CITY OF REDLANDS

CITY COUNCIL

A G E N D A

MARCH 18, 2025

MARIO SAUCEDO
Mayor

MARC SHAW
Mayor Pro Tempore

PAUL T. BARICH
Council Member

EDDIE TEJEDA
Council Member

DENISE DAVIS
Council Member

***

JEANNE DONALDSON
City Clerk

PHILLIP DOOLITTLE
City Treasurer

CHARLES M. DUGGAN JR.
City Manager

YVETTE M. ABICH GARCIA
City Attorney

5:00 p.m. Open Public Meeting, Public Comment (Closed Session)
6:00 p.m. Open Session (Public Meeting)

* * *

City Council Chambers
Civic Center, 35 Cajon Street, Redlands, California

Recycled Paper

A G E N D A

The following information comprises the agenda for the regular meeting of the City Council of the City of Redlands at the times noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California, on:

TUESDAY, MARCH 18, 2025

To join via Zoom on a computer, laptop, or smart device
Please visit www.zoom.us, click on Join a Meeting
Enter the **Meeting ID 896 2789 8341**, then run the Zoom launcher
To join via Zoom with audio only (cell phone or landline):
Dial **1-877-853-5247**
Enter the **Meeting ID 896 2789 8341**

Should the City lose connectivity on Zoom, we will halt the meeting until it can be restored. To check on the status of remote connectivity in the event of an outage, go to the City's website at www.cityofredlands.org or to the City's Facebook page at @CityofRedlands or the Instagram page at @CityofRedlands_CityHall.

In the event the City cannot reestablish Zoom connectivity in a reasonable amount of time, the mayor will adjourn the meeting to a future date.

***PLEASE NOTE**: Anyone desiring to speak on an agendized item at this meeting may do so during the consideration of that item. Due to time constraints and the number of persons who may wish to give oral testimony, public comments will be limited to three (3) minutes.

- **To provide comment while participating from Council Chambers:**
  - Although it is not required, speakers are encouraged to submit a "Speaker Sign Up Sheet" before the meeting is convened. Forms are available in the Office of the City Clerk or in Council Chambers.
  - After the meeting has convened, you may place the speaker form in the basket at the table along the north wall of the Chambers. Please do not disturb the City Clerk while the meeting is in progress.

- **To provide comment through Zoom (on a computer, laptop, or smart device)**:
  - Click the "Raise Hand" button and the moderator will unmute you when it is your turn to speak

- **To provide comment via audio only (cell phone or landline)**:
  - Dial *9 to "Raise Hand". The moderator will identify you by your area code and last 3 numbers of your telephone number when it is your turn to speak.

PLEASE SILENCE CELL PHONES, PAGERS AND OTHER ELECTRONIC COMMUNICATION DEVICES UPON ENTERING THE CHAMBERS

5:00 P.M.

A. **Call City Council Meeting to Order.**

B. **Public Comment**
(Any person wishing to provide public comment on a closed session matter may do so at this time.)

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C. **Recess City Council Meeting to a Closed Session**

1. Conference with Legal Counsel: Initiation of Litigation - Government Code §54956.9(d)(4) (City Attorney Garcia)
   One (1) Case:

2. Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Boatman)

Property:	APN: 0292-481-93-0000 and 0292-481-94-0000
Agency Negotiators:	Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiating Party:	Venkateswara R. Paladugu and Geetha K. Paladugu, Trustees of the Paladugu Family Trust
Under Negotiation:	Terms of payment and price for possible purchase of property by the City.

3. Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Boatman)

Property:	APN: 0171-191-30-0000
Agency Negotiators:	Charles M. Duggan, City Manager; Christopher Boatman, Assistant City Manager
Negotiating Party:	Char Burgess, President, Redlands Historical Museum Association
Under Negotiation:	Terms of possible transfer of the property.

4. Conference with legal counsel: Existing Litigation - Government Code §54956.9(d)(1)
(City Attorney Garcia)
   One (1) Case:

   1. Price v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB 2218802

6:00 P.M.

D. **Reconvene City Council Meeting**

E. ***Invocation by Council Member Tejeda***
Pledge of Allegiance by Mentone Elementary School students
(In keeping with long-standing traditions of legislative invocations, this City Council meeting may include a brief invocation. Such invocations are not intended to proselytize or advance any one, or to disparage any other, faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.)

F. **Closed Session Report**
(No reportable action taken in closed session unless otherwise announced by the City Attorney at this time.)

G. **Presentations**

1. Recognition of City Council, and the City of Redlands, by Emma Osterberg, Executive Director of the Trinity Community Foundation (Mayor Saucedo)

Recycled Paper

H. **Public Comment - City Council**

(At this time, the City Council will provide an opportunity for the public to address them on any subject, within the jurisdiction of the City Council, which is not already scheduled on this agenda. However, any matter that requires action will be referred to staff for a report and possible action at a subsequent meeting. Comments will be limited to three {3} minutes.)

I. **Consent Calendar**

(The following routine items have been recommended for approval and will be acted upon simultaneously unless separate discussion and/or action is requested by a Councilmember or a member of the audience.)

1. Approve the regular meeting minutes of March 4, 2025 (City Clerk Donaldson)

2. Authorize issuance of a proclamation declaring March 31, 2025, as Cesar E. Chavez Day (Mayor Saucedo)

3. Adopt Ordinance No. 2979 amending Chapter 5.04 of the Redlands Municipal Code relating to Business Licenses (Management Services/Finance Director Garcia)

4. Adopt Ordinance No. 2980 to Amend and Restate Chapter 5.08 of the Redlands Municipal Code relating to Business Licenses (Management Services/Finance Director Garcia)

5. Receive and file the 2024 Annual Progress Reports for the General Plan and the 2021-2029 Housing Element (Development Services Director Desatnik)

6. Approve the San Bernardino County Municipal Separate Storm Sewer System - National Pollution Discharge Elimination System (NPDES) Common Interest, Joint Defense, And Confidentiality Agreement Among Permittees (Development Services Director Desatnik)

7. Approve the U. S. Department of Energy Office of State and Community Energy Programs Energy Efficiency and Conservation Block Grant Program (EECBG) in the amount of $133,300, approval of an additional appropriation of the same, and adoption of Resolution No. 8670 authorizing the City Manager, or designee, to execute the Grant Agreement, any amendments and all other related documents necessary (Development Services Director Desatnik)

8. Adopt Resolution No. 8668 to approve a one-year Extension of Time to the expiration date of Commission Review & Approval No. 938 and Conditional Use Permit No. 1187 for the construction of a 181,100 square-foot warehouse building with 4,000 square feet of office space on a 9.44-acre project site is located at 350 Iowa Street (APN: 0292-158-16-0000) (Development Services Director Desatnik)

9. Annual Report of the Traffic and Parking Commission (Municipal Utilities and Engineering Director Harris)

J. **Communications**

1. Presentation of the City of Redlands New Hire Onboarding Video (Human Resources/Risk Management Director Meteau)

2. Annual Report of the Library Board of Trustees by William Hatfield (Library Director McCue)

3. Receive and file the Annual Report from the Measure T Citizens' Oversight Committee for FY 2024 (Management Services/Finance Director Garcia)

Recycled Paper

4. Discussion and possible action relating to Resolution No. 8663 establishing a policy for proclamations, certificates, and awards (Mayor Saucedo)

5. Discussion and possible action regarding South Coast Air Quality Management District's Proposed Amended Rule 1111 (Reduction of NOx Emissions from Natural Gas-Fired Furnaces) and Proposed Amended Rule 1121 (Reduction of NOx Emissions from Residential-Type, Natural Gas-Fired Water Heaters) (Mayor Pro Tem Shaw)

6. Discussion and possible action relating to the Mid-Year General Fund Budget Review for Fiscal Year 2025 (Management Services/Finance Director Garcia)

K. **Public Hearings**

1. Public hearing to consider Resolution No. 8669 for Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65) and update the sign regulations within the Transit Villages Specific Plan including the following items:
   a. Require uniform sign programs for multi-tenant developments that meet specific criteria;
   b. Allow freestanding multi-tenant signs in unified centers under defined conditions;
   c. Remove a restriction on building sign location;
   d. Remove certain restrictions and review procedures applying to murals; and,
   e. Other minor text edits to improve clarity and consistency.

   (Mayor to declare meeting open as a public hearing)
   (Development Services Director Desatnik)

L. **Individual Council Member Announcements and/or Reports on Activities**
(No collective discussion or action.)

M. **Adjournment**
The next regular meeting of the City Council will be held on April 1, 2025.

If you challenge any proposed development entitlement listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Goutam Dobey, of the Municipal Utilities and Engineering Department at (909) 798-7584 ext 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

(28 CFR 35.102-35.104 ADA Title II)

Any writings or documents distributed to a majority of the City Council regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the City Clerk's Office or at the dais of the City Clerk once the open session begins.

Staff reports or other written documentation relating to items referred to on the agenda are available at the A. K. Smiley Public Library, 125 West Vine Street, Redlands, California, and on the City's website referenced below.

Regular meetings are televised live on Redlands TV Channel 3 (Spectrum) and Channel 35 (Frontier) and re-broadcast at 7:00 P.M. the following Wednesday, Friday and Sunday; and at 9:00 A.M. Thursday, Saturday and Monday. Meetings are also streamed live and archived for later viewing on demand on the City's website at www.cityofredlands.org. Agendas, staff reports and minutes of the City Council of the City of Redlands are available online at: www.cityofredlands.org.

Recycled Paper

City Council Meeting **I. 1.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the regular meeting minutes of March 4, 2025 (City Clerk Donaldson)

MOTION:

I move to approve the regular meeting minutes of March 4, 2025.

Attachments

Regular meeting minutes of March 4, 2025

MINUTES

Regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on March 4, 2025 at 5:00 P.M.

Present:	Mario Saucedo, Mayor Paul Barich, Council Member Eddie Tejeda, Council Member Denise Davis, Council Member
Absent:	Marc Shaw, Mayor Pro Tempore
Staff:	Charles M. Duggan, Jr., City Manager; Yvette M. Abich Garcia, City Attorney; Jeanne Donaldson, City Clerk; Phillip Doolittle, City Treasurer; Janice McConnell, Assistant City Manager; Chris Boatman, Assistant City Manager; Carl Baker, Public Information Officer; Danielle Garcia, Management Services/Finance Director; Brian Foote, City Planner/Planning Manager; John Harris, Municipal Utilities and Engineering Director; Rich Sessler, Fire Chief; Rachel Tolber, Police Chief; Tabitha Crocker, Facilities and Community Services Director; Robert Meteau, HR/Risk Management Director

Mayor Saucedo called the meeting to order and explained that comments could be presented in-person, via Zoom, via cell phone or landline and offered the public an opportunity to provide comment on any item on the agenda for the closed session.

PUBLIC COMMENT

None forthcoming

CLOSED SESSION

Conference with legal council - Anticipated litigation pursuant to Government Code Sections 54956.9(d)(2) and (e)(3):
A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency, based on the receipt of a written claim dated April 30, 2024, from Adam Meyers, legal counsel for Armstrong Cal Builders, Inc., to the City Clerk threatening litigation (copy available for public inspection in City Clerk's Office).

Conference with legal counsel: Anticipated Litigation - Government Code §54956.9(d)(2)(e)(2)
(Assistant City Manager McConnell)
One Case:
a. Facts and circumstances: Consideration of Workers Compensation claim filed by Leslie Martinez.

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:00 P.M. Council Member Davis announced that she was unable to attend the meeting in person but would be participating via teleconference under AB 2449 "Just Cause", due to traveling for a public agency. This is the first of two allowable Just Cause exceptions for her under AB 2449. Council Member Barich offered the invocation and the Pledge of Allegiance to the American flag was conducted by Franklin Elementary School Expanded Learning Opportunity Program Students.

CLOSED SESSION REPORT

City Attorney Garcia announced that no reportable action was taken during the closed session, during which Mayor Pro Tem Shaw and Council Member Davis were absent.

PRESENTATIONS

Proclamation Women's History Month

Mayor Saucedo presented a Proclamation declaring March 2025 as Women's History Month to Erica Turley, representing Kim Turley, with the Blessing Center - Houses of Hope Transitional Homes for children and their mothers.

Proclamation Development Disabilities Awareness Month

Mayor Saucedo presented a Proclamation declaring March 2025 as Development Disabilities Awareness Month to the Von's Grocery Store Manager, Joe Clarkson.

City Council Recognition for Supporting Redlands Bicycle Classic

Scott Welsh, representing the Redlands Bicycle Classic, thanked the Council Members and recognized the tremendous support the City has provided over the many years of the Classic's rich history, beginning in 1985. As a reminder of what the bike race means, he and other Classic Board Members presented to Council a miniature replica of the 'Peloton Takes the Curve' sculpture, currently located on Garden Avenue.

PUBLIC COMMENT

Water Exchange Entitlement Agreements - Chris Sedmack, the owner of a private citrus grove that has been in production since 1886 and is supplied with water by Redlands Water Company shares, expressed concerns about the future of the citrus industry in Redlands. She said it appeared that city staff was attempting to initiate terminations of historical water exchange agreements.

Water Delivery Protections - Susan Swenson Brookes and Bobby Whitmore, owners of parcels that were previously a part of the England Grove, were concerned that the water delivery system currently in place, could be terminated, and ultimately cause significant damage to the original grove. They pushed for the Council to honor the water exchange entitlement agreements and make citrus preservation a priority.

Water Rights Protections - Sean L. Smith described how individual water rights, through Redlands Water Company, have been instrumental for decades in supplying the necessary water to his family's grove located on Olive Avenue. Without these shares and the delivery system, the family grove would suffer severe impacts, as would other private groves.

City Manager Duggan suggested Ms. Brookes and Mr. Whitmore contact his office in order to discuss their concerns. He added that, to his awareness, the City had not rescinded any water exchange entitlement agreements.

Water Rights & Water Shares - David Armstrong, Vice President of the California Association of Mutual Water Companies (CalMutuals) and a Redlands resident, cited how the city had been built by mutual water companies, and he stressed their historical value. He raised questions related to the South Mountain Water shares sale from last year and said he was still looking for answers.

Litigation - Andy Hoder urged the Council to stand up to threats of litigation and to "push back" if a developer or contractor attempts to scare the city. They should not submit to their demands.

Opposition to Zero-Emissions Appliances - Dale Broome reviewed the proposals by the South Coast Air Quality Management District (SCAQMD), Rule 1111 and Rule 1121, that he said will effectively ban natural gas water heaters and home furnaces in Southern California and be an economic burden on homeowners and agencies, alike. He recommended the Council approve a resolution or draft a letter in opposition to the SCAQMD proposals.

CONSENT CALENDAR

Minutes

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the minutes of the regular meeting of February 18, 2025.

Vote: 4 - 0 Passed

Proclamation March 2025 Women's History Month

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously authorized, by roll call vote, the issuance of a proclamation declaring the month of March 2025 as Women's History Month.

Vote: 4 - 0 Passed

Proclamation March 2025 Developmental Disabilities Awareness Month

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously authorized, by roll call vote, the issuance of a proclamation declaring the month of March 2025 as Developmental Disabilities Awareness Month.

Vote: 4 - 0 Passed

Parks and Recreation Advisory Commission Appointments

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously reappointed, by roll call vote, Scott Carlson and Joann Lessard to each serve an additional four-year term on the Parks and Recreation Advisory Commission ending March 1, 2029.

Vote: 4 - 0 Passed

Development Agreements Annual Review

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously accepted, by roll call vote, the report for the annual review of approved Development Agreements and determined that the applicants, Mountainview Power Company LLC, Redlands Community Hospital, Cal-Red Facility LLC, VPV State Street Village LLC, and Esri, are in compliance with the terms of their respective Development Agreements; and approved the preparation of a Certificate of Compliance.

Vote: 4 - 0 Passed

Redlands Bicycle Classic In-KInd Request

Facilities and Community Services Director Crocker introduced a request for in-kind support in the amount of $127,207.78 related to the Redlands Bicycle Classic event scheduled for April 9-13th, 2025 and hosted by the Redlands Bicycle Classic, Inc. As public comment, Dennis Bell stated the event's sponsors should be footing the bill and not the taxpayer. He thought the attendance numbers in the staff report were inflated, and he said the funding dollars should be directed to more important, critical needs facing the city.

On motion of Council Member Paul Barich, seconded by Council Member Eddie Tejeda, the City Council unanimously determined, by roll call vote, that authorization for the items associated with the Redlands Bicycle Classic to be held April 9th through April 13th, 2025 are exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act; authorized and approved the expenditure of city resources and in-kind support in the amount of $127,708.78 for the Redlands Bicycle Classic to be held April 9th through April 13th, 2025; authorized and approved the temporary street closures as detailed in the staff report for the Redlands Bicycle Classic to be held April 9th through April 13th, 2025; and authorized and approved the sale and consumption of alcoholic beverages at the event, to be located at the 6th Street parking structure, during the Redlands Bicycle Classic, to be held April 9th through April 13th, 2025.

Vote: 4 - 0 Passed

KId's Cures Foundation Downtown Artwalk In-Kind Request

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously determined, by roll call vote, that approval of the Downtown Redlands Artwalk, hosted by Kid Cures Foundation on March 30, 2025, is exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act; and authorized and approved the expenditure of city resources and in-kind support in the amount of $7,944 and approved the temporary street closures as detailed in the staff report.

Vote: 4 - 0 Passed

Amending Code Enforcement Services Agreement

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the First Amendment to the Agreement with Willdan Engineering for Code Enforcement Services to increase the total agreement amount from $160,000 to an amount not to exceed $185,000.

Vote: 4 - 0 Passed

Resolution No. 8666 Grant Acceptance CA Dept of Parks and Recreation

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8666 and accepted the grant award from the California Department of Parks and Recreation of $221,685.00 for projects related to the implementation of the Per Capita Program; and approved an additional appropriation of the same.

Vote: 4 - 0 Passed

Resolution No. 8661 DOT Temporary Easements

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8661, authorizing the City Manager or his designee, to sign California Department of Transportation contracts related to the granting of certain temporary construction easements and a portion of East Lugonia Avenue in fee and in fee estate.

Vote: 4 - 0 Passed

Resolution No. 8667 City's Community Wildfire Protection Plan

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8667 relating to the City of Redlands Community Wildfire Protection Plan, which will help safeguard lives, property, and natural resources while ensuring the city remains eligible for state and federal wildfire prevention grants.

Vote: 4 - 0 Passed

Resolution No. 8665 Statement of Investment Policy

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8665 establishing a Statement of Investment Policy and Rescinding Resolution No. 8446.

Vote: 4 - 0 Passed

Resolution No. 8664 Delegating Investment Authority to City Treasurer

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8664 delegating investment authority to the City Treasurer pursuant to Government Code Section 53607.

Vote: 4 - 0 Passed

Purchase of Internet Services Provider

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the sole source purchase with Spectrum for Internet services in the amount of $1,218 per month totaling $73,080 over five years.

Vote: 4 - 0 Passed

COMMUNICATIONS

16th Annual Community Day of Service

Mayor Saucedo invited everyone to participate in the 16th Annual Community Day of Service on March 15, 2025, at Sylvan Park. He pointed out this event evolved out of a long-standing partnership between Redlands Service Club Council "RSCC" and the City. It occurs every Spring, bringing volunteers together to complete vital community projects. Shelli Stockton and Judy Cannon, representing the Service Club Council, highlighted past projects, including the construction of outdoor amphitheater seating in Heritage Park and the installation of 25,000 sq. ft of sod at a new ballfield in Beal Park. They were pleased to announce that this year all volunteers work will occur at Sylvan Park with a focus on

several key improvements.

Cultural Arts Commission Annual Report

Commissioner Brian Ball provided the Annual Report of the Cultural Arts Commission, identifying Commission members and the Commission's Mission and Initiatives. These include efforts to collaborate and promote public interest in the arts, recommend new art programs, and recommend policies to encourage, develop, and support the Arts in Redlands. Initiatives consist of the Art on Loan Program, the Redlands Eco Arts Community Home (REACH), participation in the Art and Culture Master Plan development, and ongoing collaboration with local business owners to preserve and promote access to the arts. Future goals listed were consideration of an art gallery at the new city hall, Creative Makers Space for arts educational activities, artist-designed light fixtures and increased use of murals throughout the city. Council Member Davis thanked Commissioner Ball and expressed her appreciation of the Commission's work.

Municipal Utilities and Public Works Commission Annual Report

Vice Chairperson "CV" Chandrasekar Venkatraman presented the Annual Report of the Municipal Utilities and Public Works Commission. He highlighted the Commission's role and listed numerous activities and accomplishments that included project review of the Pavement Management Program, Groundwater Well and Booster Pump Rehabilitation, Waterline Replacement, Wastewater Replacement and Slip-Lining Projects, Water System SCADA expansion, Citywide Water Meter replacement and Citywide Sidewalk/ADA Ramp Replacement Project. Goals set out for 2025 include, WWTP Improvement – Phase 2 construction start, California Street Recycled Water Pipeline Extension, continued groundwater well rehabilitations, and the Tate Water Treatment Plan Influent Pipeline Replacement Project construction.

As public comment, Susan Swenson Brookes indicated that transparency and accountability create trust, and, in her opinion, the public currently lacks trust in the city. She disputed the report's statement of goals listed on page 7, regarding the resolution of mutual water company delivery shortfalls. George Hanson, Bear Valley Mutual Water Company General Manager, submitted a letter signed by multiple water company heads, stating they do not believe that any water delivery shortfall actually exists. He said the City continues to misunderstand the nature of its entitlement to water, and if a shortfall did exist, they claim the fault is due to the City's own inability to collect the water during times when it is made available by the mutual water companies.

Citywide Classification and Compensation Process

Human Resources/Risk Management Director Meteau introduced Bob Longmire of Public Sector Personnel Consultants to discuss their work related to the Citywide Classification and Compensation study. On January 21, 2025, the City Council approved a professional services agreement with Public Sector Personnel Consultants to conduct a comprehensive citywide classification and compensation study. This study aims to evaluate the City’s job classifications, compensation structure, and overall alignment with industry standards and organizational needs. He provided an overview of the study and key phases, and explained

the process will involve data collection, analysis, and stakeholder engagement to ensure a thorough and objective assessment. Regular updates will be provided to keep the Council informed, and final recommendations will be presented upon completion of the study, with a time estimate of early fall.

PUBLIC HEARINGS

Appeal DSD Approval Reasonable Accommodation No. 19

Mayor Saucedo declared the meeting open as a Public Hearing and announced this item was initially introduced at the February 4, 2025, City Council meeting, but in order to accommodate to the auditory needs of the appellant, the matter was continued to tonight. The Mayor called on City Planner/Planning Manager Brian Foote for a report on the Appeal of the Development Services Director's approval of Reasonable Accommodation No. 19, a request to allow one support animal on a residential property located at 521 South Fourth Street, filed by Appellant, Terra Bird. Redlands Municipal Code (RMC) Chapter 18.06 allows any person with a disability to submit an application for Reasonable Accommodation to modify or alleviate any zoning code, law, regulation, procedure, or policy that is preventing, or will prevent, the applicant's use and enjoyment of the subject property. In this case, the application requested approval for one small support animal to be kept at the subject property (within the house and the rear yard of the property). After carefully evaluating all information and materials submitted with the application, the Director determined that all four Findings, as required by RMC Section 18.06.070, were satisfactorily addressed and there was no compelling reason or other basis to deny the application.

The Appellant, Terra Bird, provided her reasons for appealing the accommodation and said her neighbors are non-compliant with the zoning regulations. The chicken roams freely throughout their backyard and the chicken's nesting hutch, food and water are left outside, which attracts wildlife, such as rodents. This directly affects her because of possible health concerns. Additionally, she felt the Fair Housing Act was misinterpreted and inappropriately applied to her neighbor's personal situation. Zayanne Thompson, the Applicant requesting the accommodation, stated her emotional support chicken lives indoors in the area where she works. The chicken allows Ms. Thompson to relax and focus on her job, and she is not comfortable without the support bird.

As public comment, Luke Reading, a neighbor living on the street, said he never knew Ms. Thompson had a chicken as a support animal. He added the chicken was docile, quiet and he supported the reasonable accommodation decision. Four written comments were received, recommending the Appeal be denied, and the Council adopt Resolution No. 8660, upholding Reasonable Accommodation No. 19. As rebuttal, Ms. Bird pointed out the matter before the Council tonight was not about any personal disputes but instead, only about the chicken.

Mr. Foote explained that the City was correct in determining that the Fair Housing Act (FHA) was applied appropriately. The FHA, and the corresponding state law, allow for reasonable accommodations for individuals with disabilities, including the need for support animals. The applicant's request for a support animal was evaluated strictly within the framework of those laws.

The Mayor closed the public hearing. Council Member Tejeda suggested revising the Conditions of Approval, as a way to resolve any issues. Council Member Barich visited the neighborhood but didn't see or hear any evidence of the presence of a chicken. Council Member Davis agreed with staff and said the appeal should be denied based on federal and state law.

On motion of Council Member Denise Davis, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8660 denying the Appeal and upholding the decision of the Development Services Director, and hereby affirming the approval of Reasonable Accommodation No. 19 located at 521 South Fourth Street.

Vote: 4 - 0 Passed

NEW BUSINESS

Amending Third-Party Liability Claims Administration Agreement

Human Resources/Risk Management Director Meteau reviewed the Second Amendment to the Professional Services Agreement with George Hills Company, Inc. increasing annual compensation and bringing the total compensation to an amount not to exceed $394,333.32 to provide third-party liability claims administration.

On motion of Council Member Eddie Tejeda, seconded by Mayor Mario Saucedo, the City Council unanimously approved, by roll call vote, the Second Amendment to the Professional Services Agreement with George Hills Company, Inc. increasing annual compensation and bringing the total compensation to an amount not to exceed $394,333.32 to provide third-party liability claims administration.

Vote: 4 - 0 Passed

Ordinance No. 2979 Business Licenses Amending Chapter 5.04

Management Services/Finance Director Garcia summarized the proposed changes found in Ordinance No. 2979 to amend Chapter 5.04 of the Redlands Municipal Code relating to Business Licenses, seeking to clarify and revise ambiguous language. The ordinance would standardize business license payment schedules to align renewal periods with the calendar year to match the gross receipt schedule, and ensure clear communication, promoting a more efficient process, and eliminating confusion and inconsistency regarding renewal dates. Mayor Saucedo commended Director Garcia and her staff for their work in developing this ordinance to simplify and clarify the code.

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously introduced, by roll call vote, Ordinance No. 2979 amending Chapter 5.04 of the Redlands Municipal Code, standardizing business license payment schedules to align with the calendar year and clarifying ambiguous language.

Vote: 4 - 0 Passed

Ordinance No. 2980 Business Licenses Amending Chapter 5.08

Management Services/Finance Director Garcia explained Ordinance No. 2980 to amend and restate Chapter 5.08 of the Redlands Municipal Code relating to Business Licenses to require most businesses to apply for and pay for business licenses on a calendar-year basis, while also addressing and revising language inconsistencies between sections.

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously introduced, by roll call vote, Ordinance No. 2980 to amend and restate Chapter 5.08 of the Redlands Municipal Code relating to Business Licenses.

Vote: 4 - 0 Passed

Contract Award Recycled Water Pipeline Extension for CA Street Orange Groves Project

Municipal Utilities and Engineering Director Harris described the Public Works Construction Contract with Q&E Pipeline Company for the Recycled Water Pipeline Extension for California Street Orange Groves Project for an amount not-to-exceed $629,664. Mayor Saucedo thanked Director Harris for moving this project forward.

On motion of Council Member Eddie Tejeda, seconded by Mayor Mario Saucedo, the City Council unanimously determined, by roll call vote, that approval of the contract and construction of the Recycled Water Pipeline Extension for California Street Orange Groves Project is exempt from environmental review pursuant to Section 15303 of the State's guidelines implementing the California Environmental Quality Act; approved an additional appropriation in the amount of $506,843; approved the Recycled Water Pipeline for California Street Orange Groves Project plans and specifications; and awarded a Public Works Construction Contract to Q&E Pipeline Company for an amount not to exceed $629,664.

Vote: 4 - 0 Passed

Contract Award Citywide Pavement Repairs

Municipal Utilities and Engineering Director Harris presented a $669,000 Public Works Construction Contract with Onyx Paving Company, Inc. for citywide pavement repairs related to utility repairs. It is anticipated that the Project will be completed within 240 working days after a Notice To Proceed is issued.

On motion of Council Member Eddie Tejeda, seconded by Mayor Mario Saucedo, the City Council unanimously determined, by roll call vote, that approval of a $669,000 Public Works Construction Contract with Onyx Paving Company, Inc. for citywide pavement repairs related to utility repairs is exempt from environmental review pursuant to Section 15301 of the State's guidelines implementing the California Environmental Quality Act; approved the $469,000 additional appropriation from the Water Fund; and approved the 2025 Citywide Pavement Repair for Water Utilities project specifications, and Public Works Construction Contract with Onyx Paving Company, Inc. in the amount of $669,000.

Vote: 4 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Mayor Saucedo attended the Lincoln Pilgrimage, Planning Commission interviews, Civics Day, Inland Empire Caucus, the Lincoln Dinner, SBCTA General Board Meeting and study sessions, Redlands Service Club Council, Redlands Area Interfaith event and the groundbreaking event for the Holy Name of Jesus Catholic Church. He participated in a recycled water meeting with Director Harris, the Blue Zones Health Walk event at Brookside Park, met with Senator Rosilicie Ochoa Bogh, met with City Treasurer Doolittle, attended a meeting with Police Chief Tolber and FCS Director Crocker, and the new installation of the Family Service Association Board Members.

Council Member Barich attended the groundbreaking event for the Holy Name of Jesus Catholic Church and School and is looking forward to reading to the students at Smiley Elementary School later in the week.

Council Member Tejeda attended the groundbreaking event for the Holy Name of Jesus Catholic Church and School.

Council Member Davis participated in the Blue Zones Health Walk event held at Brookside Park and attended the recent Climate Policy Action Board meeting.

ADJOURNMENT

There being no further action required the meeting adjourned at 8:11 P.M. The next regular meeting of the City of Redlands City Council will be held on March 18, 2025.

City Council Meeting **I. 2.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring March 31, 2025, as Cesar E. Chavez Day (Mayor Saucedo)

MOTION:

I move to authorize the issuance of a proclamation declaring March 31, 2025, as Cesar E. Chavez Day.

