES: None

ABSENT: None

ABSTAIN: None



Sam Irwin, City Clerk