Attachments

Cesar Chavez Day 2025

PROCLAMATION

Cesar E. Chavez Day

WHEREAS, Cesar Estrada Chavez was born on March 31, 1927, and raised by farmworkers who lost their home and livelihood during the Great Depression. He toiled alongside men, women, and children who performed daily backbreaking labor for meager pay and in deplorable conditions, and who were denied the most basic protections, including minimum wages, health care, and access to drinking water; and

WHEREAS, having witnessed such conditions, Cesar Chavez resolved himself to bettering the plight of the farmworker, thus encouraging the organization of the National Farm Workers Association (NFWA) in 1962, later known as the United Farm Workers of America, wholeheartedly championing the cause of the farmworker, organizing multiple hunger strikes, marches, and non-violent resistance; and

WHEREAS, because of his extraordinary accomplishments, on August 8, 1994, Cesar Chavez posthumously became the second Mexican American to receive the Presidential Medal of Freedom, the highest civilian honor in the United States, and was honored by the State of California by the declaration of Cesar Chavez Day on the date of his birth; and

WHEREAS, Cesar Chavez has left a legacy as an educator, environmentalist, and a civil rights leader, reminding us that every job has dignity, every life has value, and that everyone, no matter who they are, what they look like, or where they come from should have the chance to flourish; and

WHEREAS, the City of Redlands has historically benefited as a community from the rich diversity of agricultural laborers who would become an integral part of its social and economic fabric, continuing its farming tradition, many members of which are still actively involved with the agricultural community; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim March 31, 2025, as ***Cesar E. Chavez Day*** in the City of Redlands and encourages all residents to promote service to the community in honor of Cesar E. Chavez's life and work.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 18th day of March 2025.

_____

Mario Saucedo, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 3.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Ordinance No. 2979 amending Chapter 5.04 of the Redlands Municipal Code relating to Business Licenses (Management Services/Finance Director Garcia)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

I move to adopt Ordinance No. 2979.

RECOMMENDATION:

It is recommended that Council adopt Ordinance No. 2979 amending Chapter 5.04 of the Redlands Municipal Code, standardizing business license payment schedules to align with the calendar year and clarifying ambiguous language.

DISCUSSION:

The proposed ordinance and staff report prepared for the introduction of this ordinance are available in the City Clerk's office.

ALTERNATIVES:

The Council may continue this matter in order to allow additional time to review Ordinance No. 2979, or the Council may reject adoption of Ordinance No. 2979.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Jeanne Donaldson, City Clerk

RECOMMENDED BY:
Charles M. Duggan Jr., City Manager

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Jeanne Donaldson

Fiscal Impact

Discussion:

Codification: $22/per page affected by the change
Legal Publication: $285

Attachments

Ordinance No. 2979

ORDINANCE NO. 2979

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 5.04 (BUSINESS TAXES, LICENSES AND REGULATIONS) OF THE REDLANDS MUNICIPAL CODE RELATING TO ANNUAL AND SEMIANNUAL BUSINESS LICENSES.

WHEREAS, Chapter 5.04 (Business Taxes, Licenses and Regulations) of the Redlands Municipal Code sets forth regulations related to the issuance of business licenses and the schedule of payment of business license fees; and

WHEREAS, Ordinance No. 2979 would amend Chapter 5.04 of the Redlands Municipal Code to align due dates for the payment of business license fees with the calendar year rather than fiscal year and clarifying ambiguous language.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. The table set forth in Chapter 5.04, titled "BUSINESS LICENSES GENERALLY," is hereby amended as to Section 5.04.410 to read as follows:

"5.04.410: PAYMENT; ANNUAL WHEN UNSPECIFIED"

Section 2. Chapter 5.04, titled "BUSINESS LICENSES GENERALLY," Section 5.04.130 is hereby amended to read as follows:

"5.04.130: EXEMPTION UNDER FEDERAL OR STATE LAW:

Nothing in this chapter or chapter 5.08 of this title contained shall be deemed or construed as applying to any person, firm, or corporation conducting, managing or carrying on or engaged in any business or occupation exempt from taxation by municipal corporations by virtue of the constitution and laws of the United States or of the state of California. However, such businesses exempt from taxation pursuant to this section, are required to obtain a city business license."

Section 3. Chapter 5.04, titled "BUSINESS LICENSES GENERALLY," Section 5.04.390 is hereby amended to read as follows:

"5.04.390: PAYMENT; ANNUAL DUE DATE:

All annual license fees shall become due and payable January 1 each year, unless otherwise provided. The annual license period is defined as the calendar year January through December".

Section 4. Chapter 5.04, titled "BUSINESS LICENSES GENERALLY," Section 5.04.400 is hereby amended to read as follows:

"5.04.400: PAYMENT; SEMIANNUAL DUE DATE:

All semiannual license fees shall become due and payable on January1 and July 1 of each year, unless otherwise provided. Semiannual license periods are defined as the periods January 1 through June 30 and July 1 through December 31 of each calendar year."

Section 5. Chapter 5.04, titled "BUSINESS LICENSES GENERALLY," Section 5.04.410 is hereby amended to read as follows:

"5.04.410: PAYMENT; ANNUAL WHEN UNSPECIFIED:

All licenses in this chapter and chapter 5.08 of this title unspecified are payable annually. unless otherwise provided."

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 7. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City and thereafter this ordinance shall take effect as provided by law.

ATTEST: Mario Saucedo, Mayor

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 18th day of March, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 4.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Ordinance No. 2980 to Amend and Restate Chapter 5.08 of the Redlands Municipal Code relating to Business Licenses (Management Services/Finance Director Garcia)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

I move to adopt Ordinance No. 2980.

RECOMMENDATION:

It is recommended that the Council adopt Ordinance No. 2980, amending Chapter 5.08 of the Redlands Municipal Code to require most businesses to apply for and pay for business licenses on a calendar-year basis, while also addressing and revising language inconsistencies between sections.

DISCUSSION:

The proposed ordinance and staff report prepared for the introduction of this ordinance are available in the City Clerk's office.

ALTERNATIVES:

The Council may continue the matter to allow additional time to review Ordinance No. 2980 or the Council may reject adoption of Ordinance No. 2980.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Jeanne Donaldson, City Clerk

RECOMMENDED BY:
Charles M. Duggan Jr., City Manager

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Jeanne Donaldson, City Clerk

Fiscal Impact

Discussion:

Codification: $22/per page affected by the change
Legal Publication: $285

Attachments

Ordinance No. 2980

ORDINANCE NO. 2980

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING AND RESTATING CHAPTER 5.08 (BUSINESS LICENSE RATES) OF THE REDLANDS MUNICIPAL CODE RELATING TO ANNUAL AND SEMIANNUAL BUSINESS LICENSE RATES.

WHEREAS, Chapter 5.08 (Business License Rates) of the Redlands Municipal Code establishes the business license rates for specified businesses in the City; and

WHEREAS, Ordinance No. 2980 would amend Chapter 5.08 of the Redlands Municipal Code to transition some semiannual licenses to annual licenses based on calendar year, and revise contradictory language; and

WHEREAS, Ordinance No. 2980 does not change any of the existing business license rates.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Redlands Municipal Code Chapter 5.08 "BUSINESS LICENSE RATES," is repealed and replaced with an amended and restated Chapter 5.08 ("Business License Rates") to read as follows:

"CHAPTER 5.08
BUSINESS LICENSE RATES

SECTION:

Article I. General Provisions

5.08.005: Establishment

5.08.010: Rate For Undetermined Classification

5.08.015: Constitutionality; Provisional Fee

Article II. Gross Receipts Schedule

5.08.020: General Rate Based Upon Gross Receipts

5.08.025: [Reserved]

Article III. Gross Receipts Businesses

5.08.030: Cleaning And Dyeing

5.08.035: Feed And Fuel

5.08.040: Fertilizer

5.08.045: Funeral Directors, Undertakers

5.08.050: Fumigating

5.08.055: Hotels, Apartment Houses Or Living Unit Rentals

5.08.060: Ice Delivery

5.08.065: Landscaping

5.08.070: Laundries

5.08.075: Service Station

5.08.080: Upholstering

5.08.085: Commercial Storage Or Warehouse Facility

5.08.090: Commission Merchant; Rate

5.08.095: Commission Merchant; Defined

Article IV. Professions

5.08.100: License Fee

5.08.105: No Fixed Place Of Business

5.08.110: Enumeration

5.08.115: [Reserved]5.08.120: Realtors

5.08.125: [Reserved]

5.08.130: Auto Camps

Article V. No Fixed Place of Business Rates5.08.135: [Reserved]

5.08.140: Cannery

5.08.145: Commercial Art; Seasonal

5.08.150: Construction Generally

5.08.155: Builder, Large Operation

5.08.160: Electrical

5.08.165: Plumbing, Plastering, Masonry

5.08.170: Roofing, Sheet Metal, Furnace, Ventilating

5.08.175: Sundry Construction Work

5.08.180: Construction Activities Enumerated

5.08.185: Construction Activities Not Enumerated

5.08.190: When Licensed Under Two Or More Sections

5.08.195: Initial License; Annual

5.08.200: Delinquency, Renewal, New Or Initial License

5.08.205: Dog Kennels; Rate

5.08.210: Dog Kennels; No Other License Required

5.08.215: Employment Bureau; Rate

5.08.220: Employment Bureau; Defined

5.08.225: House Moving; Rate And Permit Fee

5.08.230: House Moving; License Prerequisite For Street Use

5.08.235: House Moving; Permit Prerequisite To Moving

5.08.240: House Moving; Form Of Permit

5.08.245: Manufacturers, Processors And Millers

5.08.250: Newspapers

5.08.255: Packinghouse

5.08.260: Peddling; Fish And Meat

5.08.265: Peddling; Food Products

5.08.270: Peddling; Merchandise

5.08.275: Popcorn Wagon

5.08.280: Ready Cut Houses

5.08.285: Roller Or Ice Skating Rink

5.08.290: Tree Surgery, Topping And Trimming

5.08.295: Transportation Of Passengers

5.08.300: Transportation Of Baggage Or Goods

5.08.305: Janitorial Services

Article VI. Daily Rates

5.08.310: Amusements, Transient

5.08.315: Auctioneer; Rate

5.08.320: Auctioneer; Exemption For Established Merchant Or Realtor

5.08.325: Exemption For Official Sales

5.08.330: Auctions

5.08.335: Carnival; Rate

5.08.340: Carnival; Defined

5.08.345: Carnival; Single Or Multiple Ownership Provisions

5.08.350: Circus

5.08.355: Trained Animals Exhibition

5.08.360: Side Show

5.08.365: Ferris Wheel Or Riding Devices

5.08.370: Peddling; Badges, Balloons, Etc.

5.08.375: Peddling; Agents And Canvassers

5.08.380: Peddling; Other Goods

Article VII. Particular Business

5.08.385: Billiard And Pool Hall

5.08.390: Bowling

5.08.395: Sale Of Merchandise In Billiard Or Pool Hall Or Bowling Alley

5.08.400: Boxing And Wrestling Exhibition

5.08.405: Clothing Club

5.08.410: Bingo Games

5.08.415: Dances

5.08.420: Academy; Dramatic School

5.08.425: Junk Collector

5.08.430: Solicitor

5.08.435: Motion Picture Theater

5.08.440: Open Air, Tent Show

5.08.445: Pawnbroker; Rate

5.08.450: Pawnbroker; Sale Of Goods Not Included

5.08.455: Photographers

5.08.460: [Reserved]

5.08.465: [Reserved]

5.08.470: [Reserved]

5.08.475: Shooting Gallery

5.08.480: Wholesalers

5.08.482: Distribution Center

Article VIII. Advertising

5.08.485: Billboards And Real Estate Signs

5.08.490: Circulars And Dodgers

5.08.495: Distribution Of Handbills To Be In Code Compliance

5.08.500: Exemptions

Article IX. Coin Operated Machines

5.08.505: Fee; Exemptions

5.08.510: Prohibited Devices

5.08.515: Seizure For Nonpayment

5.08.520: Redemption And/Or Sale

Article X. Wheel Tax

5.08.525: Rate

5.08.530: Application To Local Businesses

5.08.535: Intent Of Tax

ARTICLE I. GENERAL PROVISIONS

5.08.005: ESTABLISHMENT:

The rates of license for the businesses, trades, professions, exhibitions and occupations hereinafter named are established for and within the city as in this chapter set forth.

5.08.010: RATE FOR UNDETERMINED CLASSIFICATION:

Every person, firm or corporation conducting, managing or carrying on any business of any kind in the city, and not otherwise provided for, shall pay a license fee of twenty four dollars $24.00) annually.

5.08.015: CONSTITUTIONALITY; PROVISIONAL FEE:

If any article, section, sentence, clause or phrase of this chapter or chapter 5.04 of this title is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or chapter 5.04 of this title; and in the event that any license fee or classification shall be discriminatory, unreasonable, or prohibitory, and invalid, then in that event that license fee for such business or classification thereof shall be the sum of twenty four dollars ($24.00).

ARTICLE II. GROSS RECEIPTS SCHEDULE

5.08.020: GENERAL RATE BASED UPON GROSS RECEIPTS:

Every person, not otherwise licensed by other provisions of this chapter and chapter 5.04 of this title, having a fixed place of business in the city, selling, keeping for sale, goods, wares or merchandise, or any article of personal property, or who charges for services rendered, or for work or labor performed, or who conducts or carries on any line of business therein, not otherwise licensed herein, shall pay an annual license fee in accordance with the following schedule based on the annual gross receipts for the preceding calendar year:

At Least	But Less Than	Annual Fee
$ 0.00	$1,500.00	$8.00
$1,500.00	$5,000.00	$12.00

Five thousand dollars ($5,000.00) and over shall pay the annual fee of twelve dollars ($12.00) plus three dollars ($3.00) for each additional five thousand dollars ($5,000.00) annual gross receipts or fraction thereof.

5.08.025: [Reserved]

ARTICLE III. GROSS RECEIPTS BUSINESSES

5.08.030: CLEANING AND DYEING:

For every cleaning and dyeing works, plant and place of business located within the city, where electricity, steam, gas, or water is used for the operation of machinery in connection therewith the license fee shall be based on the gross business as set forth in the schedule as per section 5.08.020 of this chapter.

5.08.035: FEED AND FUEL:

Every person, firm, or corporation conducting, managing, or carrying on the business of feed and fuel store shall pay a license based on the gross business of the previous twelve (12) months as set forth in the schedule of fees in section 5.08.020 of this chapter.

5.08.040: FERTILIZER:

For every person, firm, or corporation conducting, managing, or carrying on the business of selling, soliciting for the sale of, or delivering fertilizer of any kind within the city, the license fee shall be based on the gross business of the previous twelve (12) months specified under section 5.08.020 of this chapter.

5.08.045: FUNERAL DIRECTORS, UNDERTAKERS:

For every person, firm, or corporation conducting, managing, or carrying on the business of funeral director, embalmer, or undertaker, or the operation of ambulance service, the license fee shall be based on the gross business of the previous twelve (12) months at the rate under the proper class as set forth in section 5.08.020 of this chapter.

5.08.050: FUMIGATING:

For every person, firm or corporation conducting, managing, or carrying on the business of fumigation, spraying or sulfur dusting, the license fee shall be based on the gross business of the previous twelve (12) months at the rate under the proper class as set forth in section 5.08.020 of this chapter.

5.08.055: HOTELS, APARTMENT HOUSES OR LIVING UNIT RENTALS:

Every person, firm or corporation conducting, managing or maintaining a hotel, apartment house or an activity of renting living quarters of any nature consisting of four (4) or more rental units whether or not all of the units are located on the same lot or parcel of property, not otherwise provided for in this chapter and chapter 5.04 of this title, shall pay a license tax based on the gross business receipts of the previous calendar year as set forth in the schedule of fees in section 5.08.020 of this chapter.

5.08.060: ICE DELIVERY:

For every person, firm or corporation conducting, managing or carrying on the business of manufacturing or selling ice from an established place of business within the city, the license fee shall be based on the gross business of the past twelve (12) months, as set forth in the schedule of fees in section 5.08.020 of this chapter.

5.08.065: LANDSCAPING:

For every person, firm or corporation conducting, managing or carrying on the business of landscaping, the license fee shall be based on the gross business of the previous twelve (12) months and at the proper rate as specified the schedule of fees in section 5.08.020 of this chapter.

5.08.070: LAUNDRIES:

The rates for laundries shall be the same as those as set forth in the schedule of fees in section 5.08.020 of this chapter.

5.08.075: SERVICE STATION:

For every person, firm or corporation conducting, managing or operating a service station, where gasoline, oil, grease, tires, batteries, accessories or any other goods, wares, merchandise or service rendered, is sold, the license fee shall be based on the gross business of the preceding twelve (12) months and according to the schedule of fees as set forth in section 5.08.020 of this chapter.

5.08.080: UPHOLSTERING:

For every person, firm or corporation conducting, managing or carrying on the business of making, renovating, cleaning or recovering mattresses, or upholstering household furniture, or other articles of personal property, the license fee shall be based on the gross business of the last twelve (12) months at the proper rate specified in the schedule set forth in section 5.08.020 of this chapter.

5.08.085: COMMERCIAL STORAGE OR WAREHOUSE FACILITY:

For every person, firm, partnership, business or corporation conducting, managing or operating a business of leasing, renting or otherwise providing warehouse or storage space for compensation, for household goods, personal property, wares or merchandise of any kind, the business license tax shall be based on the gross business in the past twelve (12) months as set forth in section 5.08.020 of this chapter.

5.08.090: COMMISSION MERCHANT; RATE:

Every person, firm or corporation conducting, managing or carrying on the business of a commission merchant shall pay a license fee based on the gross business of the past year, according to the schedule set forth in section 5.08.100 of this chapter.

5.08.095: COMMISSION MERCHANT; DEFINED:

For the purpose of this chapter and chapter 5.04 of this title, the term "commission merchant" is defined to be the business of buying or selling melons, fruit, vegetables, meat, provisions, produce, food products, drugs, medicines, jewelry, precious metals, or goods, wares, or merchandise, as a broker or agent for the owner or consignee thereof for a fee or commission, whether or not the operation of such business customarily includes that actual possession, custody or control of such goods, wares or merchandise.

ARTICLE IV. PROFESSIONS

5.08.100: LICENSE FEE:

Every person not otherwise licensed by other provisions of this chapter and chapter 5.04 of this title, having a fixed place of business in the city, managing, conducting or carrying on or engaging in any business, profession or occupation included, but not limited to, those mentioned in section 5.08.110 of this article, shall pay an annual license fee in accordance with the following schedule based on the gross receipts for the preceding calendar year:

At Least	But Less Than	Annual Fee
$ 0.00	$3,000.00	$ 16.00
$3,000.00	$5,000.00	$24.00

Five thousand dollars ($5,000.00) and over shall pay the annual fee of twenty four ($24.00) plus seven dollars and fifty cents ($7.50) for each additional two thousand five hundred dollars ($2,500.00) annual gross receipts or fraction thereof.

5.08.105: NO FIXED PLACE OF BUSINESS:

For every person not having a fixed place of business in the city who would otherwise be licensed under section 5.08.100 of this article, the license fee shall be forty dollars ($40.00) annually.

5.08.110: ENUMERATION:

The licenses provided for in this article shall be paid by every person engaged in the following business, profession or occupation:

Accountant.

Architect.

Attorney at law.

Auditor.

Bond broker.

Bookkeeper.

Chemist.

Chiropodist.

Chiropractor.

Civil, electrical, chemical or structural engineer.

Decorator, interior.

Dentist.

Laboratory technician.

Lending firm.

Loan broker.

Oculist.

Optician.

Optometrist.

Osteopath.

Personnel consultant.

Physician.

Public stenographer.

Security broker.

Stockbroker.

Surgeon.

Veterinarian.

and every person carrying on or engaged in the business of treating, curing, administering, or giving treatment to the sick, wounded, infirm by any method or pursuant to any doctrine or system, and whether medicine is used or prescribed or not, and where a fee or compensation is received or charged, or donations made therefor.

5.08.115: [Reserved]5.08.120: REALTORS:

For every real estate broker, firm or salesman, a annual license as set forth in section 5.08.100 of this chapter shall be required.

5.08.125:[Reserved]

5.08.130: AUTO CAMPS:

For every person, firm or corporation engaged in the renting of, auto camps, with five (5) or more rentals, not to include the sale of merchandise, the license shall be fifteen dollars ($15.00) annually. Each rental in excess of five (5), at the rate of three dollars ($3.00) annually.

ARTICLE V. NO FIXED PLACE OF BUSINESS RATES

5.08.135: [Reserved]

5.08.140: CANNERY:

Every person, firm or corporation conducting, managing or carrying on the business of a cannery, not licensed under any other provision of this chapter and chapter 5.04 of this title, the license shall be twenty five dollars ($25.00) semiannually.

5.08.145: COMMERCIAL ART; SEASONAL:

Every person, firm or corporation operating exclusively in the activity of decorating with impermanent materials, seasonal displays or murals having an intended use of not more than sixty (60) days shall pay a semiannual license tax of fifteen dollars ($15.00).

5.08.150: CONSTRUCTION GENERALLY:

Every builder, constructor, contractor, subcontractor, land developer or self-employed person conducting, managing or carrying on the business of construction work in the city shall pay a license tax or taxes as specified in sections 5.08.155 through 5.08.185 of this article, solely for raising revenue for municipal purposes and not in any way intended as regulation.

5.08.155: BUILDER, LARGE OPERATION:

For every person, firm or corporation conducting, managing or carrying on the business of constructing, repairing, altering, or adding to any houses, buildings, or structures, or maintaining the general supervision of the construction of any houses, buildings or structures, or is licensed by the state as a general contractor or general engineering contractor, the license shall be fifty dollars ($50.00) semiannually.

5.08.160: ELECTRICAL:

For every person, firm or corporation conducting, managing, or carrying on the business of electric wiring, engaged in the business of installing electric wires or electric lighting, heating fixtures or refrigeration, or similar construction activity, or constituting a master electrician within the meaning of the electric code of the city, bidding or submitting a bid for any electrical work, the license shall be twenty five dollars ($25.00) semiannually.

5.08.165: PLUMBING, PLASTERING, MASONRY:

For every person, firm or corporation conducting, managing or carrying on the business of plumbing, plumbing and heating combined, lathing or plastering, drywall or drywall and painting combined, cement, concrete, masonry or brick work, cesspool or septic tank construction, paving, surveying, sewer work, swimming pool construction, sandblasting, or similar construction activity, bidding or submitting a bid for any of the same, the license shall be twenty five dollars ($25.00) semiannually.

5.08.170: ROOFING, SHEET METAL, FURNACE, VENTILATING:

For every person, firm or corporation conducting, managing or carrying on the business of installing furnaces, sheet metal work, roofing, siding, heating or air conditioning, steam fittings or boilers, evaporative coolers, or similar construction activity, bidding or submitting a bid for any of the same, the license shall be twenty five dollars ($25.00) semiannually.

5.08.175: SUNDRY CONSTRUCTION WORK:

For every person, firm or corporation conducting, managing or carrying on any of the businesses enumerated in section 5.08.180 of this article, bidding or submitting a bid for any of the same, the license shall be twenty five dollars ($25.00) semiannually.

5.08.180: CONSTRUCTION ACTIVITIES ENUMERATED:

The license tax provided for herein shall be paid by every person engaged in the business of installing, fabricating, performing, maintaining, servicing or applying the following:

Awnings.

Cabinets.

Carpentry.

Cesspool cleaning.

Chemical flameproofing.

Chemical toilets.

Door hanging.

Elevators.

Equipment and fixtures.

Excavating.

Fencing.

Flooring.

Glass.

Glazing.

Grading.

Insulation.

Interior decorating.

Iron work.

Landscaping.

Lawn sprinklers.

Marble.

Millwork.

Ornamental metal.

Painting.

Pest control, commercial.

Sewer line cleaning.

Signs: electric, neon, painted.

Steel: reinforcing, structural.

Tile: acoustical, asphalt, ceramic, drainboard, metal, ornamental.

Trenching.

Venetian blinds.

Wallpapering.

Weather stripping.

Well digging.

Well drilling.

Wind machines.

Window shades.

5.08.185: CONSTRUCTION ACTIVITIES NOT ENUMERATED:

For every person, firm or corporation conducting, managing, or carrying on any other line of construction business not herein mentioned, bidding or submitting a bid therefor, not otherwise licensed, the license shall be twenty five dollars ($25.00) semiannually.

5.08.190: WHEN LICENSED UNDER TWO OR MORE SECTIONS:

For every person, firm or corporation conducting, managing or carrying on a business, the operation of which requires licenses provided for herein under two (2) or more subsections within section 5.08.150 of this article, maximum fee fifty dollars ($50.00) semiannually.

5.08.195: INITIAL LICENSE; ANNUAL:

New or initial licenses issued under the provisions of section 5.08.150 of this article shall be for the annual period to expire at the end of the next succeeding semiannual license period and at a fee twice the respective semiannual license prescribed.

5.08.200: DELINQUENCY, RENEWAL, NEW OR INITIAL LICENSE:

Licenses issued under the provisions of section 5.08.150 of this article when delinquent and when the business activities within the city by the licensee have been continuous throughout the delinquency the license may be renewed by payment of the semiannual license tax and penalty.

5.08.205: DOG KENNELS; RATE:

For every person conducting, managing or carrying on a dog kennel business where dogs are boarded or bred for sale, the license shall be six dollars ($6.00) semiannually.

5.08.210: DOG KENNELS; NO OTHER LICENSE REQUIRED:

Where the dogs of any kennel are held entirely under restraint, no other fee or license under any ordinance of the city shall be required.

5.08.215: EMPLOYMENT BUREAU; RATE:

Every person, firm or corporation conducting, managing or carrying on the business of employment bureau, the license fee shall be twelve dollars ($12.00) semiannually.

5.08.220: EMPLOYMENT BUREAU; DEFINED:

For the purpose of this chapter and chapter 5.04 of this title, the term "employment bureau" is defined as the business of securing employment for any person or persons for a fee or compensation of any kind or furnishing information regarding situations or employment for a fee or compensation.

5.08.225: HOUSE MOVING; RATE AND PERMIT FEE:

Every person, firm or corporation conducting, managing, carrying on, or engaged in the business of house moving, salvaging or house wrecking shall pay a license fee of twelve dollars ($12.00) semiannually.

5.08.230: HOUSE MOVING; LICENSE PREREQUISITE FOR STREET USE:

It shall be unlawful for any person except a house mover duly licensed by the city, to move any building over, across, or along any street or public place in the city.

5.08.235: HOUSE MOVING; PERMIT PREREQUISITE TO MOVING:

It is unlawful for any person to move any building over, across or along any street or other public place in the city, without first obtaining a permit from the appropriate departments. .

5.08.240: HOUSE MOVING; FORM OF PERMIT:

Such permit shall specify the building to be moved and the route to be taken in the moving thereof which shall be designated by the appropriate departments .

5.08.245: MANUFACTURERS, PROCESSORS AND MILLERS:

Every person, firm or corporation conducting, managing, or carrying on a business consisting mainly of manufacturing or processing goods, wares or merchandise or a milling operation, together with every other association of persons maintaining a place of business wherein the products of its members are received and prepared for shipment or sale, not otherwise especially licensed by any other section of this chapter and chapter 5.04 of this title, the annual gross receipts of such business for the calendar year preceding which a license tax is due amounts to less than one hundred thousand dollars ($100,000.00) shall pay the semiannual tax of fifteen dollars ($15.00), one hundred thousand dollars ($100,000.00) and over shall pay the semiannual tax of fifteen dollars ($15.00) plus one dollar twenty five cents ($1.25) for each additional ten thousand dollars ($10,000.00) annual gross receipts or fraction thereof.

5.08.250: NEWSPAPERS:

For every person, firm or corporation engaged in printing and publishing of any newspaper within the city, or for every agency for any newspaper not printed and published in the city, the license fee shall be nine dollars ($9.00) semiannually.

5.08.255: PACKINGHOUSE:

For every fruit packinghouse, buying, packing, shipping, or selling citrus or deciduous fruits or melons or other similar commodities, either for their own account or that of any other person, the license shall be twenty five dollars ($25.00) semiannually.

5.08.260: PEDDLING; FISH AND MEAT:

For every peddler of fish or meat, from house to house by means of wagon, truck, vehicle, tray or basket, after permission has been secured from the city meat inspector, the license shall be twelve dollars ($12.00) semiannually.

5.08.265: PEDDLING; FOOD PRODUCTS:

Every person, firm or corporation conducting, managing or carrying on the business of selling or offering for sale, bread, pastries, food products, or any other goods, wares, or merchandise by wagon, truck, vehicle, tray, or basket and not licensed under any section of this chapter and chapter 5.04 of this title, for each such wagon, truck, vehicle, tray or basket, the license shall be twelve dollars ($12.00) semiannually.

5.08.270: PEDDLING; MERCHANDISE:

Every person, firm or corporation selling or offering for sale, gasoline, oil, grease, tires, tubes, batteries, goods, wares, or merchandise from wagons, trucks, tankers or other vehicles, and not licensed under any other provision of this chapter and chapter 5.04 of this title, the license shall be twelve dollars ($12.00) semiannually.

5.08.275: POPCORN WAGON:

For every popcorn, peanut or lunch wagon operated on any street, or public way or place, after permission from Redlands city council, the license shall be fifty dollars ($50.00) semiannually.

5.08.280: READY CUT HOUSES:

For every person, firm or corporation selling, offering for sale, or contracting for the sale of ready cut buildings, the license fee shall be fifty dollars ($50.00) semiannually.

5.08.285: ROLLER OR ICE SKATING RINK:

For every person, firm or corporation conducting or operating a roller or ice skating rink, the license fee shall be twenty five dollars ($25.00) semiannually.

5.08.290: TREE SURGERY, TOPPING AND TRIMMING:

For every person, firm or corporation conducting, managing or carrying on the business of tree surgery, topping or trimming, the license tax shall be twelve dollars ($12.00) semiannually.

5.08.295: TRANSPORTATION OF PASSENGERS:

For every person, firm or corporation conducting, managing or carrying on the business of auto livery, bus, taxi, cab, or other vehicle, for the transportation of passengers for hire, license for four (4) vehicles or less, twenty dollars ($20.00) semiannually and five dollars ($5.00) semiannually for each additional vehicle.

5.08.300: TRANSPORTATION OF BAGGAGE OR GOODS:

For every person, firm or corporation operating or carrying on the business of driving any automobile, truck or other vehicle for transportation of baggage, express, freight, household goods, materials, goods, wares, or merchandise, and receiving compensation, either directly, or indirectly for such operation, shall pay a license fee of twenty dollars ($20.00) semiannually for the first vehicle and seven dollars fifty cents ($7.50) semiannually for each additional vehicle.

5.08.305: JANITORIAL SERVICES:

Every person, firm or corporation conducting, managing or carrying on the business of window washing, commercial janitorial services, building or house renovating not otherwise provided, shall pay a license tax of twelve dollars ($12.00) semiannually.

ARTICLE VI. DAILY RATES

5.08.310: AMUSEMENTS, TRANSIENT:

For every traveling rope, wire, dancing, magic, legerdemain, game, and all traveling shows, theatrical or vaudeville exhibitions, showing in a tent or tents, on the street, or other places, where the public is invited, an admission charged, or contributions solicited (after permission granted by chief of police or license collector), the license shall be six dollars ($6.00) per day.

5.08.315: AUCTIONEER; RATE:

For every auctioneer or person engaged in the auctioning of goods, wares, or merchandise, not otherwise provided for, the license shall be ten dollars ($10.00) per day.

5.08.320: AUCTIONEER; EXEMPTION FOR ESTABLISHED MERCHANT OR REALTOR:

Section 5.08.315 of this article shall not apply to persons auctioning goods, wares or merchandise of a regularly established merchant nor the real estate nor personal property of a resident of the city.

5.08.325: EXEMPTION FOR OFFICIAL SALES:

No such license shall be required for selling any goods, at public sale belonging to the United States or the state of California, or for the sale of property by virtue of process issued by any state or federal court or of the assets of the estate of a decedent.

5.08.330: AUCTIONS:

For every auction, the license tax and the regulations thereof shall be the same as those set forth and provided in chapter 5.44 of this title.

5.08.335: CARNIVAL; RATE:

For every person owning, maintaining, conducting or presenting a carnival, as defined herein, in the city, after having first obtained a permit so to do from the city council, the following license fee shall be charged and collected in advance: fifty dollars ($50.00) per day, and an additional fee or charge of five dollars ($5.00) per day for each and every separate show, attraction, or exhibition carried on by such person conducting such carnival after special permit has been granted.

5.08.340: CARNIVAL; DEFINED:

For the purpose of this chapter and chapter 5.04 of this title, the word "carnival" shall be held to mean and include any group of attractions, such as ball games, dice games, whips, ferris wheels, or other riding devices, freaks, dancing shows, minstrels, or any other like entertainment or game for which a charge is made for playing or participating therein.

5.08.345: CARNIVAL; SINGLE OR MULTIPLE OWNERSHIP PROVISIONS:

If the group of attractions as mentioned herein is owned or conducted by any one person, or if any one or more of the group of attractions, as mentioned herein, is owned by different persons exhibiting or

showing the attraction at the same time, in each instance the group of attractions, shall for the purpose of this chapter and chapter 5.04 of this title, be considered a carnival.

5.08.350: CIRCUS:

For every circus, menagerie, acrobatic performance, or exhibition of trained animals connected by or showing with other attractions:

A. One-ring circus, fifty dollars ($50.00) per day;

B. Two-ring circus, one hundred dollars ($100.00);

C. Three- or more ring circus, one hundred fifty dollars ($150.00) per day.

5.08.355: TRAINED ANIMALS EXHIBITION:

For every exhibition of trained animals without such other attractions, the license shall be five dollars ($5.00) per day.

5.08.360: SIDE SHOW:

A. For every side show, or exhibition where admission is charged, other than in public or private halls, the license shall be five dollars ($5.00) per day.

B. After special permit has been granted.

5.08.365: FERRIS WHEEL OR RIDING DEVICES:

For every person, firm or corporation conducting, managing or operating any ferris wheel, merry-go-round or any other riding device, the license shall be five dollars ($5.00) per day.

5.08.370: PEDDLING; BADGES, BALLOONS, ETC.:

For every person selling or offering for sale:

A. Badges, balloons, banners, flags, canes, horns, or any other noisemaking instruments, or toys, notions, lead pencils, or souvenirs of any kind, the license shall be five dollars ($5.00) per day.

5.08.375: PEDDLING; AGENTS AND CANVASSERS:

For every agent, canvasser, hawker or peddler or other person, other than a licensed merchant doing business in the city, not otherwise herein provided for, selling commodities, or any other articles in the city, by samples or otherwise, unless such person shall have the legal right to solicit and sell such articles by samples or otherwise under the interstate commerce law, or any other law of the national government, the license shall be four dollars ($4.00) per day.

5.08.380: PEDDLING; OTHER GOODS:

For every person carrying on the business of peddling, either and if lawfully allowed, any goods, materials or articles other than those mentioned in any other specific section of this chapter and chapter 5.04 of this title, the license shall be four dollars ($4.00) per day.

ARTICLE VII. PARTICULAR BUSINESS

5.08.385: BILLIARD AND POOL HALL:

For every place where billiards, pool, cards are played or other similar device, the license shall be ten dollars ($10.00) annually per table.

5.08.390: BOWLING:

A. For every place where bowling, skee ball are played, the license shall be twelve dollars ($12.00) annually per alley or device.

B. Provided that permission so to operate has been obtained from the city council.

5.08.395: SALE OF MERCHANDISE IN BILLIARD OR POOL HALL OR BOWLING ALLEY:

The rates set out in sections 5.08.385 and 5.08.390 of this article shall not include the sale of goods, wares, or merchandise for which a license under article II of this chapter shall be required.

5.08.400: BOXING AND WRESTLING EXHIBITION:

For every person conducting, managing or carrying on a boxing or wrestling exhibition where an admission is charged, the license shall be fifteen dollars ($15.00) per day or two hundred dollars ($200.00) semiannually after consent from the city council.

5.08.405: CLOTHING CLUB:

For every person conducting, managing, or carrying on a clothing club by coupons, contract sales or otherwise within the city, the license shall be fifty dollars ($50.00) per month.

5.08.410: BINGO GAMES:

For every religious, charitable, scientific, literary, educational, or prevention of cruelty to children or animal groups, the license shall be twenty five dollars ($25.00) semiannually.

5.08.415: DANCES:

The rate of license for any person, firm or corporation conducting, managing or operating any public dance, public dance hall, or public ballroom, open to the public either by invitation or by payment of an admission fee, shall be five dollars ($5.00) per day.

5.08.420: ACADEMY; DRAMATIC SCHOOL:

A. Fee: For every person, firm or corporation conducting, managing or carrying on a dramatic, art, music, dancing, painting, speech or other school, college, or studio, the license tax shall be ten dollars ($10.00) semiannually for each such school, college or studio having at any time five (5) or more students at one assembly.

B. Exemptions: Provided that this license may not apply to the public school system or a nonprofit school, college or university.

5.08.425: JUNK COLLECTOR:

Every person conducting, managing or carrying on the business of buying, selling, or bartering secondhand goods, old rubber tires, rubber tubes, rubber hose, sacks, bottles, old iron, lead, brass, copper, or junk of any kind at a fixed place of business, shall pay a license fee based on the gross business of the past year, according to the schedule set forth in section 5.08.020 of this chapter.

5.08.430: SOLICITOR:

For every person who shall solicit from house to house by wagon, truck, or any vehicle for the purchase of secondhand goods, old rubber tires, old rubber tubes, rubber hose, sacks, bottles, old iron, lead, brass, copper, or junk of any kind, shall pay a license fee of thirty dollars ($30.00) semiannually.

5.08.435: MOTION PICTURE THEATER:

For every person, firm or corporation engaged in the business of conducting or carrying on a theater or moving picture show at an established place of business, wholly within a permanent building constructed for theatrical purposes, there shall be an initial registration fee of one thousand five hundred dollars ($1,500.00) to be paid at once only by each theater and in addition thereto the regular annual license fee based on the annual gross business of such theater as set forth in the schedule in section 5.08.020 of this chapter.

5.08.440: OPEN AIR, TENT SHOW:

For every person engaged in the business of conducting an open air, or tent motion picture show, at a temporary location, the license shall be six dollars ($6.00) per day.

5.08.445: PAWNBROKER; RATE:

For every person conducting, managing or carrying on the business of pawnbroker, the license shall be fifty dollars ($50.00) semiannually.

5.08.450: PAWNBROKER; SALE OF GOODS NOT INCLUDED:

The rate set out in section 5.08.445 of this article shall not include the sale of goods, wares, or merchandise for which a license under section 5.08.020 of this chapter shall be required.

5.08.455: PHOTOGRAPHERS:

For every photograph business, the license fee shall be based on the gross business of the last twelve (12) months and at the proper rate as specified in the schedule set forth in section 5.08.020 of this chapter.

5.08.460: [Reserved]

5.08.465: [Reserved]

5.08.470: [Reserved]

5.08.475: SHOOTING GALLERY:

A. Fee: For every person keeping, conducting or having charge of a shooting gallery, the license shall be fifty dollars ($50.00) annually.

B. Permit: Provided that permission so to operate has been obtained from the city council.

5.08.480: WHOLESALERS:

Every person, firm or corporation conducting, managing or carrying on a business in which over half of the gross receipts are from selling for resale any goods, wares, or merchandise, not otherwise especially licensed by any other section of this chapter and chapter 5.04 of this title shall pay an annual license fee in accordance with the following schedule:

ANNUAL GROSS RECEIPTS

At Least	But Less Than	Annual Fee
$ 0.00	$10,000.00	$12.80
$10,000.00	$15,000.00	$14.70
$15,000.00	$20,000.00	$16.60
$20,000.00	$25,000.00	$18.50
$25,000.00	$30,000.00	$20.40
$30,000.00	$35,000.00	$22.30
$35,000.00	$40,000.00	$24.20
$40,000.00	$45,000.00	$26.10
$45,000.00	$50,000.00	$28.00

Fifty thousand dollars ($50,000.00) and over shall pay the annual fee of twenty eight dollars ($28.00) plus three dollars eighty cents ($3.80) for each additional ten thousand dollars ($10,000.00) annual gross receipts or fraction thereof.

5.08.482: DISTRIBUTION CENTER:

A. Commencing on the effective date hereof (the "effective date") for every person, firm, partnership, business or corporation conducting or managing a business consisting primarily of receiving, temporarily storing and subsequently distributing goods, wares or merchandise of any kind to wholesalers or retailers (hereinafter a "distribution center"), the business license tax shall be in the amount of ten and one-half cents per square foot of gross floor area principally devoted to such use, as calculated by the city's community development department.

B. Notwithstanding subsection A of this section, any person, firm, partnership, business or corporation which conducts a wholesale or retail business within the city and which also conducts or operates a distribution center solely in support of such wholesale or retail business shall not be subject to the distribution center business license tax established by this section.

C. Notwithstanding subsection A of this section, any person, firm, partnership, business or corporation which conducts a wholesale or retail business within the city and which also conducts or operates a distribution center in support of such wholesale or retail business and other wholesale or retail businesses located outside the city shall pay the distribution center business license tax established by this section only on the percentage of gross floor area of the distribution center principally devoted to supporting the wholesale or retail businesses located outside the city.

ARTICLE VIII. ADVERTISING

5.08.485: BILLBOARDS AND REAL ESTATE SIGNS:

A. Fee: For every person, firm or corporation engaged in the business of bill poster or advertising sign painting upon billboards or advertising by means of posting or otherwise affixing bills, signs, or other advertisements, the annual license shall be seventy five dollars ($75.00).

B. Real Estate Signs Exempt: Provided, that nothing herein contained shall be deemed as applying to owners of real estate or their agents, in advertising their property for sale or a lease by means of billboards located thereon.

5.08.490: CIRCULARS AND DODGERS:

For every person, firm or corporation who distributes or causes to be distributed, handbills, circulars, posters, pictures, lithographs, maps, plates, samples or other devices or advertisements of any kind, within the corporate limits of the city, the license fee shall be five dollars ($5.00) per day.

5.08.495: DISTRIBUTION OF HANDBILLS TO BE IN CODE COMPLIANCE:

All such handbills, circulars, posters, pictures, lithographs, maps, plates, samples or other forms of advertising are to be distributed in accordance with the regulations of the peddling, solicitation, and distribution of advertising ordinance of the city.

5.08.500: EXEMPTIONS:

No license shall be charged for distribution of matter, advertising goods, wares, or merchandise stocked by regularly licensed merchants, advertising of churches, lodges, charitable or educational institutions, public organizations, political candidates or parties or notices prescribed by law.)

ARTICLE IX. COIN OPERATED MACHINES

5.08.505: FEE; EXEMPTIONS:

A. Fee: Every person, firm, or corporation renting, leasing or operating a coin operated machine or similar device dispensing goods, wares, merchandise or providing a service within the city shall pay a license fee based on the gross receipts therefrom as set forth in section 5.08.020 of this chapter.

B. Exemption; Local Ownership: Machines otherwise licensed under this section, maintained together and in conjunction with a business paying a license tax based on a gross receipts schedule may be operated without payment of a coin machine license tax; provided, that the machines dispensing sanitary hygienic articles or drinking cups, towels or medicines are entirely owned and supplied by the owner or operator of the premises where installed and maintained solely for the convenience of employees, visitors and customers and not for profit to him or any other person.

C. Exemption; Nonprofit: No license under this section shall be required for the maintenance or operation of machines dispensing sanitary hygienic articles or drinking cups, towels or medicines, which

machines are entirely owned and supplied by the owner or operator of the premises where installed and maintained solely for the convenience of employees, visitors and customers and not for profit to him or any other person.

5.08.510: PROHIBITED DEVICES:

Nothing in this article shall be construed to permit the licensing, maintenance or operation of any coin operated machine which is forbidden by any state or local law or regulation or to permit the operation of any coin operated machine in such a manner as to constitute gambling or otherwise be contrary to any such state law or local regulation.

5.08.515: SEIZURE FOR NONPAYMENT:

If any of the coin operated machines, devices or games licensed under this article are maintained in any store, hotel, motel, restaurant, cafe, pool hall or other commercial establishment or public place in the city, without payment of the prescribed license taxes, they may be subject to seizure by the chief of police or the city's finance director or the director's designee. Such machine or machines shall be redeemable only by the true owner thereof within a period of not exceeding sixty (60) days, upon the payment of costs to the city together with the license taxes plus penalty for the period during which such machines, devices, or games were maintained unlicensed.

5.08.520: REDEMPTION AND/OR SALE:

If the true owner cannot be found after reasonable inquiry, or if the owner fails to redeem, then the machine may be confiscated and sold by the city's finance director or the director's designee at the end of the sixty (60) day period, after notice by registered mail to the last known address, if any, of the owner. The proceeds of such sale shall be credited to the general fund of the city.

ARTICLE X. WHEEL TAX

5.08.525: RATE:

The business of running, driving or operating any automobile, automobile truck, automobile tank wagon, or any vehicle used for the transportation, selling, collection or delivery of goods, wares, merchandise or other personal property of any kind from a vehicle, either as the principal business or in connection with any other business, or of soliciting for work, labor services to be performed upon the public street in or from a vehicle, or to be performed on goods, wares, merchandise or other personal property to be taken for such purpose to plant or establishment inside or outside of the city limits of the city, an annual license fee of twenty four dollars ($24.00) per vehicle so used in such business in the city.

5.08.530: APPLICATION TO LOCAL BUSINESSES:

The provisions of this article shall not be deemed to apply to persons, firms or corporations operating such vehicles together and in conjunction with a fixed place of business within the city, for which such business a license is paid under other provisions of this chapter and chapter 5.04 of this title.

5.08.535: INTENT OF TAX:

The provisions of this article are not to be construed as imposing a tax upon vehicles, but as a method of classification of business and distinguishing between those maintaining a fixed place of business in the conduct of which vehicles are used and those maintaining a business in the conduct of which vehicles are used but who do not have a fixed place of business in the city."

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 3. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City and thereafter this ordinance shall take effect as provided by law.

ATTEST: _____
Mario Saucedo, Mayor

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 18th day of March 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 5.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Receive and file the 2024 Annual Progress Reports for the General Plan and the 2021-2029 Housing Element (Development Services Director Desatnik)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

I move that the City Council receive and file the 2024 Annual Progress Reports for the General Plan and the 2021-2029 Housing Element.

RECOMMENDATION:

Staff recommends that the City Council receive and file the 2024 Annual Progress Reports for the General Plan and the 2021-2029 Housing Element.

DISCUSSION:

California Government Code Section 65400 requires local jurisdictions to provide an Annual Progress Report to the California Department of Housing & Community Development (HCD) and to the Governor's Office of Land Use & Climate Innovation (formerly known as the Office of Planning & Research) by April 1 of each year.

The reporting period covers the implementation status of the city's 2035 General Plan programs as well as the 2021-2029 Housing Element programs for the prior calendar year (2024). Staff has completed the 2024 Annual Progress Reports and will submit each to the State as required by law.

A) General Plan Implementation

The 2035 General Plan and the related Climate Action Plan were adopted in December 2017. The Climate Action Plan included a goal to evaluate progress on its implementation after approximately five years, and the Planning Division has hired the firm that authored the original plan (Dyett & Bhatia) to prepare a progress report together with a comprehensive update to the Climate Action Plan. The consultant has completed several components, including the Progress Report and the Candidate Strategies report. The Progress Report was previously presented to the Planning Commission on June 11, 2024, as well as to the City Council on July 2, 2024. The Candidate Strategies report is being finalized at this time and is expected to be presented to the Planning Commission in the near future.

The consultant is now in the process of finalizing the entirety of the updated Climate Action Plan document as well as the necessary Initial Study (Negative Declaration) for the project. Staff's goal is to bring the updated Climate Action Plan document to the City Council for consideration and adoption in the coming months. The General Plan progress report to be submitted to HCD is provided as Attachment A.

B) Housing Element Implementation

The certified 2021-2029 Housing Element was previously adopted in October 2022, and substantial progress has been made with Housing Element programs. Numerous items and tasks have already been completed, such as: adoption of the Transit Villages Specific Plan; opening the Home Key housing center; providing additional equal housing opportunity information and resources on the City's webpages; providing additional information and assistance online for potential housing development projects; providing additional information and resources online for building Accessory Dwelling Units; adopting ordinances enacting an Inclusionary Housing program and in-lieu fees for those housing development projects that may be eligible to pay in-lieu fees; and other tasks.

Staff has also prepared draft ordinances that will update housing regulations and development standards. At this time, the Development Services Department is arranging for housing consultants to review the draft ordinances for compliance with current State law (efforts being coordinated through the San Bernardino County Transportation Authority and funded by HCD through the Regional Early Action Planning (REAP 2.0) grant program).

The Housing Element also identifies a total of 26 parcels as requiring rezoning for the purpose of providing sufficient land area with appropriate zoning that will accommodate the City's dwelling unit allocation in accordance with the Regional Housing Needs Allocation (RHNA). The required Supplemental Environmental Impact Report (EIR) was circulated in the 1st quarter of 2025 and the public

review and comment period closed on March 7, 2025. The Final EIR (including responses to comments) is expected to be completed by April 2025, and public hearings with the Planning Commission and City Council to occur soon thereafter.

C) Housing Element Progress Report

This Annual Progress Report (see Attachment B) includes information on the City's progress in meeting its Regional Housing Needs Assessment (RHNA) target for the planning period of October 15, 2021, through October 15, 2029. The Southern California Association of Governments allocated a total of 3,516 new housing units to the City of Redlands as its fair share of the total number of units needed to meet the forecasted population growth in the Southern California region. The allocation of units were distributed across five household income categories, based on Area Median Income (AMI), and is summarized in the table below.

Table 1. Summary of RHNA Housing Units, by Income Category

Income Category	*RHNA Units for 2021 - 2029*	*Building Permits Issued 2021 - 2024*
Very Low (30% to 50% AMI)	967	230
Low (50% to 80% AMI)	615	165
Moderate (80% to 120% AMI)	652	19
Above Moderate (over 120% AMI)	1,282	632
TOTAL UNITS:	3,516	1,046

Thus far in the 2021-2029 housing cycle (years 2021 through 2024), the City has issued a total of 1,046 permits, or 30% of the total RHNA goal, for new housing units. By income category, this total includes: 230 permits for Very Low-income households (or 24% of the Very Low requirement); 165 permits for Low-income households (or 27% of the Low-income requirement); 19 permits for Moderate-income households (or 3% of the Moderate-income requirement); and 632 permits for Above Moderate-income households (or 49% of the Above Moderate requirement) also known as market-rate dwelling units.

Format of Annual Progress Report

HCD requires that standardized Annual Progress Report forms (Excel format) be completed and submitted by local jurisdictions. The following is a summary of the City's completed forms for 2024 (see Attachment B). The Excel file is also

available upon request for clearer legibility.

Table A includes new housing units by income level for which a discretionary application has been submitted and deemed complete during calendar year 2024.

- A total of 101 dwelling units are reported in this category, of which 93 units are proposed for the Above Moderate-income level (market rate) and 8 units proposed for Low-income households.

Table A2 includes net new housing units by income level that have received an entitlement, a building permit, or a certificate of occupancy during the calendar year.

- During calendar year 2024, the City issued building permits for 194 new housing units. Of these, a total of 122 units are intended for Very Low-income households (including Accessory Dwelling Units and Junior ADUs), and 72 are Above Moderate or market-rate units.

Table B summarizes prior permitting activity (for prior years) plus permitting activity for the 2024 calendar year.

- Since 2021, a total of 1,046 units reported, consisting of the following household income levels: 632 Above Moderate income units, 19 Moderate income units, 165 Low income units, and 230 Very Low income units.

Table C includes sites identified or rezoned to accommodate: any shortfall of housing sites from the previous planning period; to meet a shortfall of sites noted in the Housing Element; or to provide additional sites required by law to avoid no net loss under Government Section 65863. If applicable, this data would serve as an addendum to the sites inventory in the adopted Housing Element.

- The City did not report any additional sites (not already listed in the current Housing Element).

Table D is the report on the City's progress implementing the various tasks and programs listed in the 2021-2029 Housing Element.

- Numerous items and programs have already been completed, such as: adopted the Transit Villages Specific Plan; adopted an Inclusionary Housing Program; providing additional equal housing opportunity information and resources on the City's webpages; providing additional information and assistance online for potential housing development projects; maintaining operation of the Home Key housing center; providing additional information and resources online for building Accessory Dwelling Units; hired an architectural firm to prepare ADU standard plans that will be available on the City's website (to accelerate ADU production); and several

other tasks.

- Completing RHNA Rezoning: The City prepared and circulated a Draft Supplemental Environmental Impact Report (Supplemental EIR) for the required RHNA rezoning actions for 26 parcels, and the Final EIR is being prepared at this time.
- Other items are currently under way, such as: a draft ordinance has been prepared that will update various housing definitions and development standards (in accordance with current State law); a draft ordinance has been prepared that will permit Single-Room Occupancies and create related operating standards (i.e., more affordable housing options and "missing middle" housing); a draft ordinance has been prepared that will permit employee/agricultural worker housing in the Agricultural (A-1) District and create related development standards; a draft ordinance has been prepared that will create development standards for SB 9 urban lot splits and two-unit developments (in accordance with current State law); and other related tasks.

Table E includes commercial development bonuses approved by the City during the 2024 calendar year.

- No units reported.

Table F includes units rehabilitated, preserved, and acquired for alternative adequate sites during the 2024 calendar year. Table F2 includes Above Moderate income units that have been converted to Moderate Income units.

- No units reported in either table.

Table G includes locally owned land included in the Housing Element housing sites inventory that have been sold, leased, or otherwise disposed of during the 2024 calendar year.

- The City did not sell any land in 2024.

Table H includes all locally owned or controlled land declared as Surplus Sites pursuant to Government Code section 54221 or identified as Excess pursuant to Government Code section 50569.

- The City does not have any land that was declared Surplus or Excess during the reporting year (the City has not carried any former Redevelopment Agency land since June 2019).

Table J includes student housing development for low-income students for which was granted a density bonus.

- The city did not have any applications for such projects in 2024.

Table K identifies if the City has adopted a tenant preference policy.

- The jurisdiction does not have a local tenant preference policy.

LEAP Reporting table.

- The City has no current LEAP grant contracts that remain open.

ALTERNATIVES:

Not applicable.

STRATEGIC PLAN:

The City's housing plans and work programs are consistent with Priority A (Quality of Life), Strategic Objective No. 2 (Economic Vitality), which includes the following two goals:

- Implement policies and programs to expand the City's affordable housing opportunities.
- Encourage redevelopment efforts in the transit corridor (i.e., University Village and mall site).

SUBMITTED BY:
Brian Desatnik, Development Services Director

RECOMMENDED BY:
Charles M. Duggan Jr., City Manager

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Chris Boatman, Assistant City Manager
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Brian Foote, City Planner/Planning Manager

Fiscal Impact

Fiscal Year: 24-25

Discussion:

There is no fiscal impact associated with the preparation of the 2024 Annual Progress Reports.

Attachments

Attachment A: General Plan Annual Progress Report

Attachment B: Housing Element Annual Progress Report

DEVELOPMENT SERVICES
DEPARTMENT

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(909) 798 – 7555 ext. 2

BRIAN DESATNIK
Development Services Director

March 20, 2025

Samuel Assefa, Director
Office of Land Use & Climate Innovation
1400 10th Street, #100
Sacramento, CA 95814

City of Redlands General Plan Annual Progress Report for 2024

Dear Director Assefa,

Government Code Section 65400 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning & Research (OPR) and the Housing & Community Development (HCD) by April 1 of each year. This letter summarizes the progress by the City of Redlands in implementing its 2035 General Plan and key planning efforts that occurred in the 2024 calendar year.

City Profile

City of Redlands is located at the base of the San Bernardino Mountains in the San Bernardino County, 60 miles east of Los Angeles and 45 miles west of Palm Springs. Redlands is a mid-size city with an estimated population at 72,556 people as of July 1, 2023. Incorporated in 1888, Redlands is a general law city with deep cultural roots, a historic downtown, a number of historic landmarks and historic neighborhoods, and is home to the University of Redlands as well as the Esri Headquarters. Major employment sectors in the City include retail, technology, education, and healthcare. Two major interstate freeways (Interstate 10 and Interstate 210) serve the City and provide access to other cities as well as a wide array of destinations in the Southern California region.

General Plan Snapshot

California Government Code 65301(a) requires General Plan planning areas to include all land within a city or county's limits, and territory outside its boundaries which in its judgement bears relation to its planning. Redlands' Planning Area encompasses 46 square miles, including all land within the Redlands city limits, the area within the City's Sphere of Influence (SOI), and an unincorporated island known locally as the "donut hole" that is located in the northwestern portion of the city.

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BRIAN DESATNIK
Development Services Director

The City of Redlands 2035 General Plan was adopted on December 5, 2017. The seven required elements mandated by State are organized under eight interrelated themes: Distinctive City (Chapter 2), Prosperous Economy (Chapter 3), Livable Community (Chapter 4), Connected City (Chapter 5), Vital Environment (Chapter 6), Healthy Community (Chapter 7), and Sustainable Community (Chapter 8). A Climate Action Plan was also adopted in December 2017 concurrently with the 2035 General Plan.

6th Cycle Housing Element

The Redlands City Council previously adopted the certified *2021-2029 Housing Element* on October 4, 2022. Many of the tasks and programs identified on the list of Proposed Programs (Table 5-2) have been completed, and substantial progress is being made on several other tasks (such as completed draft ordinances for various zoning code updates, single-room occupancy uses, employee housing, and SB 9 lot splits and two-unit developments). The Planning Division also created a webpage to promote new accessory dwelling units in Redlands, plus a webpage to promote SB 9 lot splits and housing developments. Staff is currently working with a consultant to prepare ADU standard plans (i.e., City's plans) that will be made available to the public for the purpose of accelerating ADU housing production.

The City has begun work on a Supplemental Environmental Impact Report (Supplemental EIR) related to the necessary rezoning effort for 26 parcels needed to accommodate a portion of the City's Regional Housing Needs Allocation (RHNA) for new housing units. While the City was not successful in securing any REAP 2.0 grant funds from the regional planning agency for this mandatory program through all of 2023 and 2024 (due to the State's budget), the City has prioritized this effort by using its own General Fund. Staff expects the environmental review and rezoning actions to be completed in 2025 in coordination with the Department of Housing & Community Development.

The City Council also adopted an Inclusionary Housing Ordinance on July 5, 2023, codifying new inclusionary housing requirements in Chapter 18.230 of the Redlands Municipal Code. In addition, the City Council adopted a resolution on December 19, 2023, adopting new in-lieu fees to implement the City's inclusionary housing goals. The Planning Division has also created a new webpage dedicated to housing development regulations in Redlands, including the new inclusionary requirements.

Historic Architectural Design Guidelines

The City Council adopted the updated *Historic Architectural Design Guidelines* on September 3, 2024, after several years of public outreach and revisions. This document will be applicable to the City's eight historic and scenic districts as well as numerous individually designated historical resources within the City. The document was prepared by a qualified architectural firm and funded by a prior grant from the State Office of Historic Preservation (California

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Development Services Director

Department of Parks & Recreation). This document directly implements several policies and principles contained in the 2035 General Plan concerning historical and cultural resources.

This concludes the 2023 Annual Progress Report for the City of Redlands. Please do not hesitate to contact me at (909) 798-7555 extension 2, or via email at bdesatnik@cityofredlands.org if you have any questions.

Respectfully,

Brian Desatnik
Development Services Director
City of Redlands

BD/BF

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	80
	Non-Deed Restricted	42
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		72
Total Units		**194**

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	4	72	79
2 to 4 units per structure	0	0	0
5+ units per structure	0	80	0
Accessory Dwelling Unit	0	42	16
Mobile/Manufactured Home	0	0	0
Total	**4**	**194**	**95**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	52	52
Not Indicated as Infill	66	142

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	101
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	3	101

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	4
Number of Units in Projects Permitted with a Density Bonus	80

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	8	0	0	0	93	101	0	0		
															0				
	0167-061-01, 0167-061-03	1160 W. Pioneer Ave.	TTM No. 20528 Residential Subdivision	GPA 141, TTM No. 20528	SFD	O	5/1/2023							117	117	117		NONE	No
	0292-482-01	1600 Orange Ave.	Luxview Apartments Phase 2	Commission Review & Approval No. 914, Revision 1	5+	R	6/5/2023		50					114	164	114		NONE	Yes
	0171-281-30	211 E Olive Ave	Apartment Bldg.	Commission Review & Approval No. 960	5+	R	2/9/2023							11	11	11		NONE	No
	1212-421-11	1157 Judson St	Hannah's Village Transitional Housing	Commission Review & Approval No. 961	5+	R	2/16/2023	5							5			NONE	No
	0167-171-14, 0167-171-07	1050 W. Lugonia Ave.	Tennessee Village	CUP No. 1173, Commission Review & Approval No. 956	5+	R	11/17/2023	20						440	460	460		NONE	No
	0173-043-15-0000, 0173-043-16-0000	516 Cajon St.	8-unit Apt. Building	Commission Review & Approval No. 972; COA No. 706	MH	R	8/15/2024							8	8			NONE	No
	0169-156-09-000 through 0169-156-18-0000	511 Ruiz St.	Eureka & Stuart Mixed Use Project	Commission Review & Approval No. 972	MH	R	9/26/2024			8				74	82			NONE	No
	0167-881-06-0000 through 0167-881-20-0000	NEC Texas St. & Pioneer Ave.	Texas St. subdivision	Tentative Tract Map No. 20645, Commission Review & Approval No. 970	SFD	O	11/12/2024							11	11			NONE	No
															0				
															0				
															0				
															0				

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	(10/15/2021 - 10/15/2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes
1					2	3	4							5	6	7								8	9	10								11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Renter, O=Owner)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	4		4	80	47	24	0	0	0	72		193	0	0	0	0	0	0	74		35	34					7						
	0300631117	1713 ALLISON WAY		B23-06137	SFD	O									0							1	7/27/2023	1							1		0		NONE	Y										
	0300631113	1724 ALLISON WAY		B23-01822	SFD	O									0							1	3/22/2024	1							1		0		NONE	Y										
	0169661108	1000 DOMESTIC WAY	TTM 20308 Residential Subdivision	B24-00051	SFD	O							1	10/5/2021	1									1							1	6/17/2024	1		NONE	N										
	0167661114	998 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00052	SFD	O							1	10/5/2021	1									1							1	6/17/2024	1		NONE	N										
	0167661116	986 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00053	SFD	O							1	10/5/2021	1									1							1	6/17/2024	1		NONE	N										
	0167661118	974 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00054	SFD	O							1	10/5/2021	1									1							1	6/17/2024	1		NONE	N										
	0167661117	962 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00055	SFD	O							1	10/5/2021	1									1							1	6/17/2024	1		NONE	N										
	0167661118	958 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00056	SFD	O							1	10/5/2021	1									1							1	6/17/2024	1		NONE	N										
	0167631123	TRACT 20308	TTM 20308 Residential Subdivision	B24-00057	SFD	O							1	10/5/2021	1									1							1	8/28/2024	1		NONE	N										
	0167631124	1025 POMELO AVE	TTM 20308 Residential Subdivision	B24-00058	SFD	O							1	10/5/2021	1									1							1	6/24/2024	1		NONE	N										
	0167631125	1037 POMELO AVE	TTM 20308 Residential Subdivision	B24-00059	SFD	O							1	10/5/2021	1									1							1	7/19/2024	1		NONE	N										
	0167631128	1053 POMELO AVE	TTM 20308 Residential Subdivision	B24-00060	SFD	O							1	10/5/2021	1									1							1	8/24/2024	1		NONE	N										
	0167631127	1065 POMELO AVE	TTM 20308 Residential Subdivision	B24-00061	SFD	O							1	10/5/2021	1									1							1	8/28/2024	1		NONE	N										
	0167631126	1077 POMELO AVE	TTM 20308 Residential Subdivision	B24-00062	SFD	O							1	10/5/2021	1									1							1	8/24/2024	1		NONE	N										
	0167631129	1089 POMELO AVE	TTM 20308 Residential Subdivision	B24-00063	SFD	O							1	10/5/2021	1									1							1	7/19/2024	1		NONE	N										
	0167662230	2032 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00178	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167662221	2034 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00179	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167662222	2036 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00180	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167662223	2038 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00181	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167662224	2040 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00182	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167662225	2042 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00196	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167662256	2061 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00316	SFD	O							1	10/5/2021	1									1							1	7/19/2024	1		NONE	N										
	0167662257	0	TTM 20308 Residential Subdivision	B24-00317	SFD	O							1	10/5/2021	1									1							1	7/19/2024	1		NONE	N										
	0167662258	2063 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00318	SFD	O							1	10/5/2021	1									1							1	7/19/2024	1		NONE	N										
	0167662259	0	TTM 20308 Residential Subdivision	B24-00319	SFD	O							1	10/5/2021	1									1							1	7/17/2024	1		NONE	N										
	0167662260	2059 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00320	SFD	O							1	10/5/2021	1									1							1	7/17/2024	1		NONE	N										
	0167662261	2061 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00321	SFD	O							1	10/5/2021	1									1							1	7/17/2024	1		NONE	N										
	0167661127	955 YUZU WAY	TTM 20308 Residential Subdivision	B24-00358	SFD	O							1	10/5/2021	1									1							1	7/24/2024	1		NONE	N										
	0167661128	963 YUZU WAY	TTM 20308 Residential Subdivision	B24-00360	SFD	O							1	10/5/2021	1									1							1	7/26/2024	1		NONE	N										
	0167661129	975 YUZU WAY	TTM 20308 Residential Subdivision	B24-00361	SFD	O							1	10/5/2021	1									1							1	7/23/2024	1		NONE	N										
	0167661130	987 YUZU WAY	TTM 20308 Residential Subdivision	B24-00362	SFD	O							1	10/5/2021	1									1							1	7/22/2024	1		NONE	N										
	0167661131	999 YUZU WAY	TTM 20308 Residential Subdivision	B24-00363	SFD	O							1	10/5/2021	1									1							1	7/22/2024	1		NONE	N										
	0166661106	1001 YUZU WAY	TTM 20308 Residential Subdivision	B24-00364	SFD	O							1	10/5/2021	1									1							1	7/26/2024	1		NONE	N										
	0167641106	971 LUMIA CIRCLE	TTM 20308 Residential Subdivision	B24-00366	SFD	O							1	10/5/2021	1									1							1	8/14/2024	1		NONE	N										
	0167641108	945 LUMIA CIRCLE	TTM 20308 Residential Subdivision	B24-00371	SFD	O							1	10/5/2021	1									1							1	8/14/2024	1		NONE	N										
	0167641116	948 LUMIA CIRCLE	TTM 20308 Residential Subdivision	B24-00372	SFD	O							1	10/5/2021	1									1							1	8/15/2024	1		NONE	N										
	0167641117	924 LUMIA CIRCLE	TTM 20308 Residential Subdivision	B24-00373	SFD	O							1	10/5/2021	1									1							1	8/13/2024	1		NONE	N										
	0167641105	2150 KUMQUAT LANE	TTM 20308 Residential Subdivision	B24-00374	SFD	O							1	10/5/2021	1									1							1	8/15/2024	1		NONE	N										
	0167662226	2062 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00479	SFD	O							1	10/5/2021	1									1							1	8/19/2024	1		NONE	N										
	0167662227	2064 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00480	SFD	O							1	10/5/2021	1									1							1	8/20/2024	1		NONE	N										
	0167662228	2066 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00481	SFD	O							1	10/5/2021	1									1							1	8/15/2024	1		NONE	N										
	0167662229	2068 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00482	SFD	O							1	10/5/2021	1									1							1	8/20/2024	1		NONE	N										
	0167662230	2080 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00483	SFD	O							1	10/5/2021	1									1							1	8/21/2024	1		NONE	N										
	0167662231	2082 BERGAMOT ST	TTM 20308 Residential Subdivision	B24-00484	SFD	O							1	10/5/2021	1									1							1	8/21/2024	1		NONE	N										
	0167661101	2002 GRAPEFRUIT ST	TTM 20308 Residential Subdivision	B24-00510	SFD	O							1	10/5/2021	1									1							1	8/15/2024	1		NONE	N										
	0167661102	2004 GRAPEFRUIT ST	TTM 20308 Residential Subdivision	B24-00511	SFD	O							1	10/5/2021	1									1							1	8/15/2024	1		NONE	N										
	0167661119	948 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00512	SFD	O							1	10/5/2021	1									1							1	8/20/2024	1		NONE	N										
	0167661120	954 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00513	SFD	O							1	10/5/2021	1									1							1	8/20/2024	1		NONE	N										
	0167661121	922 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00514	SFD	O							1	10/5/2021	1									1							1	8/21/2024	1		NONE	N										
	0167661122	910 DOMESTIC AVE	TTM 20308 Residential Subdivision	B24-00515	SFD	O							1	10/5/2021	1									1							1	8/21/2024	1		NONE	N										
	0167661103	2014 GRAPEFRUIT ST	TTM 20308 Residential Subdivision	B24-00550	SFD	O							1	10/5/2021	1									1							1	10/1/2024	1		NONE	N										
	0167661104	2026 GRAPEFRUIT ST	TTM 20308 Residential Subdivision	B24-00551	SFD	O							1	10/5/2021	1									1							1	10/1/2024	1		NONE	N										
	0167661123	911 YUZU WAY	TTM 20308 Residential Subdivision	B24-00552	SFD	O							1	10/5/2021	1									1							1	10/1/2024	1		NONE	N										
	0167661124	923 YUZU WAY	TTM 20308 Residential Subdivision	B24-00553	SFD	O							1	10/5/2021	1									1							1	10/2/2024	1		NONE	N										
	0167661125	935 YUZU WAY	TTM 20308 Residential Subdivision	B24-00554	SFD	O							1	10/5/2021	1									1							1	10/2/2024	1		NONE	N										
	0167661126	947 YUZU WAY	TTM 20308 Residential Subdivision	B24-00555	SFD	O							1	10/5/2021	1									1							1	10/2/2024	1		NONE	N										
	0167641109	967 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00745	SFD	O							1	10/5/2021	1									1							1	9/29/2024	1		NONE	N										
	0167641110	979 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00746	SFD	O							1	10/5/2021	1									1							1	9/29/2024	1		NONE	N										
	0167641111	993 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00747	SFD	O							1	10/5/2021	1									1							1	9/5/2024	1		NONE	N										
	0167641114	980 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00748	SFD	O							1	10/5/2021	1									1							1	9/5/2024	1		NONE	N										
	0167641115	958 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00749	SFD	O							1	10/5/2021	1									1							1	9/5/2024	1		NONE	N										
	0167641112	1001 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00779	SFD	O							1	10/5/2021	1									1							1	10/31/2024	1		NONE	N										
	0167631101	1013 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00780	SFD	O							1	10/5/2021	1									1							1	10/31/2024	1		NONE	N										
	0167631102	1025 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00781	SFD	O							1	10/5/2021	1									1							1	10/31/2024	1		NONE	N										
	0167631120	1022 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00782	SFD	O							1	10/5/2021	1									1							1	10/29/2024	1		NONE	N										
	0167631121	1010 LUMIA CIR	TTM 20308 Residential Subdivision	B24-00783	SFD	O							1	10/5/2021	1									1							1	10/29/2024	1		NONE	N										

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	[illegible]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	016794113	1000 LUMIA CIR	TTM 20336 Residential Subdivision	B24-00784	SFD	O							1	10/5/2021	1									0							1	10/24/2024	1		NONE	N												
	016796262	2071 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00800	SFD	O							1	10/5/2021	1									0							1	10/4/2024	1		NONE	N												
	016796263	2073 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00801	SFD	O							1	10/5/2021	1									0							1	10/4/2024	1		NONE	N												
	016796264	2075 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00802	SFD	O							1	10/5/2021	1									0							1	10/4/2024	1		NONE	N												
	016796265	2077 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00803	SFD	O							1	10/5/2021	1									0							1	10/4/2024	1		NONE	N												
	016796266	2079 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00804	SFD	O							1	10/5/2021	1									0							1	10/4/2024	1		NONE	N												
	016796267	2081 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00805	SFD	O							1	10/5/2021	1									0							1	10/4/2024	1		NONE	N												
	016796232	2072 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00965	SFD	O							1	10/5/2021	1									0							1	1/27/2025	1		NONE	N												
	016796233	2074 BERGAMOT	TTM 20336 Residential Subdivision	B24-00966	SFD	O							1	10/5/2021	1									0							1	1/27/2025	1		NONE	N												
	016796234	2076 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00967	SFD	O							1	10/5/2021	1									0							1	1/24/2025	1		NONE	N												
	016796235	2078 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00968	SFD	O							1	10/5/2021	1									0							1	1/24/2025	1		NONE	N												
	016796236	2080 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00969	SFD	O							1	10/5/2021	1									0							1	1/24/2025	1		NONE	N												
	016796237	2082 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-00970	SFD	O							1	10/5/2021	1									0							1	1/27/2025	1		NONE	N												
	016796206	2049 ZEST ST	TTM 20336 Residential Subdivision	B24-00972	SFD	O							1	10/5/2021	1									0							1	12/10/2024	1		NONE	N												
	016796207	2043 ZEST ST	TTM 20336 Residential Subdivision	B24-00973	SFD	O							1	10/5/2021	1									0							1	12/10/2024	1		NONE	N												
	016796208	2039 ZEST ST	TTM 20336 Residential Subdivision	B24-00974	SFD	O							1	10/5/2021	1									0							1	12/10/2024	1		NONE	N												
	016896117	2036 ZEST ST	TTM 20336 Residential Subdivision	B24-00975	SFD	O							1	10/5/2021	1									0							1	12/10/2024	1		NONE	N												
	016896118	2040 ZEST ST	TTM 20336 Residential Subdivision	B24-00976	SFD	O							1	10/5/2021	1									0							1	12/10/2024	1		NONE	N												
	016896119	2046 ZEST ST	TTM 20336 Residential Subdivision	B24-00977	SFD	O							1	10/5/2021	1									0							1	12/10/2024	1		NONE	N												
	016796203	2075 ZEST ST	TTM 20336 Residential Subdivision	B24-01140	SFD	O							1	10/5/2021	1									0							1	2/12/2025	1		NONE	N												
	016796204	2067 ZEST ST	TTM 20336 Residential Subdivision	B24-01141	SFD	O							1	10/5/2021	1									0							1	2/5/2025	1		NONE	N												
	016796205	2063 ZEST ST	TTM 20336 Residential Subdivision	B24-01142	SFD	O							1	10/5/2021	1									0							1	2/6/2025	1		NONE	N												
	016896120	2062 ZEST ST	TTM 20336 Residential Subdivision	B24-01143	SFD	O							1	10/5/2021	1									0							1	2/7/2025	1		NONE	N												
	016896121	2064 ZEST ST	TTM 20336 Residential Subdivision	B24-01144	SFD	O							1	10/5/2021	1									0							1	2/7/2025	1		NONE	N												
	016896122	2070 ZEST ST	TTM 20336 Residential Subdivision	B24-01145	SFD	O							1	10/5/2021	1									0							1	2/12/2025	1		NONE	N												
	016923307	226 E HIGH AVE		B22-02856	SFD	O							1	8/8/2024	1							1	8/5/2024	1									0		NONE	Y												
	017423148	1610 MARION RD		B23-00969	SFD	O							1	10/8/2024	1							1	10/7/2024	1									0		NONE	Y												
	017617309	130 SIERRA VISTA DR		B23-01929	SFD	O							1	2/15/2024	1							1	2/14/2024	1									0		NONE	Y												
	017507210	920 S CENTER		B23-02131	SFD	O							1	10/28/2024	1							1	10/24/2024	1									0		NONE	Y												
	016794107	923 LUMIA CIRCLE	TTM 20336 Residential Subdivision	B24-00370	SFD	O							1	10/5/2021	1							1	2/29/2024	1									0		NONE	N												
	017222161	644 ACACIA CT	TTM 20336 Residential Subdivision	B24-00780	SFD	O							1	10/5/2021	1							1	7/29/2024	1									0		NONE	N												
	016793103	1057 LUMIA CIR	TTM 20336 Residential Subdivision	B24-00990	SFD	O							1	10/5/2021	1							1	8/5/2024	1									0		NONE	N												
	016793104	1049 LUMIA CIRCLE	TTM 20336 Residential Subdivision	B24-00991	SFD	O							1	10/5/2021	1							1	8/5/2024	1									0		NONE	N												
	016793105	1053 LUMIA CIRCLE	TTM 20336 Residential Subdivision	B24-00992	SFD	O							1	10/5/2021	1							1	8/5/2024	1									0		NONE	N												
	016793117	1060 LUMIA CIRCLE	TTM 20336 Residential Subdivision	B24-00993	SFD	O							1	10/5/2021	1							1	8/5/2024	1									0		NONE	N												
	016793118	1048 LUMIA CIRCLE	TTM 20336 Residential Subdivision	B24-00994	SFD	O							1	10/5/2021	1							1	8/5/2024	1									0		NONE	N												
	016793119	1036 LUMIA CIRCLE	TTM 20336 Residential Subdivision	B24-00995	SFD	O							1	10/5/2021	1							1	8/5/2024	1									0		NONE	N												
	016796268	2091 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01168	SFD	O							1	10/5/2021	1							1	7/16/2024	1									0		NONE	N												
	016796269	2093 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01169	SFD	O							1	10/5/2021	1							1	7/16/2024	1									0		NONE	N												
	016796270	2095 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01170	SFD	O							1	10/5/2021	1							1	7/16/2024	1									0		NONE	N												
	016796271	2097 BERGEMOT ST	TTM 20336 Residential Subdivision	B24-01171	SFD	O							1	10/5/2021	1							1	7/16/2024	1									0		NONE	N												
	016796272	2099 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01172	SFD	O							1	10/5/2021	1							1	7/16/2024	1									0		NONE	N												
	016796273	2111 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01173	SFD	O							1	10/5/2021	1							1	7/16/2024	1									0		NONE	N												
	016793106	1065 LUMIA CIR	TTM 20336 Residential Subdivision	B24-01187	SFD	O							1	10/5/2021	1							1	7/23/2024	1									0		NONE	N												
	016793107	1077 LUMIA CIR	TTM 20336 Residential Subdivision	B24-01188	SFD	O							1	10/5/2021	1							1	7/23/2024	1									0		NONE	N												
	016793108	1089 LUMIA CIR	TTM 20336 Residential Subdivision	B24-01189	SFD	O							1	10/5/2021	1							1	7/23/2024	1									0		NONE	N												
	016793114	1088 LUMIA CIR	TTM 20336 Residential Subdivision	B24-01190	SFD	O							1	10/5/2021	1							1	7/24/2024	1									0		NONE	N												
	016793115	1076 LUMIA CIR	TTM 20336 Residential Subdivision	B24-01191	SFD	O							1	10/5/2021	1							1	7/24/2024	1									0		NONE	N												
	016793116	1062 LUMIA CIR	TTM 20336 Residential Subdivision	B24-01192	SFD	O							1	10/5/2021	1							1	7/24/2024	1									0		NONE	N												
	016796238	2092 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01643	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796239	2094 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01644	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796240	2096 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01645	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796241	2098 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01646	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796242	2100 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01647	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796243	2112 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01648	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016793137	1076 FUCHSIA CIR	TTM 20336 Residential Subdivision	B24-01695	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016793138	1088 FUCHSIA CIR	TTM 20336 Residential Subdivision	B24-01696	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016793139	2101 ZEST ST	TTM 20336 Residential Subdivision	B24-01697	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796201	2099 ZEST ST	TTM 20336 Residential Subdivision	B24-01698	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016796202	2087 ZEST ST	TTM 20336 Residential Subdivision	B24-01699	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016896123	2084 ZEST ST	TTM 20336 Residential Subdivision	B24-01700	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016896124	2096 ZEST ST	TTM 20336 Residential Subdivision	B24-01701	SFD	O							1	10/5/2021	1							1	9/17/2024	1									0		NONE	N												
	016793109	2151 OROBLANCO WAY	TTM 20336 Residential Subdivision	B24-01840	SFD	O							1	10/5/2021	1							1	10/4/2024	1									0		NONE	N												
	016793110	2163 OROBLANCO WAY	TTM 20336 Residential Subdivision	B24-01841	SFD	O							1	10/5/2021	1							1	10/4/2024	1									0		NONE	N												
	016793111	2175 OROBLANCO WAY	TTM 20336 Residential Subdivision	B24-01842	SFD	O							1	10/5/2021	1							1	10/4/2024	1									0		NONE	N												
	016793112	2187 OROBLANCO WAY	TTM 20336 Residential Subdivision	B24-01843	SFD	O							1	10/5/2021	1							1	10/4/2024	1									0		NONE	N												
	016793113	2199 OROBLANCO	TTM 20336 Residential Subdivision	B24-01844	SFD	O							1	10/5/2021	1							1	10/4/2024	1									0		NONE	N												
	016793201	2121 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01973	SFD	O							1	10/5/2021	1							1	11/1/2024	1									0		NONE	N												
	016793202	2123 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01974	SFD	O							1	10/5/2021	1							1	11/1/2024	1									0		NONE	N												
	016793203	2125 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01975	SFD	O							1	10/5/2021	1							1	11/1/2024	1									0		NONE	N												
	016793204	2127 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01976	SFD	O							1	10/5/2021	1							1	11/1/2024	1									0		NONE	N												
	016793205	2129 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01977	SFD	O							1	10/5/2021	1							1	11/1/2024	1									0		NONE	N												
	016793206	2131 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-01978	SFD	O							1	10/5/2021	1							1	11/1/2024	1									0		NONE	N												
	016896130	2049 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-01983	SFD	O							1	10/5/2021	1							1	11/26/2024	1									0		NONE	N												
	016896131	2043 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-01984	SFD	O							1	10/5/2021	1							1	11/26/2024	1									0		NONE	N												

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	016896132	2037 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-01985	SFD	O							1	10/5/2021	1							1	11/26/2024	1									0		NONE	N												
	016896133	2036 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-01986	SFD	O							1	10/5/2021	1							1	11/26/2024	1									0		NONE	N												
	016896134	2040 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-01987	SFD	O							1	10/5/2021	1							1	11/26/2024	1									0		NONE	N												
	016896135	2046 MANDARIN LN	TTM 20336 Residential Subdivision	B24-01988	SFD	O							1	10/5/2021	1							1	11/26/2024	1									0		NONE	N												
	016896127	2069 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-02325	SFD	O							1	10/5/2021	1							1	12/2/2024	1									0		NONE	N												
	016896128	2063 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-02326	SFD	O							1	10/5/2021	1							1	12/2/2024	1									0		NONE	N												
	016896129	2061 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-02327	SFD	O							1	10/5/2021	1							1	12/2/2024	1									0		NONE	N												
	016896136	2062 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-02328	SFD	O							1	10/5/2021	1							1	12/2/2024	1									0		NONE	N												
	016896137	2064 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-02329	SFD	O							1	10/5/2021	1							1	12/2/2024	1									0		NONE	N												
	016896138	2070 MANDARIN LANE	TTM 20336 Residential Subdivision	B24-02330	SFD	O							1	10/5/2021	1							1	12/2/2024	1									0		NONE	N												
	016793140	2122 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-02332	SFD	O							1	10/5/2021	1							1	11/27/2024	1									0		NONE	N												
	016793141	2124 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-02333	SFD	O							1	10/5/2021	1							1	11/27/2024	1									0		NONE	N												
	016793142	2126 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-02334	SFD	O							1	10/5/2021	1							1	11/27/2024	1									0		NONE	N												
	016793143	2128 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-02335	SFD	O							1	10/5/2021	1							1	11/27/2024	1									0		NONE	N												
	016793144	2130 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-02336	SFD	O							1	10/5/2021	1							1	11/27/2024	1									0		NONE	N												
	016793145	2132 BERGAMOT ST	TTM 20336 Residential Subdivision	B24-02337	SFD	O							1	10/5/2021	1							1	11/27/2024	1									0		NONE	N												
	016902119	1215 TEXAS ST	CUP 1045 Liberty Lane Apartments	B22-00811	5+	R	20							9/19/2017	20	20							5/31/2024	20									0	85%	NONE	N	Other	DB						14.3%	2	Development Standards Modification, On-Site Improvements	No	Redlands Supportive Housing LLC intends to operate the facility for approximately 85% of 80 units as extremely low, 12.5% as very low and the remainder as low. They will receive funding from Veterans Affairs Supportive Housing (VASH).
	016902119	1227 TEXAS ST	CUP 1045 Liberty Lane Apartments	B22-00814	5+	R	20							9/19/2017	20	20							5/31/2024	20									0	85%	NONE	N	Other	DB						14.3%	2	Development Standards Modification, On-Site Improvements	No	Redlands Supportive Housing LLC intends to operate the facility for approximately 85% of 80 units as extremely low, 12.5% as very low and the remainder as low. They will receive funding from Veterans Affairs Supportive Housing (VASH).
	016902119	1231 TEXAS ST	CUP 1045 Liberty Lane Apartments	B22-00815	5+	R	20							9/19/2017	20	20							5/31/2024	20									0	85%	NONE	N	Other	DB						14.3%	2	Development Standards Modification, On-Site Improvements	No	Redlands Supportive Housing LLC intends to operate the facility for approximately 85% of 80 units as extremely low, 12.5% as very low and the remainder as low. They will receive funding from Veterans Affairs Supportive Housing (VASH).
	016902119	1219 TEXAS ST	CUP 1045 Liberty Lane Apartments	B22-00816	5+	R	20							9/19/2017	20	20							5/31/2024	20									0	85%	NONE	N	Other	DB						14.3%	2	Development Standards Modification, On-Site Improvements	No	Redlands Supportive Housing LLC intends to operate the facility for approximately 85% of 80 units as extremely low, 12.5% as very low and the remainder as low. They will receive funding from Veterans Affairs Supportive Housing (VASH).
	017007226	839 HIGH AVENUE		B18-02347	ADU	R									0		1							1				1				8/15/2024	1		NONE	Y			ADU									
	017024119	839 E CITRUS AVE		B22-03095	ADU	R									0		1							1				1				9/26/2024	1		NONE	Y			ADU									
	016734319	1320 ARLENE ST		B23-01878	ADU	R									0		1							1				1				5/15/2024	1		NONE	Y			ADU									
	0121220125	1553 MORIARTY LN		B23-01913	ADU	R									0		1							1				1				11/7/2024	1		NONE	Y			ADU									
	017136118	338 GRANT ST		B23-01967	ADU	R									0		1							1				1				11/25/2024	1		NONE	Y			ADU									
	017311405	511 LYTLE ST		B23-02042	ADU	R									0		1							1				1				7/17/2024	1		NONE	Y			ADU									
	017333142	898 E PALM AVE		B23-02625	ADU	R									0		1							1				1				12/19/2024	1		NONE	Y			ADU									
	017530101	800 SERPENTINE DR		B24-00161	ADU	R									0		1							1				1				9/24/2024	1		NONE	Y			ADU									
	017506128	960 CHESTNUT AVE		B24-00308	ADU	R									0		1							1				1				11/25/2024	1		NONE	Y			ADU									
	016807141	1652 PENNY LN		B24-00602	ADU	R									0		1							1				1				1/22/2025	1		NONE	Y			ADU									
	016826243	1125 COUNTRY PL		B24-00633	ADU	R									0		1							1				1				10/29/2024	1		NONE	Y			ADU									
	016924401	504 E STUART AVE		B22-01910	ADU	R									0		1						6/24/2024	1									0		NONE	Y			ADU									
	016923307	226 E HIGH AVE		B22-02887	ADU	R									0		1						8/5/2024	1									0		NONE	Y			ADU									
	016907213	907 ALTA ST		B22-03012	ADU	R									0		1						1/17/2024	1									0		NONE	Y			ADU									
	016910627	507 E COLTON AVE		B23-00030	ADU	R									0		1						1/3/2024	1									0		NONE	Y			ADU									
	017418117	1690 E CITRUS		B23-00588	ADU	R									0		1						5/3/2024	1									0		NONE	Y			ADU									
	121216102	1581 HEIDI CT		B23-00884	ADU	R									0		1						12/12/2024	1									0		NONE	Y			ADU									
	017615220	1718 ROSSMONT DR		B23-01005	ADU	R									0		1						5/30/2024	1									0		NONE	Y			ADU									
	017217245	360 LAKESIDE AVE		B23-01278	ADU	R									0		1						2/9/2024	1									0		NONE	Y			ADU									
	017304104	611 ALVARADO ST		B23-01312	ADU	R									0		1						1/30/2024	1									0		NONE	Y			ADU									
	017136208	319 GRANT ST		B23-01554	ADU	R									0		1						8/6/2024	1									0		NONE	Y			ADU									
	017139202	47 MICHIGAN ST		B23-01869	ADU	R									0		1						3/28/2024	1									0		NONE	Y			ADU									
	017617309	130 SIERRA VISTA DR		B23-01930	ADU	R									0		1						2/14/2024	1									0		NONE	Y			ADU									
	017133201	259 NORDINA ST		B23-02194	ADU	R									0		1						8/5/2024	1									0		NONE	Y			ADU									
	030017115	31518 ALTA VISTA DR		B23-02227	ADU	R									0		1						8/27/2024	1									0		NONE	Y			ADU									
	016734313	841 W SHARON RD		B23-02230	ADU	R									0		1						3/28/2024	1									0		NONE	Y			ADU									
	017444136	7 DOLORES CT		B23-02478	ADU	R									0		1						8/26/2024	1									0		NONE	Y			ADU									
	017003304	1016 COLLEGE AVE		B24-00128	ADU	R									0		1						4/26/2024	1									0		NONE	Y			ADU									
	030027202	30777 E SUNSET DR S		B24-00239	ADU	R									0		1						7/10/2024	1									0		NONE	Y			ADU									
	017123223	510 W OLIVE AVE		B24-00261	ADU	R									0		1						5/3/2024	1									0		NONE	Y			ADU									
	017504234	1027 S SAN MATEO ST		B24-00288	ADU	R									0		1						9/4/2024	1									0		NONE	Y			ADU									
	017003320	1003 E COLTON AVE		B24-00427	ADU	R									0		1						8/20/2024	1									0		NONE	Y			ADU									
	017003306	1018 COLLEGE AVE		B24-00629	ADU	R									0		1						5/30/2024	1									0		NONE	Y			ADU									
	030017120	12747 HILLTOP DR		B24-00670	ADU	R									0		1						12/19/2024	1									0		NONE	Y			ADU									
	017506202	1043 CHESTNUT AVE		B24-00819	ADU	R									0		1						8/16/2024	1									0		NONE	Y			ADU									
	016728206	1136 LAWTON ST		B24-00863	ADU	R									0		1						8/20/2024	1									0		NONE	Y			ADU									
	016728207	1228 ALTA ST		B24-00875	ADU	R									0		1						12/9/2024	1									0		NONE	Y			ADU									
	017311114	549 ROOSEVELT RD		B24-00899	ADU	R									0		1						7/11/2024	1									0		NONE	Y			ADU									
	016736203	321 DOYLE AVE		B24-01031	ADU	R									0		1						9/16/2024	1									0		NONE	Y			ADU									
	017331203	210 PRIMROSE AVE		B24-01211	ADU	R									0		1						8/20/2024	1									0		NONE	Y			ADU									
	016807132	1682 PENNY LN		B24-01214	ADU	R									0		1						8/19/2024	1									0		NONE	Y			ADU									
	017006212	1322 CAMPUS AVE		B24-01328	ADU	R									0		1						8/23/2024	1									0		NONE	Y			ADU									
	017206202	1613 W OLIVE AVE		B24-01366	ADU	R									0		1						10/8/2024	1									0		NONE	Y			ADU									
	121207225	958 FRONTIER AVE, UNIT 2		B24-01439	ADU	R									0		1						11/4/2024	1									0		NONE	Y			ADU									
	017006228	1317 E COLTON AVE, UNIT 2		B24-01542	ADU	R									0		1						11/6/2024	1									0		NONE	Y			ADU									
	016775206	1421 DE ANZA ST		B24-01572	ADU	R									0		1						12/11/2024	1									0		NONE	Y			ADU									
	016775207	1409 DE ANZA ST		B24-01573	ADU	R									0		1						12/17/2024	1									0		NONE	Y			ADU									
	016775203	1433 DE ANZA ST, UNIT 2		B24-01702	ADU	R									0		1						10/24/2024	1									0		NONE	Y			ADU									
	016845148	1060 JUDSON ST		B24-01793	ADU	R									0		1						9/30/2024	1									0		NONE	Y			ADU									
	017322116	451 W PALM AVE		B24-01917	ADU	R									0		1						11/15/2024	1									0		NONE	Y			ADU									
	030012104	12736 HIGHVIEW LN		B23-01625	ADU	R									0		1							1		1						8/3/2024	1		NONE	Y			JADU									
	017139202	47 N MICHIGAN DR		B23-01860	ADU	R									0		1							1		1						7/2/2024	1		NONE	Y			JADU									
	030053113	1724 ALLISON WAY		B23-01923	ADU	R									0		1							1		1						12/17/2024	1		NONE	Y			JADU									
	017506128	960 CHESTNUT AVE		B24-00307	ADU	R									0		1							1		1						11/19/2024	1		NONE	Y			JADU									
	017218122	340 S SAN MATEO ST		B24-00979	ADU	R									0		1							1		1						8/21/2024	1		NONE	Y			JADU									
	017236206	1349 W CYPRESS AVE		B24-01301	ADU	R									0		1							1		1						12/3/2024	1		NONE	Y			JADU									
	017202222	1117 BROOKSIDE AVE		B24-00015	ADU	R									0		1						1/29/2024	1									0	0	NONE	Y			JADU									
	016778141	113 YVETTE CT		B24-01156	ADU	R									0		1						10/2/2024	1									0	0	NONE	Y			JADU									
	016807118	1691 LIV CT		B24-01932	ADU	R									0		1						11/20/2024	1									0	0	NONE	Y			JADU									
	029216516	10941 NEVADA ST		B24-00166	SFD	O									0							1	2/1/2024	1									0		NONE	Y			Affordability calculator		1	Demolished	O					
	016915810	520 RUIZ ST		B24-00914	SFD	O									0							1	9/13/2024	1									0		NONE	Y			Affordability calculator		1	Demolished	O					
	016932136	204 11TH ST		B24-01319	SFD	O									0							1		1							1	11/15/2024	1		NONE	Y			Affordability calculator		1	Demolished	O					
	016906602	14 W SUN AVE		B24-01446	SFD	O									0							1	10/4/2024	1									0		NONE	Y			Affordability calculator		1	Demolished	O					
	016915809	524 RUIZ ST		B24-01744	SFD	O									0							1	8/29/2024	1									0		NONE	Y			Affordability calculator		1	Demolished	O					
	016907213	907 ALTA ST		B24-02027	SFD	O									0							1		1							1	10/8/2024	1		NONE	Y			Affordability calculator		1	Demolished	O					
	029219214	360 KANSAS ST		B24-02138	SFD	O									0							1	12/18/2024	1									0		NONE	Y			Affordability calculator		1	Demolished	O					
															0									0									0															
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Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	967	-	-	98	-	80	-	-	-	-	-	230	**737**
	Non-Deed Restricted		1	-	2	7	42	-	-	-	-	-		
Low	Deed Restricted	615	-	-	-	103	-	-	-	-	-	-	165	**450**
	Non-Deed Restricted		6	1	5	50	-	-	-	-	-	-		
Moderate	Deed Restricted	652	-	-	-	-	-	-	-	-	-	-	19	**633**
	Non-Deed Restricted		6	6	7	-	-	-	-	-	-	-		
Above Moderate		1,282	332	5	72	151	72	-	-	-	-	-	632	**650**
Total RHNA		**3,516**												
Total Units			**345**	**12**	**184**	**311**	**194**	**-**	**-**	**-**	**-**	**-**	**1,046**	**2,470**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	484		-	98	-	3	-	-	-	-	-	**101**	**383**

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1.1-1 RHNA Rezoning	**Within three years of Housing Element adoption, rezone land to provide adequate capacity for at least 4,219 units on suitable sites. - 1,898 very low and low income units - 782 moderate Income units - 1,538 above moderate income units The rezoning program would rezone a minimum of 119 acres and provide for 30 du/ac with a minimum density of 20 du/ac for lower-income sites. Each site will be able to accommodate a minimum of 16 units. The City will incorporate a replacement housing provision for any sites with existing residential use and will permit multifamily uses without discretionary action. This program shall comply with all applicable provisions of Government Code section 65583.2.**	**10/25/2024**	**In progress in 2024; deadline extended to 2/12/2026 per Gov. Code 65583.4 (Resolution No. 8655); Draft Supplemental EIR circulated in 1st quarter of 2025; anticipate completing rezoning action in mid-2025.**

1.1-2 Voter Measure Analysis	**The City will conduct a detailed legal analysis of all aspects of Measure U, and any future voter measures, to evaluate the consistency of the Measure(s) provisions with State housing laws. The City will interpret voter measures, and take any other action as necessary, in a manner that facilitates compliance with the RHNA, addressing constraints on housing and other State housing laws, and will adopt City policies accordingly.**	**12/23/2024**	**In progress**
1.1-3 Transit Villages Specific Plan	**Adopt the Transit Villages Specific Plan by the end of 2022 to allow for greater residential development around the three new light rail stations, and implement objective design standards with a form-based code. Use the TVSP to facilitate smart-growth planning principles, downtown revitalization, and infill development. The TVSP will allow for residential densities per the 2035 General Plan and6th Cycle Housing Element and allow multi-family residential uses. TVSP area is a total of 947 acres. Draft TVSP use list allows multiple housing types by-right (Permitted use) including supportive and transitional housing. This program shall comply with all applicable provisions of Government Code section 65583.2.**	**12/31/2022**	**Completed. Transit Villages Specific Plan adopted on 10/18/2022.**

1.1-4 By-Right Approval of Projects with 20 Percent Affordable Units on "Reused" Site	**Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent "reuse sites" previously identified in the 4th and 5th Cycles Housing Element, and on sites that are being rezoned to accommodate the lower-income RHNA. This program shall comply with allapplicable provisions of Government Code section 65583.2.**	**10/31/2025**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.1-5 No Net Loss Monitoring	**Pursuant to SB 166 (No Net Loss), the City will develop a procedure to track: • Unit count and income/affordability assumed on parcels included in the sites inventory. • Actual units constructed and income/affordability when parcels are developed. • Net change in capacity and summary of remaining capacity in meeting remaining RHNA.**	**Development of the procedure by October 2022, ongoing maintenance thereafter**	**Tracking tool completed, monitoring on-going.**
1.1-6 Minimum Densities	**Amend the Zoning Ordinance to establish minimum densities for residential and mixed-use zones to ensure that residential projects are developed close to their maximum densities (70% of the maximum allowed by base-zoning).**	**10/31/2025**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**

1.1-7 Achieving the General Plan Densities	**Amend the zoning ordinance and development standards to ensure it is consistent with the Redlands 2035 General Plan. Specifically, ensure each implementing zone allows up to the maximum permitted by the General Plan, pursuant to AB 3194.**	**10/1/2024**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.1-8 Development of Non-Vacant Sites	**Establish an outreach and coordination program through the Economic Development Division to connect developers, builders, and owners of non-vacant sites. Program shall: (1) Emphasize reaching out to owners of on-vacant sites to discuss any interest in redeveloping and available incentives. (2) Marketing and advertising these sites to the development community along with any incentives that might be available. (3) Establish quarterly meetings with developers and builders.**	**Initiate by October 2022, and maintain throughout planning period on a quarterly basis.**	**Not yet started**

1.1-9 Lot Consolidation and Small Site Development	**Planning Staff will develop a menu of possible incentives for lot consolidation and bring the matter to the City Council for decision. The incentive package is intended to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element.** **The resulting lot consolidation incentive program will include an annual outreach component to contact property owners and potential developers of housing affordable to lower income households. The following incentives will be brought forward by Staff for consideration by at the discretion of the (Planning Commission/City Council):** **(1) Parking reduction** **(2) Alternative parking arrangements** **(3) Signage bonus. City shall advertise and promote lot consolidation provisions to existing property owners and prospective mixed-use developers.**	**Develop incentives by October 2022 and adopt Zoning Ordinance Amendment by October 2023; outreach conducted annually**	**Not yet started**

1.1-10 Reuse of Single-Family Dwelllings	**The City will perform annual outreach to property owners of single-family dwellings in multi-family districts to make them aware of the opportunity to convert the single-family building to a multi-family building. Specific and enhanced outreach will be targeted to residents in high opportunity areas, particularly in South Redlands. Single-family dwellings in the R-2, R-2-2000, and R-3 districts are eligible for reuse. City will provide technical assistance with planning and permitting. The City will amend development standards to prevent non-conforming situations during reuse of single-family dwellings.**	**Initiate outreach in 2023. Amend development standards in 2023.**	**Zoning code amendment drafted (to allow SFR re-use or conversion to a multifamily dwelling as a Permitted use); legal review completed; anticipate adopting ordinance in 2025.**
1.1-11 Housing Overlay for Educational and Religious Properties	**The City will establish a housing overlay district which would permit housing as an accessory use on educational and religious parcels. The overlay includes approximately 673 acres on 171 parcels in the City. The overlay will have an inclusionary requirement to promote affordable housing, and will be studied in conjunction with Program 1.3-2. The City will conduct outreach through website information and property owner outreach on an annual basis to inform property owners of the Housing Overlay. The City will provide technical planning and entitlement assistance to applicants.**	**10/31/2023**	**Implemented by new State law.**

1.2-1 Emergency Shelters	**Update the zoning ordinance to amend standards for emergency shelters to comply with recent changes to state law (AB 139).**	**10/1/2023**	**Completed (Resolution No. 8513 adopted on 9/19/2023).**
1.2-2 Low Barrier Navigation Centers	**Update the zoning ordinance to provide opportunities for Low Barrier Navigation Centers to comply with recent changes to state law (AB 101).**	**10/1/2023**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.2-3 Transitional and Supportive Housing	**Update the zoning ordinance to comply with changes to state law regarding Transitional and Supportive Housing, including allowing supportive housing by-right in zones where multifamily and mixed uses are permitted, pursuant to Government Code section 65651. (SB 745 and AB 2162).**	**10/1/2023**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.2-4 SRO Ordinance	**Adopt a Single Room Occupancy (SRO) ordinance to provide additional housing opportunity for low- and very low-income households near the planned Metrolink/Arrow light rail stations.**	**10/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.2-5 Group Homes	**Review zoning provisions for large group homes (7+ persons) and implement mitigating strategies to remove potential constraints on the production of large group homes. Ensure zoning standards facilitate approval certainty and objectivity in the development of large group homes. Amend the Zoning Ordinance to allow group homes in all zones that allow residential uses. Amend Zoning Ordinance to clarify group homes/ community care facilities of 6 or fewer people do not need to be licensed by the State.**	**10/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**

1.2-6 FAR based development fees	**Study and consider FAR based development fees (as opposed to unit based fees) to create financial incentives for the creation of additional units.**	**6/1/2025**	**Not yet started**
1.2-7 Amend Development Standards	**Amend parking requirements, open-space standards, and setbacks for multi-family properties to further incentivize and encourage higher density development.**	**12/1/2023**	**In progress**
1.2-8 Ballot Measures: SECBS	**Ensure that Socio Economic Cost Benefit Studies are reviewed and analyzed in an objective manner. Develop objective standards and thresholds for the SECBS checklist. By October 2024, complete a City-initiated study that evaluates the effectiveness of measures and consider alternative actions if needed.**	**10/1/2023**	**Not yet started**
1.2-9 Ballot Measures: Environmental Impacts	**Clarify and implement the "no environmental impact" provision of the ballot measures to allow and mitigate potentially significant impacts as allowed by CEQA .**	**10/1/2023**	**Not yet started**
1.2-10 Objective Desiign Standards: SB 330	**Pursuant to SB 330, review and revise development standards and design guidelines by the end of 2023 to ensure City requirements are objective, neutral, and feasible. Prior to the adoption of objective standards, City will continue to apply current standards in an objective manner.**	**12/1/2023**	**In progress**
1.2-11 Density Bonus Update	**Amend the Density Bonus Ordinance to comply with recent changes to state law (AB 2345).**	**10/1/2025**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**

1.2-12 Mixed Uses in Commercial Zones	**Amend the City's C-3, C-4, and A-P zones to create objective standards for mixed-uses and facilitate the redevelopment of commercial sites to mixed-use.**	**10/1/2025**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.2-13 Remove CUP Requirement for Multi-Family Developments	**Amend the zoning ordinance to remove the conditional use permit requirement for multi-family developments of 35 units or more.**	**10/1/2025**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.2-14 Waive preapplication fee for affordable housing projects	**Mitigate non-governmental and financial constraints by waiving pre-application meeting fees and providing technical assistance to housing projects that propose to provide below market-rate units.** **Provide expedited processing for projects that propose low-income, extremely low-income, or special needs units.**	**10/1/2022**	**In progress**
1.2-15 Non-governmental constraints. Environmental Information Mapped	**Continue to provide information and maps of known environmental constraints at the planning and zoning counter to provide additional clarity and certainty and mitigate non-governmental constraints for project applicants.**	**On-going**	**On-going**
1.2-16 Floodplain Development	**Review the City's development standards (such as setbacks, lot dimensions, etc.) within the floodplain to reduce the need for variances for projects needing to elevate structures to meet FEMA floodplain requirements. Current code requires buildings to be sited near the sidewalk for urban development, however this presents challenges with elevating building pads out of the flood zone.**	**12/1/2023**	**On-going; Transit Villages Specific Plan adopted on 10/18/2022 and is being implement (on-going).**
1.2-17 Definition of Family	**Amend the definition of family to comply with state law.**	**12/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**

1.2-18 Employee and Farmworker Housing	**Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.** **Pursuant to Health and Safety Code section 17021.6, employee housing for six or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Revise zoning to allow employee housing in all applicable zones throughout the City.**	**12/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.2-19 Streamlined Ministerial Approval Permit Procedures	**The City will review its approval processes to ensure it accommodates streamlined applications, pursuant to Senate Bill 35.**	**On-going**	**On-going**
1.2-20 Extend Affordability Covenant Time Length	**The City will extend the affordability covenant time length from 55 years to 99 years.**	**10/1/2023**	**Under review**
1.2-21 Proportional Impact Fees	**The City will revise its development impact fees for residential uses so that the fee is proportional to the size of the unit. The City will also provide an explanation of each fee to comply with transparency provisions of AB 602 and AB 1483.**	**12/1/2023**	**Not yet started**

1.3-1 Surplus Lands	**Annually review and assess City-owned properties and determine if they are considered "surplus lands" pursuant to the Surplus Lands Act. Dispose of any surplus property pursuant to the act and HCD guidance. City will initiate zone changes when dispensing of surplus land to facilitate housing development for extremely low, low, and moderate income households. The City will provide technical planning assistance to the acquiring party to facilitate efficient permit processing and will inform the acquiring party of all available incentives, i.e., lot consolidation, density bonus, etc.**	**Annually review City-owned parcels; perform appropriate rezoning as parcels are dispensed. Seek to dispense or lease parcels twice in the planning period.**	**On-going**
1.3-2 Inclusionary Housing Ordinance	**Conduct a feasibility study on the financial viability and potential of an inclusionary housing ordinance. If appropriate and financially feasible, adopt an inclusionary ordinance to require the development of housing units for extremely low, low, and moderate income households.**	**Complete feasibility study by October 2023; bring forward inclusionary ordinance within 6 months of study completion.**	**Completed. Inclusionary Housing Ordinance adopted on 7/05/2023.**
1.3-3 Displacement Prevention (SB 330 and AB 1397)	**Pursuant to State law, amend the Zoning Ordinance by the end of 2022 to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in the State Density Bonus Law.**	**12/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.3-4 Priority Water and Wastewater Service for Affordable Housing Developments	**Adopt written policies and procedures consistent with State law.**	**10/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**

1.3-5 Rental Inspection Program / Landlord Registration	**The Rental Inspection Program enhances the quality of rental properties and thereby the quality of life for tenants throughout the City and ensures that all rental properties are maintained in accordance with City standards. City inspectors inspect rental properties for exterior code violations and will issue corrective reports to property owners/landlords. Examples of reportable issues include: roof leaks, unsafe fire conditions, unsafe stairs, unmaintained landscaping or parking/driving areas.**	**On-going**	**On-going**
1.3-6 Outreach and Education	**Educate and inform landlords about AFFH through continuation of the Crime Free Program. Provide information and educational materials for Housing Choice Vouchers, foreclosure assistance programs, the state's new source of income protection (SB 329 and SB 222) on the City website and at the public counter.**	**Initiate by October 2022. Provide materials on an on-going basis. The website will be updated annually.**	**On-going**
1.3-7 Homeless Support	**Administer CDBG funds received from the County to service providers including local nonprofits. Prioritize funds that will assist with the development of housing for the unhoused population.**	**On-going**	**On-going; Redlands Home Key homeless housing center opened in December 2022.**
1.3-8 Homeless Assistance Program	**Continue the operation of homeless assistance program through the Police Department. Assist in connecting homeless individuals to local service providers, as well as continue to fund for shelter beds with available grant funding and donations.**	**On-going**	**On-going; Redlands Home Key homeless housing center opened in December 2022.**

1.3-9 Facilitate Tenant Protection Act of 2019 (AB 1482) Compliance	**Ensure compliance with new state tenant protection measures, including maximum annual rent increases, just cause evictions, and financial compensation requirements to stabilize residents living in areas at risk of displacement, including the area of high segregation and poverty in downtown Redlands. In coordination with Program 1.5-11, provide information to landlords and tenants regarding tenant protections and post information online and in community centers.**	**Ongoing. Post information within 6 months of housing element adoption. Distribute materials at outreach events twice annually.**	**Completed and on-going. Information for landlords tenants is provided on city's Housing webpage, and updated as needed (implementation is on-going).**
1.3-10 Project HomeKey: Supportive and Affordable Housing	**They City will establish 98 supportive housing units by converting an existing motel. The City has executed a Memorandum of Understanding with Shangri-La Industries (motel owner) and Step-Up on Second (supportive services operator).**	**Begin housing operations in 2024 or as soon after construction as possible**	**Completed. Redlands Home Key homeless housing center opened in December 2022 and began housing the target poulation in January 2023.**
1.3-11 Housing Solutions Coordinator	**The City will establish a position for a Homeless Solutions Coordinator (HCS). The HCS will collaborate with existing non-profits and county agencies to connect both transitory and chronically homeless individuals with resources and services, including housing, education, job assistance, medical services, and substance abuse counseling.**	**Fill HCS position by October 2022**	**Position is filled; on-going.**

1.3-12 Single Room Occupancy	**See program 1.2-4. (Adopt a Single Room Occupancy (SRO) ordinance to provide additional housing opportunity for low- and very low-income households near the planned Metrolink/Arrow light rail stations.)**	**10/1/2022**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.4-1 Preservation of at-risk housing	**The City has an inventory of 120 publicly assisted housing units affordable to lower income households. These units are deed restricted for long-term affordability. Between October 15, 2021 and October 2029, 60 publicly assisted units at the Citrus Arms development are on a 5-year contract which has historically been renewed, however are considered at risk of converting to market rate housing. - Monitor Project Status Annually - Ensure property owners comply with extended noticing requirements under state law. - Include preservation as an eligible use in notices of funding availability. - Proactively coordinate with qualified entities. -Assist with funding or support funding applications. -Educate, support and assist tenants.**	**Annually**	**On-going**

1.4-2 Rehabilitate and improve condition of existing affordable housing stock	**Make available on the City website and at the Planning Department information on programs and resources available to property owners for assistance with home repairs and improvements. Direct information to property owners in low resource areas by conducting outreach once annually.**	**On-going**	**On-going**

1.5-1 Place Based Improvements	**The City applies for and receives an annual allocation of CDBG funds from the County. These funds are used to install and upgrade public facilities (sidewalks, alleyways, ADA accessibility improvements) in lower income neighborhoods or where civic services are offered.** **Prioritize CDBG funds for the development of low income housing and special needs housing, with place based improvements surrounding those projects.** **Specific improvements the City plans to undertake are:** **• Development of a 98-unit permanent affordable housing complex complete with supportive services (FY 23).** **• Citywide street repaving project prioritized based on road condition (ongoing).** **• Renovations to Texonia Park (north Redlands) (FY ’23).** **• Creation of a football field at Crafton Park (FY ’23).** **• Restroom structure replacement at Sylvan Park (north Redlands) and Ford Park (east Redlands) (FY ’23).** **As noted in Program 1.1-3. Place-based improvements from the Transit Village Specific Plan include:**	**Annually apply for CDBG funds, specific place based CIP projects per the CIP schedule**	**Transit Villages Specific Plan completed and adopted on 10/18/2022, and implementation is on-going (through individual development project proposals and various City capital improvements when feasible).**
1.5-2 Coordinate with Inland Fair Housing and Mediation Board	**Continue to utilize the County's contract with the Inland Fair Housing and Mediation Board to provide fair housing services, testing, and resources to residents of Redlands.**	**On-going**	**On-going**

1.5-3 Promotion of Fair Housing Information	**Publicize Fair Housing Information, including information about tenants' rights, landlord requirements, and recent litigation on the City's website, social media platforms, and through physical promotional material (e.g., flyers, posters).**	**On-going**	**Completed. Fair Housing information provided on city's Housing webpage, and updated as needed (implementaiton is on-going).**
1.5-4 Expand fair housing outreach in communities with disproportionate needs	**Amend and expand fair housing outreach to facilitate dialogue with communities facing disproportionate needs. Host a community feedback meeting annually to obtain resident feedback on community planning issues, fair housing topics, and ongoing City programs.**	**On-going**	**On-going**
1.5-5 Fair Housing Reporting	**Acquire and analyze data from Inland Fair Housing and Mediation Board annually to review potential areas of fair housing issues.**	**On-going**	**On-going**
1.5-6 Regional Coordination	**Participate in regional efforts and coordination to respond to discrimination and fair housing issues and monitor progress towards addressing impediments to fair housing choice.**	**On-going**	**On-going**
1.5-7 Enforcement of Fair Housing Laws	**Accept Fair Housing violation complaints and forward to the Fair Housing and Mediation Board for enforcement.**	**On-going**	**On-going**
1.5-8 Increasing Residential Development and Opportunity in Transit Accessible and Smart Growth Areas	**Increasing Residential Development and Opportunity in Transit Accessible and Smart Growth Areas**	**2023**	**Completed; Transit Villages Specific Plan adopted on 10/18/2022 and being implemented (on-going).**
1.5-9 Mobile Home Park Preservation	**Continue to implement the Mobile Home Rent Control ordinance to prevent displacement of lower-income and at risk populations.**	**On-going**	**On-going**

1.5-10 NOFA / Nonprofit Housing Development	**Identify funding from federal, State, and local sources to expand affordable housing opportunities within the City and share these opportunities with local service providers and the development community. Prioritize these opportunities to identified developers of low-income housing and supportive housing.**	**Identify and share information by October 2022. Provide materials on a quarterly basis.**	**Not yet started**
1.5-11 Provide training for multi-family housing landlords	**Continue to provide 2-day Crime-Free Multi-Housing/Rental Property Training to multi-family landlords in the City to educate landlords on a wide range of issues including eviction process, Fair Housing issues, tenant screening, acceptance of HCVs as a legitimate source of income, and others. Ensure that landlords are aware of new source of income discrimination laws.**	**On-going**	**On-going**
1.6-1 Educational Campaign and Information	**Promote information and tools available to facilitate ADU construction. Provide easily accessible information on the City's website, at the zoning counter. Coordinate with SBCTA to utilize regional resources and adopt policies, procedures, and standards consistent with neighboring jurisdictions to streamline ADU applications. Encourage ADU and SB 9 production in southern Redlands and high resource areas.**	**Identify information resources and tools by October 2022 and provide information on an ongoing basis.**	**Completed. ADU information provided on city's Planning Division's webpage, including current State law, and updated as needed (on-going).**

1.6-2 Pre-Approved Plan Sets	**Make a variety of pre-approved ADU plan sets available to facilitate reduced applicant cost and expedited review for ADUs. Ensure example plans provide choices and diversity in size to accommodate a variety of household sizes and types.**	**10/1/2022**	**Completed. ADU information provided on city's Planning Division's webpage, including links to building plans approved by other agencies (on-going). City of Redlands has hired a consultant to prepare unique models of pre-approved ADU building plans specifically for Redlands (anticipate completion in 2025).**
1.6-3 Updated ADU Regulations to meet state law	**Amend the Zoning Ordinance to address multiple recent changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an ongoing basis and revise the Zoning Ordinance as appropriate.**	**10/1/2024**	**Zoning code amendment drafted; legal review completed; anticipate adopting ordinance in 2025.**
1.6-4 ADU Tracking and Monitoring	**Annually monitor the development and affordability of ADUs. If trends indicate a potential shortfall in meeting the estimated ADUs in the sites inventory, consider additional efforts to incentivize ADU production and reassess and revise the overall sites strategy for the RHNA within one year through adjusting ADU capacity assumptions with actual permitted units, and/or identifying additional sites to expand site capacity to the extent necessary to accommodate the RHNA.**	**On-going**	**On-going**
1.7-1 Reclaimed Water	**Continue to require the installation of reclaimed water infrastructure by new development when feasible.**	**On-going**	**On-going**
1.7-2 Lighting Efficiency	**Make available and distribute informational materials during the building permit process about energy-efficient lighting for residential buildings.**	**Ongoing activity, post information on City website by October 2022**	**On-going**
1.7-3 Pursue Energy Efficient/Alternative Energy Funding	**Increase efficiency and pursue alternative energy opportunities.**	**On-going**	**On-going**

Jurisdiction	Redlands
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Redlands	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Redlands	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Redlands	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Redlands	
Reporting Period	2024	(Jan. 1 - Dec. 31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Redlands	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Redlands	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Redlands	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
Total Units		4

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	80
	Non-Deed Restricted	42
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		72
Total Units		194

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		79
Total Units		95

City Council Meeting **I. 6.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the San Bernardino County Municipal Separate Storm Sewer System - National Pollution Discharge Elimination System (NPDES) Common Interest, Joint Defense, And Confidentiality Agreement Among Permittees (Development Services Director Desatnik)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

I move to authorize the Mayor to execute the San Bernardino County Municipal Separate Storm Sewer System - National Pollution Discharge Elimination System (NPDES) Common Interest, Joint Defense, And Confidentiality Agreement Among Permittees on behalf of the City of Redlands.

RECOMMENDATION:

Staff recommends the City Council authorize the Mayor to execute the San Bernardino County Municipal Separate Storm Sewer System - National Pollution Discharge Elimination System (NPDES) Common Interest, Joint Defense, And Confidentiality Agreement Among Permittees on behalf of the City of Redlands.

DISCUSSION:

The Municipal Separate Storm Sewer System (" MS4") Permit allows municipalities to collect and discharge stormwater runoff into water bodies. It requires municipalities to implement best management practices to reduce, minimize, or eliminate pollutants in stormwater runoff with the end objective of protecting water quality.

The permit is issued jointly to the County of San Bernardino, the San Bernardino County Flood Control District ("SBCFCD"), and the sixteen incorporated cities in the Santa Ana River Watershed portion of San Bernardino County. The San Bernardino County Flood Control District is the Principal Permittee. Its primary responsibilities are to administer the overall stormwater program in conjunction with the cities, lead in the development of programs, act as the liaison with water board staff and prepare the consolidated required reports.

San Bernardino County and the sixteen incorporated cities are "Co- Permittees" and are responsible to implement individual program elements in their individual jurisdictions and to fiscally support the county-wide program. The permit is regulated under the Santa Ana Regional Water Quality Control Board District 8 ("RWQCB"). The current San Bernardino County MS4 Permit Order No. R8-2010- 0036, NPDES Permit No. CAS618036 ("Permit"), which expired on January 29, 2015, was administratively extended by the RWQCB until a new permit is issued. In 2015, in anticipation of review and negotiations in response to the new proposed permit, the SBCFCD initially engaged the services of Chris M. Amantea, Esq. to assist on legal and other issues related to the renewal of the MS4 NPDES Permit, as well as on other matters necessary to representation of the MS4 Permittee Group in connection with negotiating the terms of the next term MS4 Permit. At this time, San Bernardino County Counsel now uses the firm of Meyers Nave to further represent the San Bernardino County Flood Control District as the Principal Permittee of the San Bernardino County Stormwater Program.

On February 4, 2022, the Santa Ana Regional Water Control Board conducted a Public Workshop to present the Board Staff's Working Proposal for the next term permit. It was originally anticipated that the permit would be adopted by the end of 2022 with an effective date of January 2023. A new permit was not finalized. The RWQCB has now shifted their stormwater strategy to have a Regional Permit with San Bernardino, Riverside and Orange Counties along with incorporated cities for a total of 60 Permittees.

A tentative order was released by the RWQCB in March 2024 with a 60-day comment period which was then extended to 120 days. An extensive comment letter was submitted to the RWQCB on July 3, 2024, by the Tri-County Group made up of the 60 co-permittees led by the Counties’ Principal Permittees.

The proposed Common Interest, Joint Defense and Confidentiality Agreement among Permittees ("Agreement") will allow the Parties (Principal Permittee and Co-Permittees) to establish a common interest group with respect to the Permit Proceedings, preserve to the fullest extent possible all applicable legal and evidentiary privileges, including the protections of the attorney-client privilege, the work product doctrine, the joint defense/ common interest privilege, and the deliberative process and official information privileges. The purpose of this

Council action is to authorize participation at this time.

ALTERNATIVES:

The Council may choose not to authorize the Mayor to execute the proposed agreement. The city would not be allowed to participate in meetings and not receive information regarding privileged communications related to the new Permit proceedings.

STRATEGIC PLAN:

Supports Strategic Plan Priority B - Public Health and Safety

SUBMITTED BY:
Brian Desatnik, Development Services Director

RECOMMENDED BY:
Charles M. Duggan Jr., City Manager

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director
Christopher Boatman, Assistant City Manager

PREPARED BY:
Donald Young, One Stop Permit Center Manager

Fiscal Impact

Fiscal Year:	25/26
Revenue Generating:	No
Appropriation Required Y/N:	No

Discussion:

Overall fiscal impacts are not known at this time. However, the costs incurred by San Bernardino County Counsel under this agreement will be paid through the San Bernardino County Area -Wide Stormwater Program Budget, to which the City contributes its pro- rata share. The current and next fiscal year budgets do each contain an allocation for this expenditure.

Attachments

Attachment A - Agreement

COMMON INTEREST, JOINT DEFENSE, AND CONFIDENTIALITY AGREEMENT AMONG PERMITTEES

This Common Interest, Joint Defense, and Confidentiality Agreement ("Agreement") effective on January 1, 2022 is entered into by and among San Bernardino County ("County"), the San Bernardino County Flood Control District ("District"), and the cities of Big Bear Lake, Chino, Chino Hills, Colton, Fontana, Grand Terrace, Highland, Loma Linda, Montclair, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Upland, and Yucaipa ("Cities") (collectively the "Parties" or individually a "Party").

RECITALS

A. The County, District, and Cities own and/or operate storm water and urban runoff conveyance systems, including flood control facilities, commonly referred to as municipal separate storm sewer systems or storm drains, through which storm water and urban runoff are discharged into waters of the United States that are located within the Santa Ana Region.

B. The District, as Permittee, and the Cities, as Co-Permittees (jointly "Permittees"), are subject to a National Pollutant Discharge Elimination System ("NPDES") Permit and Waste Discharge Requirements, Order No. R8-2010-0036, NPDES No. CAS618036 ("Permit").

C. The Santa Ana Regional Water Quality Control Board ("Regional Board") issued the Permit on January 29, 2010 for a five-year term. The Permit designates the District as "Principal Permittee" under the Permit, and the District administers and coordinates many of the permit requirements on behalf of all the Permittees.

D. On June 28, 2011, the Parties entered into an Implementation Agreement to establish an integrated storm water management program ("Program") that included development of a Management Committee to coordinate compliance, including establishing budgets, to set forth the duties of the Parties, to provide reimbursement to the District for administrative responsibilities, and to share costs to implement the Program. The Implementation Agreement, attached hereto as **Exhibit A**, sets forth the percentage of costs that each Party agreed to contribute to implement the Program. The term of the Implementation Agreement coincides with the term of the Permit and expires six months after the Final Permit, as defined below, is approved.

E. To renew the Permit, the Permittees submitted a Report of Waste Discharge for renewal on August 1, 2014.

F. Though the Regional Board has not yet issued a renewal of the Permit, the Permittees continue to implement and comply with the Permit.

G. The Parties believe that the Regional Board may be circulating a draft version of the new permit ("Draft Permit") in approximately January 2022.

H. Each of the Parties has a shared common interest in proceedings related to the Draft Permit, including negotiating the terms of the Draft Permit with the Regional Board, participating in the administrative hearing to adopt the Draft Permit as the final permit ("Final Permit"), seeking administrative or judicial review of any terms in the Final Permit that warrant reconsideration, defending any adverse future claims or actions related to the Final Permit, and addressing any and all types of legal challenges to the Draft or Final Permit (jointly "Permit Proceedings"). Each of the

Parties intends to appear in administrative hearings as well as any potential future actions related to the Draft or Final Permit to represent the common interests of the Parties as well as each Party's own separate interests, some of which may be unique. Such representation of separate or unique interests is not inconsistent with the common interests of the Parties.

I. Nothing in this Agreement is meant or should be construed to affect a Party's legal obligation to exercise its independent judgment as required by law concerning the Permit Proceedings.

J. Without admitting any individual or shared liability, and expressly denying same, the Parties here assert that it will best serve their common interests to coordinate their efforts and share certain privileged and confidential information, in order to respond effectively to and negotiate with the Regional Board as well as to address and/or defend claims during the Permit Proceedings by the Regional Board or any parties that become adverse parties. Such coordination of effort and sharing of information is not intended to waive and shall not waive any privilege or protection otherwise applicable.

K. By this Agreement, the Parties seek to establish a common interest group with respect to the Permit Proceedings, preserving to the fullest extent possible all applicable legal and evidentiary privileges, including the protections of the attorney-client privilege, the work product doctrine, the joint defense/common interest privilege, and the deliberative process and official information privileges.

L. The Parties and their respective legal counsel are referred to herein as "the Common Interest Group."

M. The Parties intend for this Agreement to allow for the inclusion of additional members of the Common Interest Group with the consent of all Parties.

N. The Parties intend for the scope of this Agreement to include any later-filed related actions that raise or implicate similar interests of the Parties without the necessity of amending this Agreement.

TERMS AND CONDITIONS

Therefore, in consideration of the mutual promises contained and incorporated in the above Recitals in this Agreement, the Parties agree as follows:

1. Purpose. It is the purpose of this Agreement to memorialize the Parties' intentions concerning the exchange of information during the Permit Proceedings, and to support a joint defense and/or common interest based upon the assertion by the Parties, or any Party, of the attorney-client privilege, work product doctrine, deliberative process and official information privileges, and any other privileges and protections that may apply to any Joint Defense Communications (as defined in Paragraph 3 below) that may be shared among members of the Common Interest Group. This Agreement addresses the flow, handling, security, and disclosure of documents, data, and oral and written information that are not produced pursuant to formal or informal discovery requests, and that may be exchanged by members of the Common Interest Group. It is the intention of the Parties that the exchange of Joint Defense Communications among the members of the Common Interest Group will not constitute a waiver of any privilege or protection, including without limitation the attorney-client privilege, the attorney work product

doctrine, and the deliberative process and official information privileges. The Parties agree that any consultation between the Parties or among their counsel, and any exchange of work product or other Joint Defense Communications are in reliance on the Parties' common interests, as described herein, and their intent to share information and cooperate in joint defense efforts without waiving any privilege or protection. In this regard, the Parties have agreed to provide reasonable cooperation in the execution of their respective duties under this Agreement. However, no obligation to share any documents, data or information is created by this Agreement.

2. Lawsuits. To the extent related to the Permit Proceedings, the Parties expressly state their intention to include in this Agreement any lawsuits related to adverse claims (other than a lawsuit by one Party or Parties against another Party or Parties), that have been or may be filed by or against any Party at any time during the pendency of this Agreement without the necessity of amending this Agreement.

3. Joint Defense Communications.

a. "Joint Defense Communication" means any documents, data, or information (including correspondence, reports, studies, memoranda of law and/or fact, factual material and summaries, mental impressions, transcripts, digests, and any other written material or oral information of any kind whatsoever) that relate to matters addressed by this Agreement that any Party receives from any other Party or its officers, partners, employees, agents, consultants, attorneys, representatives, or experts that would otherwise be protected from disclosure to third parties pursuant to applicable legal and evidentiary privileges, including the attorney-client privilege, work product doctrine, and/or the deliberative process and official information privileges. The Parties intend that all Joint Defense Communications shall remain privileged or protected when communicated to any other Party or its elected officials, officers, partners, employees, agents, consultants, attorneys, representatives, or experts in accordance with the common purpose concepts in California Evidence Code § 912(d) and articulated in *California Oak Foundation v. County of Tehama* (2009) 174 Cal.App.4th 1217, *Raytheon Co. v. Superior Court* (1989) 208 Cal.App.3d 683, and *Continental Oil Co. v. United States* (9th Cir. 1964) 330 F.2d 347, and their progeny. Each of the Parties and counsel agree that all Joint Defense Communications they receive from any Party or its representative shall be treated and maintained by the receiving Party as privileged and confidential, and not disclosed to third parties, except as provided in this Agreement.

b. Joint Defense Communications may be disclosed or transferred between any or all of the Parties orally or in writing and by any other appropriate means of communication. The Parties agree that all Joint Defense Communications shared pursuant to this Agreement shall be held in strict confidence by the Parties and by all persons to whom the Joint Defense Communications are disclosed and shall not be disseminated outside the Common Interest Group. All Joint Defense Communications received from Parties pursuant to this Agreement are subject to the joint defense and common interest privileges or protections and must be held in strict confidence by the receiving party and its counsel. The receiving party may disclose Joint Defense Communications only to its counsel, authorized representatives, and those of its board members, councilmembers, supervisors, directors, officers, employees, agents, independent contractors, consultants and retained experts who have a need to know. Each Party agrees that its independent contractors will agree to keep all Joint Defense Communications confidential in accordance with the terms of this Agreement before any Joint Defense Communications is provided to them. If a Party intends to disclose a Joint Defense

Communication only to certain members of the Common Interest Group, the disclosing Party shall specify the members who are entitled to review or receive that information or document. All Parties agree that they will not share or disclose such Joint Defense Communications to any Party or person who is not designated by the disclosing Party.

c. A Joint Defense Communication that is exchanged in written or document form and that is intended to be confidential shall be marked "Confidential: Privileged Communication" or with a similar heading indicating confidentiality. To the extent possible, the header or footer should further list all other privileges and protections that may be applicable to the particular Joint Defense Communication, including the attorney-client privilege, work product doctrine, and/or the deliberative process and official information privileges. However, failure to mark or identify a Joint Defense Communication as "Confidential: Privileged Communication" or a similar heading shall not constitute a waiver of any applicable legal or evidentiary privilege or protection that may apply.

d. Waiver of the joint defense and common interest privileges or protections are effective only when all Parties unanimously agree to the waiver. Any Party (the "Disclosing Party") may, without permission from the other Parties, use, for the Disclosing Party's own purposes, any information that the Disclosing Party disclosed to and shared pursuant to this Agreement.

e. Any Party who receives Joint Defense Communications shall not disclose such Joint Defense Communications or the information imparted thereby to any other third party without the express prior written consent of the other Parties. Any unauthorized disclosure of any Joint Defense Communication to any third party shall not constitute a waiver of any applicable privilege or protection. However, no provision in this Agreement shall be construed to limit the right of any Party to disclose any documents or information that such Party obtained through means other than a Joint Defense Communication.

f. Although documents and information that are not otherwise privileged will not gain the protection of any privilege by virtue of being a part of a Joint Defense Communication, each Party shall treat the information as privileged and confidential and shall not disclose to third parties the fact that any particular document or information was shared through a Joint Defense Communication.

4. Permitted Use of Joint Defense Communications. All of the Parties acknowledge and agree that cooperation in the shared purposes and objectives necessarily involves the communication and sharing of confidential information and further agree that their interests are not currently adverse with regard to the subject of this Agreement. They further agree that all Joint Defense Communications received from any other Party shall be used exclusively in connection with the Permit Proceedings. Joint Defense Communications shall not be used or be admissible in any phase of any pre-litigation or litigation involving cross-claims or claims for contribution or indemnity between or among any of the Parties if such claims arise from or relate to adverse claims.

5. Permitted Disclosures. In the event that any Party receives a third-party request or demand for Joint Defense Communications received pursuant to this Agreement, by California Public Records Act ("CPRA") request, subpoena, request for production or otherwise, the Party receiving such request or demand shall, prior to making such disclosure: (a) notify the Parties

pursuant to the notice provision herein; and (b) assert and exercise diligence in supporting the joint defense and/or common interest doctrines and preserve any and all potentially applicable privileges or other protections from disclosure of the Joint Defense Communications, unless such privileges and protections have been knowingly waived by the Parties or Party who provided the Joint Defense Communications. Each Party shall take reasonable steps necessary to permit the assertion of all applicable rights and privileges with respect to any Joint Defense Communication and shall cooperate fully with all other Parties in any judicial proceeding relating to the disclosure of any Joint Defense Communications. However, the Parties understand and acknowledge that all Parties can still comply with their legal obligations under the CPRA and other document production statutes, if any, without breaching this Agreement, and no Party is required to seek a protective order or otherwise incur legal expense in efforts to oppose such a disclosure of a Joint Defense Communication.

6. Injunction to Prevent Improper Disclosure. The Parties agree that the unauthorized or improper disclosure of Joint Defense Communications to third parties not covered by this Agreement will result in irreparable harm to the Parties. In the event a Party or former Party believes that another Party or former Party is preparing to disclose Joint Defense Communications to third parties not covered by this Agreement, the Party or former Party objecting to such disclosure may seek an injunction to prevent the disclosure of such Joint Defense Communications. Each Party represents and warrants that it will not, in the future, assert that such an injunction is not necessary on the grounds that there is an adequate remedy at law.

7. Joint Consultants or Experts. The Parties agree that if a consultant or expert is jointly hired by the Common Interest Group, or retained by an individual Party for a matter on which a common interest exists with respect to the Permit Proceedings, that consultant or expert is covered by the joint defense and/or common interest doctrines and that privileges or protections applicable to the consultant or expert's work product or to any Party's communications with the consultant or expert shall not be waived by sharing such work product or communications with other Parties to this Agreement. The Parties agree not to seek disqualification of consultants or experts engaged by any other Party or Parties in connection with any future action based solely on the exchange of information pursuant to this Agreement.

8. Good Faith. Each Party agrees to exercise good faith and diligence to implement this Agreement and to maintain the confidentiality of discussions and exchanged Joint Defense Communications consistent with the purposes of this Agreement and the intent of the Party providing the information.

9. Independent Efforts. Nothing in this Agreement shall be construed to restrict the right of a Party to undertake separate investigative efforts or legal research in the defense of any action relating to the Permit Proceedings or any adverse claims related to them. Any Party undertaking such separate efforts shall be free to disclose or use the results of the separate and independent efforts in any manner that Party desires, without the consent of the Parties or any other Party.

10. Withdrawal or Settlement. Any Party may withdraw from this Agreement by delivering written notice to all other Parties, in accordance with Section 13 of this Agreement. Alternatively, one or more Parties may conclude their involvement in the Permit Proceedings by

reason of settlement or otherwise. Any voluntary withdrawal or settlement does not relieve any Party's obligation to continue to protect the confidentiality of all Joint Defense Communications, as though all Parties were still active in the Permit Proceedings. Such withdrawal or settlement shall be effective on the date that notice is deemed delivered to all Parties under the notice provision herein. Any Party withdrawing from this Agreement shall no longer have any right of access to any Joint Defense Communications after the date of withdrawal. The withdrawing Party shall either return or destroy all copies of Joint Defense Communications in its possession and shall certify in writing that all such materials have been returned or destroyed, as may be the case. All obligations under this Agreement shall continue to apply to the withdrawing and remaining Parties with respect to any Joint Defense Communications made to or by the withdrawing Parties prior to withdrawal.

11. Termination. This Agreement shall terminate upon the earlier of the following occurrences: (a) conclusion of all Permit Proceedings evidenced by a final judgment or settlement of administrative or judicial actions related to the Final Permit; (b) upon unanimous written consent to terminate among all then-current Parties; or (c) withdrawal from this Agreement by all of the Parties.

12. Survival of Obligations. Each Party agrees that all obligations herein, including the obligation to protect the confidentiality of Joint Defense Communications under this Agreement, shall survive the withdrawal from or termination of this Agreement, by settlement or otherwise, and shall remain binding on all Parties notwithstanding their withdrawal or the Agreement's termination, even if the interests of the Parties later become adverse, and regardless of whether the joint defense and/or common interest doctrines become inapplicable with respect to later communications between the Parties.

13. Notices. Except for changes in contact information, all notices under this Agreement must be in writing and must be sent by e-mail to the addresses set forth in Appendix A or hand-delivered or sent by registered or certified mail, postage pre-paid, return receipt requested, or by FEDEX or other nationally recognized overnight delivery service to each Party. Any notice shall be deemed delivered five (5) business days after such mailing date, except that any notice hand-delivered or sent by e-mail or overnight delivery shall be deemed delivered one (1) business day after the dispatch date for overnight delivery service. Notices shall be addressed to each Party at the addresses shown for them in Appendix A, with a copy to its respective counsel of record. Should the contact information for any Party change, then the Party shall provide written notification to all other Parties, either by e-mail or U.S. Mail within thirty (30) days of the change.

14. Engagement. Each Party agrees that it will not move to disqualify counsel from accepting future engagements unrelated to Permit Proceedings based solely upon counsel's receipt of Joint Defense Communication. The Parties agree they will not seek to disqualify counsel from examining or cross-examining any Party who testifies at any proceeding, whether under a grant of immunity or otherwise, because of such attorney's participation in this Joint Defense Agreement; and that such attorney may use any Joint Defense Communications provided by such Party while the Party was participating in this Agreement, but only consistent with the provisions of this Agreement. Each undersigned counsel to this Agreement represents that he or she has specifically advised his or her respective client of this clause and that such client has agreed to its provisions.

15. Entire Agreement. This Agreement sets forth the entire agreement of the Parties with respect to the subject matter contained herein, and no other terms are binding on the Parties.

16. Modifications. Any modification to this Agreement must be in writing and signed by all of the then-current Parties. This Section does not apply to changes in a Party's contact information.

17. Remedies. The Parties expressly acknowledge and agree that no adequate remedy is available at law for a breach of this Agreement and that in addition to any other remedies available, performance of this Agreement may be specifically ordered and/or a breach hereof may be enjoined, or both.

18. No Admission of Liability or Responsibility. No recital, term, and/or provision in this Agreement shall be construed as an admission of liability or responsibility relating to the adverse claims by any Party.

19. Additional Parties. Additional parties and their counsel may be added to the Common Interest Group with prior written acceptance of such addition by all Parties, which may be provided by e-mail from counsel for the Parties. The addition of a new Party is effected by completion of the "Additional Party Signature Page," attached hereto, and delivery of the completed signature page to all other Parties.

20. No Relationships Created. Nothing in this Agreement shall be construed to (a) create an attorney-client relationship between any Party and/or counsel to any other Party; (b) create any agency relationship among the Parties and/or their counsel, including a joint venture or partnership; or (c) affect the separate and independent representation of each Party by its respective counsel according to what each such counsel believes to be in the client's best interests. Each Party is responsible for directing its respective counsel and, to the extent the research or work product of any Party's counsel is disclosed to other Parties in furtherance of the Parties' common interest, such disclosure shall not waive any privileges or protections that apply to the work product, and shall not entitle any Party to move to disqualify the other Party's counsel due to the performance of such work or because of information obtained in the course of such work.

21. Reservation of Rights and Claims. Notwithstanding any provision of this Agreement, each Party reserves all claims, causes of action, and any and all other rights it has or may have against any other Party, and the Parties do not intend or expect this Agreement to release or to waive those claims or rights.

22. Attorney's Fees. Except by separate agreement, including but not limited to the Implementation Agreement, each Party shall be responsible for its own attorney's fees related to this Agreement, any actions required under this Agreement, and actions during or related to the Permit Proceedings.

23. No Compensation. Except by separate agreement, including but not limited to the Implementation Agreement, no Party shall be entitled to any compensation, reimbursement or contribution from any other Party for the participation of its employees, officers, agents, or counsel in the Permit Proceedings.

24. Jointly Drafted. The Parties agree that this Agreement was jointly drafted by each Party, and no inference or rule of construction shall be applied based on the assumption that any individual Party drafted any provision in this Agreement.

25. Counterparts and Signatures. The Parties agree that Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which together shall constitute one and the same instrument, and that a photocopy or facsimile may serve as an original. If this Agreement is executed in counterparts, no signatory hereto shall be bound until both the parties have fully executed a counterpart of this Agreement. The Parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the party whose name is contained therein. Each Party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Agreement upon request.

26. Severability. If any provision in this Agreement is deemed invalid or unenforceable, the balance of this Agreement shall remain effective and shall be enforced to the full extent permitted by law.

27. Authority. The undersigned individuals represent that they are authorized to execute this Agreement on behalf of their respective Parties.

28. Choice of Law. This Agreement will be interpreted in accordance with the laws of the State of California without regard to principles of conflicts of law; venue shall be San Bernardino County.

WHEREFORE, the Parties below have executed and entered into this Agreement as of the date indicated and within the jurisdiction noted.

SAN BERNARDINO COUNTY AND SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

Tom Bunton
County Counsel
San Bernardino County and
San Bernardino County Flood Control District

Date: 9/6/22

CITY OF BIG BEAR LAKE

By: Jeff Mathieu
Name: Jeff Mathieu
Title: Interim City Manager
Dated: 4·25·22

Attest:

By: Erica Stephenson
Name: Erica Stephenson
Title: City Clerk
Dated: 4-21-22

Approved as to Legal Form:

By: Stephen P. Deitsch
Name: Stephen Deitsch
Title: City Attorney
Dated: April 18, 2022

DocuSign Envelope ID: 31F53C73-871D-4051-B2A4-F8808942A462

CITY OF CHINO

By: _____
Name: Anthony Arroyo
Title: Interim City Manager
Date: 4/20/2022

Approved as to Legal Form:

By: _____
DocuSigned by: Fred Galante 7D0F5E4E9D0F405...
Name: Fred Galante
Title: City Attorney
Date: 4/25/2022

Attest:

By: _____
Name: Angela Robles
Title: City Clerk
Date: 4-20-2022

CITY OF CHINO HILLS

By: _____
Name: Benjamin Montgomery
Title: City Manager
Date: 8/9/2023

Attest:

By: _____
Name: Cheryl Balz
Title: City Clerk
Date: 8/11/2023

Approved as to Legal Form:

By: _____
Name: Elizabeth M Calciano
Title: Asst. City Attorney
Date: 8/9/2023

CITY OF COLTON

By: Bill R. Smith
Title: City Manager

Signature: [signature]
Date: 3/17/2022

Attest:

By: Carolina R. Padilla
Title: City Clerk

Signature: [signature]
Date: 3/17/2022

Approved as to Legal Form:

By: Best Best & Krieger, LLP
Name: Marco Martinez
Title: City Attorney

Signature: [signature]
Date: 3/23/22

CITY OF FONTANA

By: _____
Name: Matthew A. Ballantyne
Title: City Manager
Date: 4.28.22

Attest:

By: _____
Name: Germaine McClellan Key
Title: City Clerk
Date: _____

Approved as to Legal Form:

By: _____
Name: Ruben Duran
Title: City Attorney
Date: 5-10-22

CITY OF GRAND TERRACE

By: _____
Name: Konrad Bolowich
Title: City Manager
Date: January 24, 2023

Attest:

By: _____
Name: Debra L. Thomas
Title: City Clerk
Date: January 24, 2023

Approved as to Legal Form:

By: _____
Name: Adrian R. Guerra
Title: City Attorney
Date: January 24, 2023

CITY OF HIGHLAND

By: _____
Name: Larry McCallon
Title: Mayor
Date: February 22, 2022

Attest:

By: _____
Name: Betty Hughes
Title: City Clerk
Date: February 22, 2022

Approved as to Legal Form:

By: _____
Name: Maricela E. Marroquin
Title: City Attorney
Date: February 22, 2022

CITY OF LOMA LINDA

Attest:

By:_____
Name:_____
Title: _____
Date: _____

By:_____
Name:_____
Title: _____
Date:_____

Approved as to Legal Form:

By: _____
Name:_____
Title:_____
Date:_____

CITY OF MONTCLAIR

By: _____
Name: Javier John Dutrey
Title: Mayor
Date: 11-4-24

Attest:

By: _____
Name: Andrea Myrick
Title: City Clerk
Date: 11.4.2024

Approved as to Legal Form:

By: _____
Name: Diane E. Robbins
Title: City Attorney
Date: 11.4.24

CITY OF ONTARIO

By: _____
Name: Darlynn Sanchez
Title: Assistant City Manager
Date: 3/9/2022

Attest:

By: _____
Name: Claudia Y. Isbell
Title: Asst. City Clerk
Date: 3/15/2022

Approved as to Legal Form:

By: _____
Name: RUBEN DURAN
Title: CITY ATTORNEY
Date: 3-11-22

CITY OF RANCHO CUCAMONGA

By: _____
Name: L. Dennis Michael
Title: Mayor
Date: 2/16/2022

Attest:

By: _____
Name: Janice C. Reynolds
Title: City Clerk
Date: 2/14/2022

Approved as to Legal Form:

By: _____
Name: Nicholas Ghirelli
Title: City attorney
Date: 2/16/22

CITY OF REDLANDS

Attest:

By: _____
Name:_____
Title:_____
Date:_____

By: _____
Name:_____
Title:_____
Date:_____

Approved as to Legal Form:

By: _____
Name:_____
Title:_____
Date:_____

DocuSign Envelope ID: C81BD011-FC44-40A4-9AD1-A84DAA7B1F2C

CITY OF RIALTO

Attest:

By: _____
Name: Henry Garcia
Title: Interim City Manager
Date: August 15, 2023

By: Barbara A. McGee
Name: Barbara McGee
Title: City Clerk
Date: August 17, 2023

Approved as to Legal Form:

By: _____
Name: Eric S. Vail
Title: City Attorney
Date: August 15, 2023

CITY OF SAN BERNARDINO

By: _____
Name: Robert D. Field
Title: City Manager
Date: 5/16/22

Attest:

By: _____
Name: _____
Title: _____
Date: _____

Approved as to Legal Form:

By: _____
Name: Thomas A. Rice
Title: Assistant City Attorney
Date: 5/13/22

CITY OF UPLAND

By: _____
Name: Michael Blay
Title: City Manager
Date: _____

Attest:

By: _____
Name: Keri Johnson
Title: City Clerk
Date: _____

Approved as to Legal Form:

By: Stephen P. Deitsch
Name: Stephen P. Deitsch
Title: City Attorney
Date: 3/14/22

CITY OF YUCAIPA

By: [signature]
Name: DAVID AVILA
Title: MAYOR
Date: 3/28/2022

Attest:

By: [signature]
Name: Jennifer Crawford
Title: Assistant City Manager/City Clerk
Date: 3/28/2022

Approved as to Legal Form:

By: [signature]
Name: DAVID M. SNOW
Title: CITY ATTORNEY
Date: 3/28/2022

ADDITIONAL PARTY SIGNATURE PAGE

WHEREFORE, the Party below has executed and entered into this Common Interest, Joint Defense, and Confidentiality Agreement as of the date indicated.

Date:_____ By:_____

Name:_____

Title:_____

APPENDIX A:
PARTY CONTACT INFORMATION

Name and Address of Party and Counsel	Telephone and Facsimile
San Bernardino County Jonathan Dillon, Jonathan.Dillon@dpw.sbcounty.gov Elias Severo, esevero@dpw.sbcounty.gov 825 East Third Street San Bernardino, CA 92415	 (909) 387-8109 (909) 387-8109 (909) 387-0305 facsimile
San Bernardino County Flood Control District Arlene B. Chun, Arlene.Chun@dpw.sbcounty.gov Anthony Pham, Anthony.Pham@dpw.sbcounty.gov Chris Bland, Christopher.Bland@dpw.sbcounty.gov 825 East Third Street San Bernardino, CA 92415	 (909) 387-8109 (909) 387-8109 (909) 387-8109 (909) 387-0305 facsimile
Meyers, Nave Gregory J. Newmark, gnewmark@meyersnave.com Viviana L. Heger, vheger@meyersnave.com 707 Wilshire Blvd., 24th Floor Los Angeles, CA 90017	 (213) 626-2906 (213) 626-0215 facsimile
San Bernardino County Counsel Sophie Akins, Sophie.Akins@cc.sbcounty.gov 385 North Arrowhead Avenue, 4th Floor San Bernardino, CA 92415	 (909) 387-5001
City of Big Bear Lake Lynn Merrill, LCMUPLAND@aol.com P.O. Box 10000 Big Bear Lake, CA 92315 [*insert* City Attorney]	 (951) 217-1201 (mobile) [*insert*] facsimile

Name and Address of Party and Counsel	Telephone and Facsimile
City of Chino Ruben Valdez, rvaldez@cityofchino.org Nathan Marlinski, nmarlinski@cityofchino.org 13220 Central Ave. Chino, CA 91710 [*insert* City Attorney]	 (909) 334-3423 (909) 334-3345 (909) 334-3724 facsimile
City of Chino Hills Nisha Wells, nwells@chinohills.org Andy Zummo, azummo@chinohills.org 14000 City Center Drive Chino Hills, CA 91709 [*insert* City Attorney]	 (909) 364-2835 (909) 364-2792 [*insert*] facsimile
City of Colton Moises Peralta, mperalta@coltonca.gov Tanya Garcia, tgarcia@coltonca.gov 160 S. 10th Street Colton, CA 92324 [*insert* City Attorney]	 (909) 370-5065 (909) 370-5065 (909) 370-6104 facsimile

City of Fontana

Abigail Gomez, agomez@fontana.org (909) 350-6772
Edwin Alonzo, ealonzo@fontana.org (909) 428-8819
8353 Sierra Ave. [*insert*] facsimile
Fontana, CA 92335

[*insert* City Attorney]

City of Grand Terrace

Lynn Merrill, LCMUPLAND@aol.com (951) 217-1201 (mobile)
Robert Eisenbeisz, reisenbeisz@grandterrace-ca.gov (909) 824-6621, ext. 251
22795 Barton Road [*insert*] facsimile
Grand Terrace, CA 92314

[*insert* City Attorney]

City of Highland

Melissa Morgan, mmorgan@cityofhighland.org (909) 864-8732 x230
Carlos Florez, cflorez@cityofhighland.org (909) 864-6861 x271
27215 East Base Line (909) 862-3180 facsimile
Highland, CA 92346

[*insert* City Attorney]

City of Loma Linda

T. Jarb Thaipejr, jthaipejr@lomalinda-ca.gov (909) 799-4407
Jeff Peterson, jpeterson@lomalinda-ca.gov (909) 799-4407
25541 Barton Road (909) 799-2891 facsimile
Loma Linda, CA 92354

[*insert* City Attorney]

City of Montclair
Steve Stanton, sstanton@cityofmontclair.org (909) 625-9444
Samantha Conteras, scontreras@cityofmontclair.org (909) 625-9447
P.O. Box 2308 [*insert*] facsimile
Montclair, CA 91763

[*insert* City Attorney]

City of Ontario
Alicia Espinoza, tespinoza@ontarioca.gov (909) 395-2188
Nathan Pino, npino@ontarioca.gov (909) 395-2389
Raymond Lee, rlee@ontarioca.gov (909) 395-2104
303 East B Street (909) 395-2122 facsimile
Ontario, CA 91764

[*insert* City Attorney]

City of Rancho Cucamonga
Linda Ceballos, linda.ceballos@cityofrc.us (909) 774-4060
Scott Rapp, scott.rapp@cityofrc.us (909) 774-4064
10500 Civic Center Drive (909) 477-2746 facsimile
Rancho Cucamonga, CA 91730

[*insert* City Attorney]

City of Redlands
Aaron Ares, aares@cityofredlands.org (909) 798-7597 x5
P.O. Box 3005 (909) 798-7670 facsimile
Redlands, CA 92373

[*insert* City Attorney]

City of Rialto

Melanie Sotelo, msotelo@cascinc.com (909) 835-0313 (mobile)
Joe Rosales, jrosales@cascinc.com (909) 241-6212 (mobile)
[*insert*] facsimile

Office: 1470 East Cooley Drive, Colton, CA 92324
City: 355 West Rialto Avenue, Rialto, CA 92376

[*insert* City Attorney]

City of San Bernardino

Ken Watson, watson_ke@sbcity.org (909) 384-5154
Susan Pan, Pan_Su@sbcity.org (909) 384-5225
290 North "D" Street (909) 384-5080 facsimile
San Bernardino, CA 92410

[*insert* City Attorney]

City of Upland

Nicole deMoet, ndemoet@ci.upland.ca.us (909) 291-2970
Julian Chang, jchang@ci.upland.ca.us (909) 291-2941
P.O. Box 460 (909) 291-2774 facsimile
406 N. Euclid Ave.
Upland, CA 91785

[*insert* City Attorney]

City of Yucaipa

Katrina Kunkel, kkkunkel@yucaipa.org (909) 797-2489 x255
Fermin Preciado, fpreciado@yucaipa.org (909) 797-2489 x240
34272 Yucaipa Blvd. (909) 790-9203 facsimile
Yucaipa, CA 92399

[*insert* City Attorney]

City Council Meeting **I. 7.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the U. S. Department of Energy Office of State and Community Energy Programs Energy Efficiency and Conservation Block Grant Program (EECBG) in the amount of $133,300, approval of an additional appropriation of the same, and adoption of Resolution No. 8670 authorizing the City Manager, or designee, to execute the Grant Agreement, any amendments and all other related documents necessary (Development Services Director Desatnik)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motions are provided:

1. I move that the City Council accept the U. S. Department of Energy Office of State and Community Energy Program EECBG funding for the amount of $133,300; and

2. I move that the City Council authorize an additional appropriation in the amount of $133,300; and

3. I move that the City Council adopt Resolution No. 8670 authorizing the City Manager, or designee, to execute the U. S. Department of Energy Office of State and Community Energy Programs Energy Efficiency and Conservation Block Grant Program (EECBG) Agreement and all other related documents necessary for the grant.

RECOMMENDATION:

Staff recommends that the City Council approve acceptance of the U. S. Department of Energy Office of State and Community Energy Program EECBG funding in the amount of $133,300, approve an additional appropriation of the same, and adopt Resolution No. 8670 authorizing the City Manager, or designee, to execute the Grant Agreement, any amendments and all other

related documents necessary.

DISCUSSION:

The City of Redlands received notice that the U.S. Department of Energy (DOE) received funding from the Bipartisan Infrastructure Law for the Energy Efficiency and Conservation Block Grant (EECBG) Program administered by DOE's Office of State and Energy Community Programs (SCEP). The EECBG program from the DOE helps states, cities, and tribes reduce energy use and emissions. The program also aims to improve energy efficiency and through the EECBG Program, the DOE is offering eligible local and tribal governments the option to select an equipment rebate and/or technical assistance voucher in lieu of a traditional formula grant.

On October 24, 2024, the City applied for the EECBG program grant funding for the Joslyn Senior Center (Project), which is a designated cooling and heating center for the city under the voucher equipment rebate program. The Project will include the purchase, replacement and installation of energy-efficient HVAC units that are beyond their useful life.

On December 31, 2024, the City was notified by the DOE of the voucher program award in the amount of $133,300, and once accepted by Council, staff will proceed with a bid award for the Project which is anticipated in April 2025.

ALTERNATIVES:

The Council may elect not to accept the grant award and provide alternative direction for staff. However, not accepting the grant award would impact the completion of the project.

STRATEGIC PLAN:

Priority D: Sustainability, Strategic Objective: 3. Infrastructure

SUBMITTED BY:

Brian Desatnik, Development Services Director

RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

REVIEWED BY:

Yvette M. Abich Garcia, City Attorney
Chris Boatman, Assistant City Manager
Janice McConnell, Assistant City Manager

Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Tricia Munoz, Development Services / Management Analyst

Fiscal Impact

Fiscal Year:	2024-2025
Revenue Generating:	N
Appropriation Required Y/N:	Y
Amount:	$133,300
Budgeted Y/N:	N
Account No.:	200164-8706

Discussion:

Acceptance of this grant award will increase appropriations for the FY 2024-2025 Planning Grants Budget (200164-8706) for reimbursement of up to $133,300 for allowable costs related to the EECBG Program. This will not impact the General Fund.

Attachments

EECBG Program Pre-Award Information Sheet
EECBG Program Application
Grant Award Notification
Additional Appropriation Form
Resolution No. 8670 EECBG Grant
SCEP Allocation

SCEP
STATE & COMMUNITY ENERGY PROGRAMS

EECBG Program PRE-AWARD INFORMATION SHEET

Each Energy Efficiency and Conservation Block Grant (EECBG) Program recipient shall provide the following information on behalf of itself and all subrecipients and certify that the information is accurate and complete. Recipients may choose to provide this information in whatever format they like, as this form is optional.

EECBG Program recipients representing local and tribal entities may select from two options: 1) a grant or 2) a voucher for technical assistance and/or equipment rebates. EECBG Program recipients choosing a grant must provide data requested in sections 1 through 8 below. EECBG Program recipients choosing a voucher may skip sections 4 through 7. Please submit your completed document to EECBG@hq.doe.gov.

SECTION 1: CONTACT & LOCATION INFORMATION *(All recipients)*

Recipient Name:	City of Redlands				
UEI:	n/a				
Business Officer (BO):	Danielle Garcia	BO Phone Number:	909-798-7507	BO Email:	dgarcia@cityofredlands.org
Project Director/ Principal Investigator (PI):	Tricia Munoz	PI Phone Number:	909-335-4755 x 9	PI Email:	tmunoz@cityofredlands.org

Note: PI is the designated primary point of contact for the EECBG grant, such as the Project or Program Manager. Business Officer is the authorized individual responsible for financial management of the EECBG grant. Additionally, UEI number is *required* for grant applicants, but not for voucher applicants.

A. TYPE OF ORGANIZATION – Please indicate the type of organization of the Recipient by selecting one of the following:

- (●) Local Government
- ( ) Tribal Government
- ( ) State
- ( ) Territory

B. LOCATION AND CONGRESSIONAL DISTRICT

List the address and Congressional(s) district for the primary location where the grant will be performed.

Street Address:	35 Cajon Street, Suite 20
City:	Redlands
State:	CA
Zip:	92374
Congressional District(s):	23rd

SECTION 2: GRANT OR VOUCHER *(All recipients)*

EECBG Program recipients representing local and tribal entities must select whether to receive their EECBG Program award in the form of a grant or a voucher for technical assistance and/or equipment rebates. Please indicate your choice here. All States & Territories must select "Grant." (Select one option) [response to this question is non-binding]

- ◯ Voucher for Technical Assistance
- ◉ Voucher for Equipment Rebate
- ◯ Voucher for both Technical Assistance and Equipment Rebate
- ◯ Grant

SECTION 3: BUSINESS ASSURANCES *(All recipients)*

A. DISCLOSURE OF POTENTIAL IMPROPRIETIES

Below, please disclose if any of the following conditions exist. If the answer to any question (a) through (g) below is yes, provide a detailed explanation in an attachment to this form.

a. Is the proposed Recipient, Subrecipient(s), or any of the Recipient's or Subrecipient's principals[1] under investigation for or charged with a covered offense[2]?

- ◯ Yes
- ◉ No

b. Has the proposed Recipient, Subrecipient(s), or any of the Recipient's or Subrecipient's principals been convicted of a covered offense in the last five years or had a civil judgment rendered against them for one of those offenses in that time period?

- ◯ Yes
- ◉ No

c. Is the proposed Recipient, Subrecipient(s), or any of the Recipient's or Subrecipient's principals under investigation for potential violation of U.S. export control laws and regulations, or has the proposed Recipient, Subrecipient(s), or any of the Recipient's or Subrecipient's principals been convicted of any violations of U.S. export control laws and regulations?

- ◯ Yes
- ◉ No

d. Is the proposed Recipient or Subrecipient(s) under investigation for potential violations of the Drug-Free Workplace Act of 1988, or has the proposed Recipient or Subrecipient(s) been convicted of any violations of the Drug-Free Workplace Act of 1988?

- ◯ Yes
- ◉ No

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1 For this form, "principal" means: (1) An officer, director, owner, partner, PI, or other person (as defined in 2 C.F.R. 180.95) within the Project Team with management or supervisory responsibilities related to this project and any resulting transaction; or (2) A consultant or other person, whether or not employed by the Recipient, Subrecipient, or their principals, or paid with Federal funds, who (a) is in a position to handle Federal funds, (b) is in a position to influence or control the use of those funds, or (c) occupies a technical or professional position capable of substantially influencing the development or outcome of an activity required to perform the transaction, including but not limited to, any Co-PIs.

2 For this form, "covered offenses" include: (1) Commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction; (2) Violation of Federal or State antitrust statutes, including those proscribing price fixing between competitors, allocation of customers between competitors, and bid rigging; (3) Commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice; or (4) Commission of any other offense indicating a lack of business integrity or business honesty that seriously and directly affects the Recipient's present responsibility.

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e. Is the proposed Recipient, Subrecipient(s), or any of the Recipient's or Subrecipient's principals under investigation for research misconduct, or has the proposed Recipient, Subrecipient(s), or the Recipient's or Subrecipient's principals been convicted of research misconduct?

◯ Yes
◉ No

f. Has any Federal Agency recommended or initiated proceedings against the proposed Recipient, Subrecipient(s), or the Recipient's or Subrecipient's principals for suspension or debarment, or is the proposed Recipient, Subrecipient(s), or the Recipient's or Subrecipient's principals debarred, suspended, publicly banned from doing business with the Federal government, or otherwise declared ineligible from receiving Federal Contracts, subcontracts or financial assistance?

◯ Yes
◉ No

g. Is the proposed Recipient or Subrecipient(s) delinquent on federal debt or insolvent or at risk of insolvency or have the proposed Recipient or Subrecipient(s) filed for bankruptcy in any domestic or foreign jurisdiction?

◯ Yes
◉ No

B. POTENTIAL CONFLICTS OF INTEREST

1. **Financial Conflicts of Interest.** The Recipient must disclose in writing any managed or unmanageable financial conflicts of interest involving a member of the project team (i.e., Investigators) and include sufficient information to enable DOE to understand the nature and extent of the financial conflict, and to assess the appropriateness of the non-Federal entity's management plan. See Section V(b)(3) of the DOE Interim Conflict of Interest Policy. As part of this DOE funded project, does the recipient or any subrecipients have any managed or unmanageable financial conflicts of interest involving a member of the project team (i.e., Investigators)?

◉ No
◯ Yes. If yes, in a separate attachment, the Recipient must provide relevant disclosures/supporting documentation as required by the DOE Interim Conflict of Interest Policy Section V(b)(3).

C. **Organizational Conflicts of Interest**[3]. The Recipient must disclose in writing any potential or actual organizational conflict of interest to DOE. See DOE Interim Conflict of Interest Policy Section VI and 2 CFR 200.318 for more information. As part of this DOE funded project, does the recipient or any subrecipients intend to engage in a procurement with a parent, affiliate, or subsidiary organization that is not a state, local government, or Indian tribe?

◉ No
◯ Yes. If yes, in a separate attachment, the Recipient must provide relevant disclosures/supporting documentation as required by the DOE Interim Conflict of Interest Policy Section VI.

Recipients choosing a voucher may skip to Section 8

3 Organizational Conflict of Interest means a situation where because of relationships with a parent company, affiliate, or subsidiary organization, the non-Federal entity is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization. 2 CFR 200.318(c)(2).

SECTION 4: PAYMENT INFORMATION *(Grant recipients only)*

Provide (1) the awardee seven-digit ASAP (Automated Standard Application for Payment System) ID number that is under the DOE / Golden Field Office (GO) Agency Locator Code (ALC) and Region Code (#8900-0001-04) if available; (2) the name, phone number and email for the ASAP / Payments Contact Person; and (3) indicate whether the preferred payment method is by advance or reimbursement. Note: If ASAP number is not available, please leave field (1) blank and proceed with filling out (2) and (3).

1) ASAP Number:
2) ASAP/Payments Contact Person:
3) Indicate Preferred Payment Method: ◯ Payment by Advance ◯ Payment by Reimbursement

SECTION 5: PERFORMANCE AND FINANCIAL INFORMATION REQUEST *(Grant recipients only)*

Before providing this information, please read the ADDITIONAL INFORMATION at the end of this form. Each field identified below must be completed.

1. Has the Recipient had prior Federal awards? ◯ Yes ◯ No

   If Yes:
   Is the Recipient up to date on all reporting requirements on all other current and prior awards, including submitting acceptable final technical reports, with other Federal or non-Federal organizations? If you check No to this question, please attach an explanation. ◯ Yes ◯ No

2a. Has the Recipient had an independent Single Audit or independent Compliance Audit per Federal regulations, or had a prior Defense Contract Audit Agency (DCAA) Audit performed? (Please see attached instructions regarding Independent Audit requirements.) ◯ Yes ◯ No

2b. Has the Recipient undergone a Financial Audit within the last 3 years? ◯ Yes ◯ No

   If Yes to either 2a. or 2b.:
   a. A copy of the audit is attached to this form. ◯ Yes ◯ No
   b. An electronic copy of the audit was provided with application package. ◯ Yes ◯ No

   An electronic copy of the audit can be found at _____

   If audit was not provided, please explain why it has not been completed and/or provided:

3. Recipient's fiscal year end date is _____

4a. Identify the Federal Agency providing the preponderance of funding from ALL Government Awards which the Recipient's organization is/was the prime recipient, including any DOE Awards.
Provide Agency name, Cognizant Agency point of contact (individual in charge of negotiating billing rates), phone number, and e-mail.
(If the Recipient's organization has a DCAA contact, please provide this information in 4(c) below):

Agency: _____

Point of Contact:

Phone/Email:

4b. DCAA Contact Information:

DCAA Office:

Point of Contact:

Phone/Email:

SECTION 6: FINANCIAL MANAGEMENT SYSTEM – ACCOUNTING SYSTEM SURVEY *(Grant recipients only)*

To qualify for Financial Assistance, compliance with 2 CFR 200 as amended by 2 CFR 910 is required. This includes assurance of an adequate accounting system for estimating, accounting, and billing for governmental funding received. Please complete the checklist below as assurance of this requirement.

For additional information, please visit https://www.dcaa.mil. Please refer specifically to the "Pre-award Accounting System Adequacy Checklist" under CUSTOMERS-->Checklists and Tools.

	Yes	No	NA
1. Is the Accounting System in accordance with Generally Accepted Accounting Principles applicable to the circumstances and associated applicable Federal regulations?	○	○	○
2. Accounting System provides for:			
a. Segregation of direct costs from indirect costs.	○	○	○
b. Identification and accumulation of direct costs by project.	○	○	○
c. A logical and consistent method for the allocation of indirect costs to intermediate and final cost objectives. (Project line items are final cost objective)	○	○	○
d. Accumulation of costs under general ledger control.	○	○	○
e. A timekeeping system that identifies employees' labor by intermediate and final cost objective (i.e., project level, division level).	○	○	○
f. A labor distribution system that charges direct and indirect labor to appropriate cost objectives.	○	○	○
g. Interim (at least monthly) determination of costs charged to a project through routine posting of books of account.	○	○	○
h. Excluding costs charged to Government projects which are not allowable in terms of FAR 31, Contract Cost Principles and Procedures, or other provisions.	○	○	○
i. Identification of costs by project line item and by units (as if each unit or line item were a separate project) if required by the proposed award.	○	○	○
3. Is the Accounting System designed, and are the records maintained in such a manner that adequate, reliable data are developed for use in developing cost proposals?	○	○	○
4. Is the Accounting System currently in full operation?	○	○	○

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SECTION 7: REPRESENTATION/CERTIFICATION *(Grant recipients only)*

Certification of the information is required by the organization's authorized representative

☐ I certify that I have registered in the System for Award Management (SAM).

☐ I certify that I have registered in FedConnect.net in order to receive award documentation.

☐ I certify that all subrecipient cost information has been reviewed, and that all subrecipient costs are reasonable, allowable, and allocable in accordance with the applicable cost principles. All subrecipient budget documents should be available upon DOE request.

☐ I certify that all direct costs proposed in the application (under the personnel, travel, equipment, supplies, contractual, construction, and/or other direct costs categories) are direct to the project and are not duplicated in the proposed indirect costs.

☐ I certify that the processes undertaken to solicit any subrecipients, subawards, subcontracts and vendors comply with our organization's written procurement procedures as outlined in "Procurement Standards" 2 CFR 200.317 through 2 CFR 200.326 inclusive.

☐ I certify the Recipient:

(1) Has in effect an up to date, written, and enforced administrative process to identify and manage conflicts of interest with respect to all projects for which financial assistance funding is sought or received from DOE;

(2) Shall promote and enforce Investigator compliance with DOE's Interim Conflict of Interest (COI) Policy's requirements including those pertaining to disclosure of significant financial interests;

(3) Shall manage financial conflicts of interest and provide initial and ongoing financial conflicts of interest reports to DOE;

(4) Agrees to make information available, promptly upon request, to DOE relating to any Investigator disclosure of financial interests and the Recipient's review of, and response to, such disclosure, whether or not the disclosure resulted in the Recipient's determination of a financial conflict of interest; and

(5) Shall fully comply with the requirements of the DOE Interim COI Policy.

SECTION 8: SIGNATURES *(All recipients)*

I, the Authorization Official named below, represent by my signature that I am authorized to certify this information on behalf of the Recipient. I certify to the best of my knowledge and belief that the information contained in this Pre-Award Information Sheet is true, complete and accurate. I understand that any false, fictitious, or fraudulent information, misrepresentations, half-truths, or omissions of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (18 U.S.C. §§ 1001 and 287, and 31 U.S.C. 3729-3730 and 3801-3812). I further understand and agree that (1) the statements and representations made herein are material to DOE's funding decision, and (2) I have a responsibility to update the disclosures during the period of performance of the award should circumstances change which impact the responses provided above.

Name: Charles M. Duggan Jr.

Title: City Manager

Signature of Authorized Official: Janice McConnell

Date: 07 / 28 / 2023

I, the Principal Investigator named below, certify to the best of my knowledge and belief that the information contained in this Pre-Award Information Sheet is true, complete and accurate. I understand that any false, fictitious, or fraudulent information, misrepresentations, half-truths, or omissions of any material fact may subject me to criminal, civil, or administrative penalties for fraud, false statements, false claims or otherwise. (18 U.S.C. §§ 1001 and 287, and 31 U.S.C. 3729-3730 and 3801-3812). I further understand and agree that (1) the statements and representations made herein are material to DOE's funding decision, and (2) I have a responsibility to update the disclosures during the period of performance of the award should circumstances change which impact the responses provided above.

Name: Tricia Munoz

Title: Management Analyst

Signature of Principal Investigator: T. Munoz

Date: July 28, 2023

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ADDITIONAL INFORMATION

This information will assist DOE in determining: 1) cognizance; 2) whether the Recipient has adequate internal financial and management controls; and 3) whether the Recipient has an adequate accounting system. Generally, cognizance means that an organization has a Federal oversight agency (cognizant agency). Cognizance of an organization is used for many purposes including: determining which agency is responsible for verifying correct allocation of indirect rates to incurred costs; issuing the Provisional and Final Indirect Rate Agreements; and ordering audits. Adequate internal controls and accounting systems are essential to ensure that the Recipient's costs are correctly estimated, recorded, and billed. The Recipient has the responsibility to ensure that these systems are in place. The cognizant Agency has the responsibility for verifying these systems through audits or other methods.

For additional information, please visit https://www.dcaa.mil. Please refer specifically to the "Pre-award Accounting System Adequacy Checklist" under CUSTOMERS-->Checklists and Tools.

Cognizance is determined by TOTAL Federal award/contract dollars received by the Recipient/Contractor from all Federal agencies. This information is used to determine which Federal agency has the largest preponderance of funding and is cognizant. Once a Federal agency assumes cognizance for a contractor, it should remain cognizant for at least 5 years to ensure continuity and ease of administration.

Cognizance related duties are the responsibility of the Cognizant Federal Agency (CFA). The CFA is the Federal agency (e.g., Department of Defense, Department of Energy, Navy, etc.) that provided the preponderance (largest amount) of funding for your awards, across all federal agencies. It is very important to confirm that you work with the correct office.

General Rule of Thumb: Department of Health & Human Services (DHHS) is usually the CFA for Universities, Cities, States, and Counties. DHHS cognizance is not usually transferred.

If it is determined that the Department of Energy/Golden Field Office (GO) is the Cognizant Federal Office, the Recipient will have the following **ANNUAL** responsibilities:

1. Submit a Certified Annual Incurred Cost Claim (ICE Model – see #3 below) to the GO Cost/Price mailbox (CostPrice@ee.doe.gov). **This should represent the total organization's costs (representing the Company General Ledger), not just the Recipient's DOE award(s).**
2. Due Date: 180 days after the Recipient's fiscal year end.
3. For an example of the ICE Model, please visit https://www.dcaa.mil. Under "CUSTOMERS->Checklists and Tools", click on ICE (Incurred Cost Electronically) Model and download the ICE model.

Once the information is received, GO will have the responsibility of providing your organization with an annual indirect rate agreement. This indirect rate must be used on all Federal grants and contracts.

If it is determined that GO is not the Cognizant Federal Office, the Recipient should contact the Cognizant Office for additional instructions.

ANNUAL AUDIT REQUIREMENTS

Independent (Single & Compliance) Audit Requirements

2 CFR 200, Section F located at:
http://www.ecfr.gov/cgi-bin/text-idx?SID=6e187b05cfeca4f534c659f20983b14e&mc=true&node=pt2.1.200&rgn=div5

For-Profits: 2 CFR 910, Section F located at:
http://www.ecfr.gov/cgi-bin/text-idx?node=pt2.1.910&rgn=div5

Below are excerpts from Section F.

Audit requirements.

(a) Audit required. A non-Federal entity that expends $750,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single (program-specific, *not applicable for For-Profits*) or compliance audit conducted for that year in accordance with the provisions of this part.

(b) *Single* audit. A non-Federal entity that expends $750,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single audit conducted in accordance with §200.514 - Scope of audit except when it elects to have a program-specific audit conducted in accordance with paragraph (c) of this section.

(b) *Compliance* audit. (1) If a for-profit entity has one or more DOE awards with expenditures of $750,000 or more during the for-profit entity's fiscal year, they must have a compliance audit for each of the awards with $750,000 or more in expenditures. A compliance audit should comply with the applicable provisions in §910.514—Scope of Audit. The remaining awards do not require, individually or in the aggregate, a compliance audit.

(c) Program-specific audit election. *(Not applicable to For-Profits).* When an auditee expends Federal awards under only one Federal program (excluding R&D) and the Federal program's statutes, regulations, or the terms and conditions of the Federal award do not require a financial statement audit of the auditee, the auditee may elect to have a program-specific audit conducted in accordance with §200.507 Program-specific audits. A program-specific audit may not be elected for R&D unless all of the Federal awards expended were received from the same Federal agency, or the same Federal agency and the same pass-through entity, and that Federal agency, or pass-through entity in the case of a subrecipient, approves in advance a program-specific audit.

(d) Exemption when Federal awards expended are less than $750,000. A non-Federal entity that expends less than $750,000 during the non-Federal entity's fiscal year in Federal awards is exempt from Federal audit requirements for that year, except as noted in §200.503 Relation to other audit requirements, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and Government Accountability Office (GAO).

(e) Federally Funded Research and Development Centers (FFRDC). Management of an auditee that owns or operates a FFRDC may elect to treat the FFRDC as a separate entity for purposes of this part.

(f) Subrecipients and Contractors. An auditee may simultaneously be a recipient, a subrecipient, and a contractor. Federal awards expended as a recipient or a subrecipient are subject to audit under this part. The payments received for goods or services provided as a contractor are not Federal awards. Section §200.331 Subrecipient and contractor determinations sets forth the considerations in determining whether payments constitute a Federal award or a payment for goods or services provided as a contractor.

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(g) Compliance responsibility for contractors. In most cases, the auditee's compliance responsibility for contractors is only to ensure that the procurement, receipt, and payment for goods and services comply with Federal statutes, regulations, and the terms and conditions of Federal awards. Federal award compliance requirements normally do not pass through to contractors. However, the auditee is responsible for ensuring compliance for procurement transactions which are structured such that the contractor is responsible for program compliance or the contractor's records must be reviewed to determine program compliance. Also, when these procurement transactions relate to a major program, the scope of the audit must include determining whether these transactions are in compliance with Federal statutes, regulations, and the terms and conditions of Federal awards.

(h) For-profit *subrecipient*. Since this part does not apply to for-profit subrecipients, the pass-through entity is responsible for establishing requirements, as necessary, to ensure compliance by for-profit subrecipients. The agreement with the for-profit subrecipient must describe applicable compliance requirements and the for-profit subrecipient's compliance responsibility. Methods to ensure compliance for Federal awards made to for-profit subrecipients may include pre-award audits, monitoring during the agreement, and post-award audits. See also §200.332 Requirements for pass-through entities.

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Special Terms and Conditions

Entity Name: City of Redlands ("Recipient"), which is identified in the Assistance Agreement, and the Office of State and Community Energy Programs ("SCEP"), and Energy Efficiency and Conservation Block Grant Program ("EECBG"), an office within the United States Department of Energy ("DOE"), enters into this Award, to achieve the project objectives and the technical milestones and deliverables stated in Attachment 1 to this Award.

This Award consists of the following documents, including all terms and conditions therein:

	Special Terms and Conditions
Attachment 1	Federal Assistance Reporting Checklist (FARC)[1]
Attachment 2	NEPA Determination[2]

The following are incorporated into this Award by reference:

- DOE Assistance Regulations, 2 CFR part 200 as amended by 2 CFR part 910 at http://www.eCFR.gov.
- National Policy Requirements (November 12, 2020) at http://www.nsf.gov/awards/managing/rtc.jsp.
- The Recipient's application/proposal as approved by SCEP.
- Public Law 117-58, also known as the Bipartisan Infrastructure Law (BIL).

[1] The FARC will be provided at a later date.

[2] The NEPA Determination is attached to your application in the EECBG Program Voucher Application Portal

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Subpart A. General Provisions

Term 1. Legal Authority and Effect

A DOE financial assistance award is valid only if it is in writing and is signed, either in writing or electronically, by a DOE Contracting Officer.

The Recipient may accept or reject the Award. Acknowledgement of award documents by the Recipient's authorized representative through electronic systems used by DOE, specifically The EECBG Program Voucher Portal (https://doerebates.my.site.com/eecbgvouchers/s/), constitutes the Recipient's acceptance of the terms and conditions of this Award. Acknowledgement via the EECBG Program Voucher Portal by the Recipient's authorized representative constitutes the Recipient's electronic signature.

Term 2. Flow Down Requirement

The Recipient agrees to apply the terms and conditions of this Award, as applicable to all subcontractors as required by 2 CFR 200.101, and to require their strict compliance therewith. Further, the Recipient must apply the Award terms as required by 2 CFR 200.327 to all sub contractors and to require their strict compliance therewith.

Term 3. Compliance with Federal, State, and Municipal Law

The Recipient is required to comply with applicable Federal, state, and local laws and regulations for all work performed under this Award. The Recipient is required to obtain all necessary Federal, state, and local permits, authorizations, and approvals for all work performed under this Award.

Term 4. Inconsistency with Federal Law

Any apparent inconsistency between Federal statutes and regulations and the terms and conditions contained in this Award must be referred to the DOE Award Administrator for guidance.

Term 5. Federal Stewardship

SCEP will exercise normal Federal stewardship in overseeing the project activities performed under this Award. Stewardship activities include, but are not limited to, conducting site visits; reviewing performance and financial reports; providing technical assistance and/or temporary intervention in unusual circumstances to address deficiencies that develop during the project; assuring compliance with terms and conditions; and reviewing technical performance after project completion to ensure that the project objectives have been accomplished.

Term 6. NEPA Requirements

DOE must comply with the National Environmental Policy Act (NEPA) prior to authorizing the use of Federal funds. Based on all information provided by the Recipient, SCEP has made a

NEPA determination by issuing a categorical exclusion (CX) for all activities listed in the Application approved by the Contracting Officer and the DOE NEPA Determination. The Recipient is thereby authorized to use Federal funds for the defined project activities, except where such activity is subject to a restriction set forth elsewhere in this Award.

This authorization is specific to the project activities and locations as described in the Application approved by the Contracting Officer and the DOE NEPA Determination.

If the Recipient later intends to add to or modify the activities or locations as described in the approved Application and the DOE NEPA Determination, those new activities/locations or modified activities/locations are subject to additional NEPA review and are not authorized for Federal funding until the Contracting Officer provides written authorization on those additions or modifications. Should the Recipient elect to undertake activities or change locations prior to written authorization from the Contracting Officer, the Recipient does so at risk of not receiving Federal funding for those activities, and such costs may not be recognized as allowable cost share.

Condition(s):
NEPA Logs if conducting potentially ground disturbing activities.

Term 7. Notice Regarding the Purchase of American-Made Equipment and Products – Sense of Congress

It is the sense of the Congress that, to the greatest extent practicable, all equipment and products purchased with funds made available under this Award should be American-made.

Term 8. Reporting Requirements

The reporting requirements for this Award are identified on the Federal Assistance Reporting Checklist, attached to this Award. Failure to comply with these reporting requirements is considered a material noncompliance with the terms of the Award. Noncompliance may result in withholding of future payments, suspension, or termination of the current award, and withholding of future awards. A willful failure to perform, a history of failure to perform, or unsatisfactory performance of this and/or other financial assistance awards, may also result in a debarment action to preclude future awards by Federal agencies.

Term 9. Lobbying

By accepting funds under this Award, the Recipient agrees that none of the funds obligated on the Award shall be expended, directly or indirectly, to influence congressional action on any legislation or appropriation matters pending before Congress, other than to communicate to Members of Congress as described in 18 U.S.C. § 1913. This restriction is in addition to those prescribed elsewhere in statute and regulation.

Term 10. Publications

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The Recipient is required to include the following acknowledgement in publications arising out of, or relating to, work performed under this Award, whether copyrighted or not:

- *Acknowledgment:* "This material is based upon work supported by the U.S. Department of Energy's Office of State and Community Energy Programs (SCEP) under the Energy Efficiency and Conservation Block Grant (EECBG) Program Application # XXXXXXXXX"

- *Full Legal Disclaimer:* "This report was prepared as an account of work sponsored by an agency of the United States Government. Neither the United States Government nor any agency thereof, nor any of their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately owned rights. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by the United States Government or any agency thereof. The views and opinions of authors expressed herein do not necessarily state or reflect those of the United States Government or any agency thereof."

  Abridged Legal Disclaimer: "The views expressed herein do not necessarily represent the views of the U.S. Department of Energy or the United States Government."

  Recipients should make every effort to include the full Legal Disclaimer. However, in the event that recipients are constrained by formatting and/or page limitations set by the publisher, the abridged Legal Disclaimer is an acceptable alternative.

Term 11. No-Cost Extension

As provided in 2 CFR 200.308, the Recipient must provide the Contracting Officer with notice in advance if it intends to utilize a one-time, no-cost extension of this Award. The notification must include the supporting reasons and the revised period of performance. The Recipient must submit this notification in writing to the Contracting Officer and DOE Technology Manager/ Project Officer at least 30 days before the end of the current budget period.

Any no-cost extension will not alter the project scope, milestones, deliverables, or budget of this Award.

Term 12. Property Standards

The complete text of the Property Standards can be found at 2 CFR 200.310 through 200.316. Also see 2 CFR 910.360 for additional requirements for real property and equipment for For-Profit recipients.

Term 13. Insurance Coverage

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See 2 CFR 200.310 for insurance requirements for real property and equipment acquired or improved with Federal funds. Also see 2 CFR 910.360(d) for additional requirements for real property and equipment for For-Profit recipients.

Term 14. Real Property

Subject to the conditions set forth in 2 CFR 200.311, title to real property acquired or improved under a Federal award will conditionally vest upon acquisition in the non-Federal entity. The non-Federal entity cannot encumber this property and must follow the requirements of 2 CFR 200.311 before disposing of the property.

Except as otherwise provided by Federal statutes or by the Federal awarding agency, real property will be used for the originally authorized purpose as long as needed for that purpose. When real property is no longer needed for the originally authorized purpose, the non-Federal entity must obtain disposition instructions from DOE or pass-through entity. The instructions must provide for one of the following alternatives: (1) retain title after compensating DOE as described in 2 CFR 200.311(c)(1); (2) Sell the property and compensate DOE as specified in 2 CFR 200.311(c)(2); or (3) transfer title to DOE or to a third party designated/approved by DOE as specified in 2 CFR 200.311(c)(3).

See 2 CFR 200.311 for additional requirements pertaining to real property acquired or improved under a Federal award.

Term 15. Equipment

Subject to the conditions provided in 2 CFR 200.313, title to equipment (property) acquired under a Federal award will conditionally vest upon acquisition with the non-Federal entity. The non-Federal entity cannot encumber this property and must follow the requirements of 2 CFR 200.313 before disposing of the property.

Equipment must be used by the non-Federal entity in the program or project for which it was acquired as long as it is needed, whether or not the project or program continues to be supported by the Federal award. When no longer needed for the originally authorized purpose, the equipment may be used by programs supported by DOE in the priority order specified in 2 CFR 200.313(c)(1)(i) and (ii).

Management requirements, including inventory and control systems, for equipment are provided in 2 CFR 200.313(d).

When equipment acquired under a Federal award is no longer needed, the non-Federal entity must obtain disposition instructions from DOE or pass-through entity.

Disposition will be made as follows: (1) items of equipment with a current fair market value of $5,000 or less may be retained, sold, or otherwise disposed of with no further obligation to DOE; (2) Non-Federal entity may retain title or sell the equipment after compensating DOE as

described in 2 CFR 200.313(e)(2); or (3) transfer title to DOE or to an eligible third party as specified in 2 CFR 200.313(e)(3).

See 2 CFR 200.313 for additional requirements pertaining to equipment acquired under a Federal award. See also 2 CFR 200.439 Equipment and other capital expenditures.

Term 16. Supplies

See 2 CFR 200.314 for requirements pertaining to supplies acquired under a Federal award. See also 2 CFR 200.453 Materials and supplies costs, including costs of computing devices.

Term 17. Property Trust Relationship

Real property, equipment, and intangible property, that are acquired or improved with a Federal award must be held in trust by the non-Federal entity as trustee for the beneficiaries of the project or program under which the property was acquired or improved. See 2 CFR 200.316 for additional requirements pertaining to real property, equipment, and intangible property acquired or improved under a Federal award.

Term 18. Record Retention

Consistent with 2 CFR 200.334 through 200.338, the Recipient is required to retain records relating to this Award.

Term 19. Audits

A. Government-Initiated Audits

The Recipient must provide any information, documents, site access, or other assistance requested by SCEP, DOE or Federal auditing agencies (e.g., DOE Inspector General, Government Accountability Office) for the purpose of audits and investigations. Such assistance may include, but is not limited to, reasonable access to the Recipient's records relating to this Award.

Consistent with 2 CFR part 200 as amended by 2 CFR part 910, DOE may audit the Recipient's financial records or administrative records relating to this Award at any time. Government-initiated audits are generally paid for by DOE.

DOE may conduct a final audit at the end of the project period (or the termination of the Award, if applicable). Upon completion of the audit, the Recipient is required to refund to DOE any payments for costs that were determined to be unallowable. If the audit has not been performed or completed prior to the closeout of the award, DOE retains the right to recover an appropriate amount after fully considering the recommendations on disallowed costs resulting from the final audit.

DOE will provide reasonable advance notice of audits and will minimize interference

with ongoing work, to the maximum extent practicable.

B. Annual Independent Audits (Single Audit or Compliance Audit)
The Recipient must comply with the annual independent audit requirements in 2 CFR 200.500 through .521 for institutions of higher education, nonprofit organizations, and state and local governments (Single audit), and 2 CFR 910.500 through .521 for for-profit entities (Compliance audit).

The annual independent audits are separate from Government-initiated audits discussed in part A. of this Term and must be paid for by the Recipient. To minimize expense, the Recipient may have a Compliance audit in conjunction with its annual audit of financial statements. The financial statement audit is **not** a substitute for the Compliance audit. If the audit (Single audit or Compliance audit, depending on Recipient entity type) has not been performed or completed prior to the closeout of the award, DOE may impose one or more of the actions outlined in 2 CFR 200.339, Remedies for Noncompliance.

Term 20. Indemnity

The Recipient shall indemnify DOE and its officers, agents, or employees for any and all liability, including litigation expenses and attorneys' fees, arising from suits, actions, or claims of any character for death, bodily injury, or loss of or damage to property or to the environment, resulting from the project, except to the extent that such liability results from the direct fault or negligence of DOE officers, agents or employees, or to the extent such liability may be covered by applicable allowable costs provisions.

Term 21. Foreign National Participation

If the Recipient (including any of its contractors) anticipates involving foreign nationals in the performance of the Award, the Recipient must, upon DOE's request, provide DOE with specific information about each foreign national to ensure compliance with the requirements for participation and access approval. The volume and type of information required may depend on various factors associated with the Award. The DOE Contracting Officer will notify the Recipient if this information is required.

DOE may elect to deny a foreign national's participation in the Award. Likewise, DOE may elect to deny a foreign national's access to a DOE sites, information, technologies, equipment, programs or personnel.

Term 22. Post-Award Due Diligence Reviews

During the life of the Award, DOE may conduct ongoing due diligence reviews, through Government resources, to identify potential risks of undue foreign influence. In the event, a risk is identified, DOE may require risk mitigation measures, including but not limited to, requiring an individual or entity not participate in the Award.

Subpart B. Financial Provisions

Term 23. Maximum Obligation

The maximum obligation of DOE for this Award is the total "Funds Obligated" stated in Block 13 of the Assistance Agreement to this Award.

Term 24. Refund Obligation

The Recipient must refund any excess payments received from SCEP, including any costs determined unallowable by the Contracting Officer. Upon the end of the project period (or the termination of the Award, if applicable), the Recipient must refund to SCEP the difference between (1) the total payments received from SCEP, and (2) the Federal share of the costs incurred. Refund obligations under this Term do not supersede the annual reconciliation or true up process if specified under the Indirect Cost Term.

Term 25. Allowable Costs

SCEP determines the allowability of costs through reference to 2 CFR part 200 as amended by 2 CFR part 910. All project costs must be allowable, allocable, and reasonable. The Recipient must document and maintain records of all project costs, including, but not limited to, the costs paid by Federal funds, costs claimed by its subcontractors, and project costs that the Recipient claims as cost sharing, including in-kind contributions. The Recipient is responsible for maintaining records adequate to demonstrate that costs claimed have been incurred, are reasonable, allowable and allocable, and comply with the cost principles. Upon request, the Recipient is required to provide such records to SCEP. Such records are subject to audit. Failure to provide SCEP adequate supporting documentation may result in a determination by the Contracting Officer that those costs are unallowable.

The Recipient is required to obtain the prior written approval of the Contracting Officer for any foreign travel costs.

Term 26. Decontamination and/or Decommissioning (D&D) Costs

Notwithstanding any other provisions of this Award, the Government shall not be responsible for or have any obligation to the Recipient for (1) Decontamination and/or Decommissioning (D&D) of any of the Recipient's facilities, or (2) any costs which may be incurred by the Recipient in connection with the D&D of any of its facilities due to the performance of the work under this Award, whether said work was performed prior to or subsequent to the effective date of the Award.

Term 27. Use of Program Income

If the Recipient earns program income during the project period as a result of this Award, the

Recipient must add the program income to the funds committed to the Award and used to further eligible project objectives.

Term 28. Payment Procedures

A. Method of Payment

Payment will be made by reimbursement by CFO through ACH. Equipment rebate voucher applications will be approved for payment by DOE once the equipment has been installed and all required documentation has been provided.

B. Payments

All payments are made by electronic funds transfer to the bank account identified attached to the Recipient's UEI and identified in the Recipient's SAM.gov account.

C. Unauthorized Drawdown of Federal Funds

For each budget period, the Recipient may not spend more than the Federal share authorized to that award, without specific written approval from the Contracting Officer. The Recipient must immediately refund SCEP any amounts spent in excess of the authorized amount.

A. Supporting Documents for Agency Approval of Payments

DOE may request additional information from the Recipient to support the payment requests prior to release of funds, as deemed necessary. The Recipient is required to comply with these requests. Supporting documents include invoices, copies of contracts, vendor quotes, proof of installation and other expenditure explanations that justify the payment requests.

Term 29. Budget Changes

A. Budget Changes Generally

The Contracting Officer has reviewed and approved the budget in Attachment 1 to this Award.

Any increase in the total project cost, whether DOE share or Cost Share, which is stated as "Total" in Block 12 to the Assistance Agreement of this Award, must be approved in advance and in writing by the Contracting Officer.

Any change that alters the project scope, milestones or deliverables requires prior written approval of the Contracting Officer. SCEP may deny reimbursement for any failure to comply with the requirements in this term.

B. Transfers of Funds Among Direct Cost Categories

The Recipient is required to obtain the prior written approval of the Contracting Officer for any transfer of funds among direct cost categories where the cumulative amount of such transfers exceeds or is expected to exceed 10 percent of the total project cost stated in the budget on the recipient's application.

The Recipient is required to notify the DOE Technology Manager/Project Officer of any transfer of funds among direct cost categories where the cumulative amount of such transfers is equal to or below 10 percent of the total project cost, stated in the budget on the recipient's application.

Subpart C. Miscellaneous Provisions

Term 30. Environmental, Safety and Health Performance of Work at DOE Facilities

With respect to the performance of any portion of the work under this Award which is performed at a DOE -owned or controlled site, the Recipient agrees to comply with all State and Federal Environmental, Safety and Health (ES&H) regulations and with all other ES&H requirements of the operator of such site.

Prior to the performance on any work at a DOE-owned or controlled site, the Recipient shall contact the site facility manager for information on DOE and site-specific ES&H requirements.

The Recipient is required apply this provision to its contractors.

Term 31. System for Award Management and Universal Identifier Requirements

A. Requirement for Registration in the System for Award Management (SAM)

Unless the Recipient is exempted from this requirement under 2 CFR 25.110, tThe Recipient must maintain the currency of its information in SAM until the Recipient submits the final financial report required under this Award or receive the final payment, whichever is later. This requires that the Recipient reviews and updates the information at least annually after the initial registration, and more frequently if required by changes in its information or another award term.

B. Unique Entity Identifier (UEI)

SAM automatically assigns a UEI to all active SAM.gov registered entities. Entities no longer have to go to a third-party website to obtain their identifier. This information

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is displayed on SAM.gov.

If the Recipient is authorized to make subawards under this Award, the Recipient:

i. Must notify potential subrecipients that no entity (see definition in paragraph C of this award term) may receive a subaward from the Recipient unless the entity has provided its UEI number to the Recipient.

ii. May not make a subaward to an entity unless the entity has provided its UEI number to the Recipient.

C. Definitions

For purposes of this award term:

i. System for Award Management (SAM) means the Federal repository into which an entity must provide information required for the conduct of business as a recipient. Additional information about registration procedures may be found at the SAM Internet site (currently at).

ii. Unique Entity Identifier (UEI) is the 12-character, alpha-numeric identifier that will be assigned by SAM.gov upon registration.

iii. Entity, as it is used in this award term, means all of the following, as defined at 2 CFR Part 25, subpart C:

1. A Governmental organization, which is a State, local government, or Indian Tribe.
2. A foreign public entity.
3. A domestic or foreign nonprofit organization.
4. A domestic or foreign for-profit organization.
5. A Federal agency, but only as a subrecipient under an award or subaward to a non-Federal entity.

iv. Subaward:

1. This term means a legal instrument to provide support for the performance of any portion of the substantive project or program for which the Recipient received this Award and that the Recipient awards to an eligible subrecipient.

2. The term does not include the Recipient's procurement of property and services needed to carry out the project or program (for further explanation, see 2 CFR 200.501 Audit requirements, (f) *Subrecipients*

and Contractors and/or 2 CFR 910.501 Audit requirements, (f) *Subrecipients and Contractors*).

3. A subaward may be provided through any legal agreement, including an agreement that the Recipient considers a contract.

v. Subrecipient means an entity that:

1. Receives a subaward from the Recipient under this Award; and
2. Is accountable to the Recipient for the use of the Federal funds provided by the subaward.

Term 32. Nondisclosure and Confidentiality Agreements Assurances

A. By entering into this agreement, the Recipient attests that it **does not and will not** require its employees or contractors to sign internal nondisclosure or confidentiality agreements or statements prohibiting or otherwise restricting its employees or contactors from lawfully reporting waste, fraud, or abuse to a designated investigative or law enforcement representative of a Federal department or agency authorized to receive such information.

B. The Recipient further attests that it **does not and will not** use any Federal funds to implement or enforce any nondisclosure and/or confidentiality policy, form, or agreement it uses unless it contains the following provisions:

i. *"These provisions are consistent with and do not supersede, conflict with, or otherwise alter the employee obligations, rights, or liabilities created by existing statute or Executive order relating to (1) classified information, (2) communications to Congress, (3) the reporting to an Inspector General of a violation of any law, rule, or regulation, or mismanagement, a gross waste of funds, an abuse of authority, or a substantial and specific danger to public health or safety, or (4) any other whistleblower protection. The definitions, requirements, obligations, rights, sanctions, and liabilities created by controlling Executive orders and statutory provisions are incorporated into this agreement and are controlling."*

ii. The limitation above shall not contravene requirements applicable to Standard Form 312, Form 4414, or any other form issued by a Federal department or agency governing the nondisclosure of classified information.

iii. Notwithstanding provision listed in paragraph (a), a nondisclosure or confidentiality policy form or agreement that is to be executed by a person connected with the conduct of an intelligence or intelligence-related activity,

other than an employee or officer of the United States Government, may contain provisions appropriate to the particular activity for which such document is to be used. Such form or agreement shall, at a minimum, require that the person will not disclose any classified information received in the course of such activity unless specifically authorized to do so by the United States Government. Such nondisclosure or confidentiality forms shall also make it clear that they do not bar disclosures to Congress, or to an authorized official of an executive agency or the Department of Justice, that are essential to reporting a substantial violation of law.

Term 33. Contractor Change Notification

Except for contractors specifically proposed as part of the Recipient's Application for award, the Recipient must notify the Contracting Officer and Project Manager in writing 30 days prior to the execution of new or modified contract agreements, including naming any To Be Determined contractors. This notification does not constitute a waiver of the prior approval requirements outlined in 2 CFR part 200 as amended by 2 CFR part 910, nor does it relieve the Recipient from its obligation to comply with applicable Federal statutes, regulations, and executive orders.

In order to satisfy this notification requirement, the Recipient documentation must, as a minimum, include the following:

- A description of the service to be provided or the equipment to be purchased.
- An assurance that the process undertaken by the Recipient to solicit the contractor complies with their written procurement procedures as outlined in 2 CFR 200.317 through 200.327.
- An assurance that no planned, actual or apparent conflict of interest exists between the Recipient and the selected contractor and that the Recipient's written standards of conduct were followed.[3]
- A completed Environmental Questionnaire, if applicable.
- An assurance that the contractor is not a debarred or suspended entity.
- An assurance that all required award provisions will be flowed down in the resulting contract agreement.

[3] It is DOE's position that the existence of a "covered relationship" as defined in 5 CFR 2635.502(a)&(b) between a member of the Recipient's owners or senior management and a member of a subrecipient's owners or senior management creates at a minimum an apparent conflict of interest that would require the Recipient to notify the Contracting Officer and provide detailed information and justification (including, for example, mitigation measures) as to why the subrecipient agreement does not create an actual conflict of interest. The Recipient must also notify the Contracting Officer of any new subrecipient agreement with: (1) an entity that is owned or otherwise controlled by the Recipient; or (2) an entity that is owned or otherwise controlled by another entity that also owns or otherwise controls the Recipient, as it is DOE's position that these situations also create at a minimum an apparent conflict of interest.

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The Recipient is responsible for making a final determination to award or modify contractor agreements under this agreement, but the Recipient may not proceed with the contractor agreement until the Contracting Officer determines, and provides the Recipient written notification, that the information provided is adequate.

Should the Recipient not receive a written notification of adequacy from the Contracting Officer within 30 days of the submission of the contractor documentation stipulated above, the Recipient may proceed to award or modify the proposed contractor agreement.

Term 34. Recipient Integrity and Performance Matters

A. General Reporting Requirement

If the total value of your currently active Financial Assistance awards, grants, and procurement contracts from all Federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of this Federal award, then you as the recipient during that period of time must maintain the currency of information reported to the System for Award Management (SAM) that is made available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)) about civil, criminal, or administrative proceedings described in paragraph 2 of this term. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available.

B. Proceedings About Which You Must Report

Submit the information required about each proceeding that:

i. Is in connection with the award or performance of a Financial Assistance, cooperative agreement, or procurement contract from the Federal Government;

ii. Reached its final disposition during the most recent five-year period; and

iii. Is one of the following:

1. A criminal proceeding that resulted in a conviction, as defined in paragraph E of this award term and condition;
2. A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of $5,000 or more;
3. An administrative proceeding, as defined in paragraph E of this term, that resulted in a finding of fault and liability and your payment of either a monetary fine or penalty of $5,000 or more or reimbursement, restitution, or damages in excess of $100,000; or

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4. Any other criminal, civil, or administrative proceeding if:
   a. It could have led to an outcome described in paragraph B.iii.1, 2, or 3 of this term;
   b. It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on your part; and
   c. The requirement in this term to disclose information about the proceeding does not conflict with applicable laws and regulations.

C. Reporting Procedures

Enter in the SAM Entity Management area the information that SAM requires about each proceeding described in paragraph B of this term. You do not need to submit the information a second time under assistance awards that you received if you already provided the information through SAM because you were required to do so under Federal procurement contracts that you were awarded.

D. Reporting Frequency

During any period of time when you are subject to the requirement in paragraph A of this term, you must report proceedings information through SAM for the most recent five-year period, either to report new information about any proceeding(s) that you have not reported previously or affirm that there is no new information to report. Recipients that have Federal contract, Financial Assistance awards, (including cooperative agreement awards) with a cumulative total value greater than $10,000,000, must disclose semiannually any information about the criminal, civil, and administrative proceedings.

E. Definitions

For purposes of this term:

i. Administrative proceeding means a non-judicial process that is adjudicatory in nature in order to make a determination of fault or liability (e.g., Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the Federal and State level but only in connection with performance of a Federal contract or Financial Assistance awards. It does not include audits, site visits, corrective plans, or inspection of deliverables.

ii. Conviction means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of *nolo contendere*.

iii. Total value of currently active Financial Assistance awards, cooperative agreements and procurement contracts includes—

1. Only the Federal share of the funding under any Federal award with a recipient cost share or match; and
2. The value of all expected funding increments under a Federal award and options, even if not yet exercised.

Term 35. Export Control

The United States government regulates the transfer of information, commodities, technology, and software considered to be strategically important to the U.S. to protect national security, foreign policy, and economic interests without imposing undue regulatory burdens on legitimate international trade. There is a network of Federal agencies and regulations that govern exports that are collectively referred to as "Export Controls." The Recipient is responsible for ensuring compliance with all applicable United States Export Control laws and regulations relating to any work performed under a resulting award.
The Recipient must immediately report to DOE any export control violations related to the project funded under this award, at the recipient or subrecipient level, and provide the corrective action(s) to prevent future violations.

Term 36. Interim Conflict of Interest Policy for Financial Assistance

The DOE interim Conflict of Interest Policy for Financial Assistance (COI Policy) can be found at https://www.energy.gov/management/department-energy-interim-conflict-interest-policy-requirements-financial-assistance. This policy is applicable to all non-Federal entities applying for, or that receive, DOE funding by means of a financial assistance award (e.g., a grant, cooperative agreement, or technology investment agreement) and, through the implementation of this policy by the entity, to each Investigator who is planning to participate in, or is participating in, the project funded wholly or in part under this Award. The term "Investigator" means the PI and any other person, regardless of title or position, who is responsible for the purpose, design, conduct, or reporting of a project funded by DOE or proposed for funding by DOE. The Recipient must flow down the requirements of the interim COI Policy to any contracting non-Federal entities, with the exception of DOE National Laboratories. Further, the Recipient must identify all financial conflicts of interests (FCOI), i.e., managed and unmanaged/ unmanageable, in its initial and ongoing FCOI reports.

Prior to award, the Recipient was required to: 1) ensure all Investigators on this Award completed their significant financial disclosures; 2) review the disclosures; 3) determine whether a FCOI exists; 4) develop and implement a management plan for FCOIs; and 5) provide DOE with an initial FCOI report that includes all FCOIs (i.e., managed and unmanaged/unmanageable). Within 180 days of the date of the Award, the Recipient must be in full compliance with the other requirements set forth in DOE's interim COI Policy.

Term 37. Organizational Conflict of Interest

Organizational conflicts of interest are those where, because of relationships with a parent company, affiliate, or subsidiary organization, the Recipient is unable or appears to be unable to

be impartial in conducting procurement action involving a related organization (2 CFR 200.318(c)(2)).

The Recipient must disclose in writing any potential or actual organizational conflict of interest to the DOE Contracting Officer. The Recipient must provide the disclosure prior to engaging in a procurement or transaction using project funds with a parent, affiliate, or subsidiary organization that is not a state, local government, or Indian tribe. For a list of the information that must be included the disclosure, see Section VI. of the DOE interim Conflict of Interest Policy for Financial Assistance at https://www.energy.gov/management/department-energy-interim-conflict-interest-policy-requirements-financial-assistance.

If the effects of the potential or actual organizational conflict of interest cannot be avoided, neutralized, or mitigated, the Recipient must procure goods and services from other sources when using project funds. Otherwise, DOE may terminate the Award in accordance with 2 CFR 200.340 unless continued performance is determined to be in the best interest of the Federal government.

The Recipient must flow down the requirements of the interim COI Policy to any contracting non-Federal entities, with the exception of DOE National Laboratories. The Recipient is responsible for ensuring contractor compliance with this term.

If the Recipient has a parent, affiliate, or subsidiary organization that is not a state, local government, or Indian tribe, the Recipient must maintain written standards of conduct covering organizational conflicts of interest.

Term 38. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

As set forth in 2 CFR 200.216, recipients and subrecipients are prohibited from obligating or expending project funds (Federal and non-Federal funds) to:

(1) Procure or obtain;

(2) Extend or renew a contract to procure or obtain; or

(3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

(i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video

surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

See Public Law 115-232, section 889 for additional information.

Term 39. Human Subjects Research

Research involving human subjects, biospecimens, or identifiable private information conducted with Department of Energy (DOE) funding is subject to the requirements of DOE Order 443.1C, *Protection of Human Research Subjects*, 45 CFR Part 46, *Protection of Human Subjects* (*subpart A which is referred to as the "Common Rule"),* and 10 CFR Part 745, *Protection of Human Subjects*.

Federal regulation and the DOE Order require review by an Institutional Review Board (IRB) of all proposed human subjects research projects. The IRB is an interdisciplinary ethics board responsible for ensuring that the proposed research is sound and justifies the use of human subjects or their data; the potential risks to human subjects have been minimized; participation is voluntary; and clear and accurate information about the study, the benefits and risks of participating, and how individuals' data/specimens will be protected/used, is provided to potential participants for their use in determining whether or not to participate.

The Recipient shall provide the Federal Wide Assurance number identified in item 1 below and the certification identified in item 2 below to DOE prior to initiation of any project that will involve interactions with humans in some way (e.g., through surveys); analysis of their identifiable data (e.g., demographic data and energy use over time); asking individuals to test devices, products, or materials developed through research; and/or testing of commercially available devices in buildings/homes in which humans will be present. *Note:* This list of examples is illustrative and not all inclusive.

No DOE funded research activity involving human subjects, biospecimens, or identifiable private information shall be conducted without:

1) A registration and a Federal Wide Assurance of compliance accepted by the Office of Human Research Protection (OHRP) in the Department of Health and Human Services; and
2) Certification that the research has been reviewed and approved by an Institutional Review Board (IRB) provided for in the assurance. IRB review may be accomplished by the awardee's institutional IRB; by the Central DOE IRB; or if collaborating with one of the DOE national laboratories, by the DOE national laboratory IRB.

The Recipient is responsible for ensuring all subrecipients comply and for reporting information on the project annually to the DOE Human Subjects Research Database (HSRD) at https://science.osti.gov/HumanSubjects/Human-Subjects-Database/home. *Note:* If a DOE IRB is used, no end of year reporting will be needed.

Additional information on the DOE Human Subjects Research Program can be found at: https://science.osti.gov/ber/human-subjects

Term 40. Fraud, Waste and Abuse

The mission of the DOE Office of Inspector General (OIG) is to strengthen the integrity, economy and efficiency of DOE's programs and operations including deterring and detecting fraud, waste, abuse and mismanagement. The OIG accomplishes this mission primarily through investigations, audits, and inspections of Department of Energy activities to include grants, cooperative agreements, loans, and contracts. The OIG maintains a Hotline for reporting allegations of fraud, waste, abuse, or mismanagement. To report such allegations, please visit https://www.energy.gov/ig/ig-hotline.

Additionally, the Recipient must be cognizant of the requirements of 2 CFR § 200.113 Mandatory disclosures, which states:

> The non-Federal entity or applicant for a Federal award must disclose, in a timely manner, in writing to the Federal awarding agency or pass-through entity all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award. Non-Federal entities that have received a Federal award including the term and condition outlined in appendix XII of 2 CFR Part 200 are required to report certain civil, criminal, or administrative proceedings to SAM (currently FAPIIS). Failure to make required disclosures can result in any of the remedies described in § 200.339. (See also 2 CFR part 180, 31 U.S.C. 3321, and 41 U.S.C. 2313.)

Subpart D. Bipartisan Infrastructure Law (BIL)-specific requirements

Term 41. Reporting, Tracking and Segregation of Incurred Costs

BIL funds can be used in conjunction with other funding, as necessary to complete projects, but tracking and reporting must be separate to meet the reporting requirements of the BIL and related Office of Management and Budget (OMB) Guidance. The Recipient must keep separate records for BIL funds and must ensure those records comply with the requirements of the BIL. Funding provided through the BIL that is supplemental to an existing grant or cooperative agreement is one-time funding.

Term 42. Davis-Bacon Requirements

This award is funded under Division D of the Bipartisan Infrastructure Law (BIL). All laborers and mechanics employed by the recipient, subrecipients, contractors or subcontractors in the performance of construction, alteration, or repair work in excess of $2,000 on an award funded directly by or assisted in whole or in part by funds made available under this award shall be paid wages at rates not less than those prevailing on similar projects in the locality, as determined by the Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code commonly referred to as the "Davis-Bacon Act" (DBA).

Recipients shall provide written assurance acknowledging the DBA requirements for the award or project and confirming that all of the laborers and mechanics performing construction, alteration, or repair, through funding under the award are paid or will be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by Subchapter IV of Chapter 31 of Title 40, United States Code (Davis-Bacon Act).

The Recipient must comply with all of the Davis-Bacon Act requirements, including but not limited to:

(1) ensuring that the wage determination(s) and appropriate Davis-Bacon clauses and requirements are flowed down to and incorporated into any applicable subcontracts.

(2) being responsible for compliance by any subcontractor with the Davis-Bacon labor standards.

(3) receiving and reviewing certified weekly payrolls submitted by all subcontractors and subrecipients for accuracy and to identify potential compliance issues.

(4) maintaining original certified weekly payrolls for 3 years after the completion of the project and must make those payrolls available to the DOE or the Department of Labor upon request, as required by 29 CFR 5.6(a)(2).

(5) conducting payroll and job-site reviews for construction work, including interviews with employees, with such frequency as may be necessary to assure compliance by its subcontractors and as requested or directed by the DOE.

(6) cooperating with any authorized representative of the Department of Labor in their inspection of records, interviews with employees, and other actions undertaken as part of a Department of Labor investigation.

(7) posting in a prominent and accessible place the wage determination(s) and Department of Labor Publication: WH-1321, Notice to Employees Working on Federal or Federally Assisted Construction Projects.

(8) notifying the Contracting Officer of all labor standards issues, including all complaints regarding incorrect payment of prevailing wages and/or fringe benefits, received from the recipient, , contractor, or subcontractor employees; significant labor standards violations, as defined in 29 CFR 5.7; disputes concerning labor standards pursuant to 29 CFR parts 4, 6, and 8 and as defined in FAR 52.222-14; disputed labor standards determinations; Department of Labor investigations; or legal or judicial proceedings related to the labor standards under this Contract, a subcontract, or subrecipient award.

(9) preparing and submitting to the Contracting Officer, the Office of Management and Budget Control Number 1910-5165, Davis Bacon Semi-Annual Labor Compliance Report, by April 21 and October 21 of each year. Form submittal will be administered through the iBenefits system (https://doeibenefits2.energy.gov) or its successor system.

The Recipient must undergo Davis-Bacon Act compliance training and must maintain competency in Davis-Bacon Act compliance. The Contracting Officer will notify the Recipient of any DOE sponsored Davis-Bacon Act compliance trainings. The Department of Labor offers free Prevailing Wage Seminars several times a year that meet this requirement, at https://www.dol.gov/agencies/whd/government-contracts/construction/seminars/events.

The Department of Energy has contracted with, a third-party DBA electronic payroll compliance software application. The Recipient must ensure the timely electronic submission of weekly certified payrolls as part of its compliance with the Davis-Bacon Act unless a waiver is granted to a particular contractor or subcontractor because they are unable or limited in their ability to use or access the software.

Davis Bacon Act Electronic Certified Payroll Submission Waiver
A waiver must be granted before the award starts. The applicant does not have the right to appeal SCEP's decision concerning a waiver request.

For additional guidance on how to comply with the Davis-Bacon provisions and clauses, see https://www.dol.gov/agencies/whd/government-contracts/construction and https://www.dol.gov/agencies/whd/government-contracts/protections-for-workers-in-construction.

Term 43. Buy American Requirement for Infrastructure Projects

**NOTE: Buy American Requirements only apply to awards over $250,000. Please disregard this section if your total EECBG Program award is less than $250,000.*

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A. Definitions

Components are defined as the articles, materials, or supplies incorporated directly into the end manufactured product(s).

Construction Materials are an article, material, or supply—other than an item primarily of iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives—that is used in an infrastructure project and is or consists primarily of non-ferrous metals, plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables), glass (including optic glass), lumber, drywall, coatings (paints and stains), optical fiber, clay brick; composite building materials; or enginSCEPd wood products.

Domestic Content Procurement Preference Requirement- means a requirement that no amounts made available through a program for federal financial assistance may be obligated for an infrastructure project unless—
(A) all iron and steel used in the project are produced in the United States;
(B) the manufactured products used in the project are produced in the United States; or
(C) the construction materials used in the project are produced in the United States.
Also referred to as the **Buy America Requirement**.

Infrastructure includes, at a minimum, the structures, facilities, and equipment located in the United States, for: roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and generation, transportation, and distribution of energy - including electric vehicle (EV) charging.
The term "infrastructure" should be interpreted broadly, and the definition provided above should be considered as illustrative and not exhaustive.

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Manufactured Products are items used for an infrastructure project made up of components that are not primarily of iron or steel; construction materials; cement and cementitious materials' aggregates such as stone, sand, or gravel; or aggregate binding agents or additives.

Primarily of iron or steel means greater than 50% iron or steel, measured by cost.

Project- means the construction, alteration, maintenance, or repair of infrastructure in the United States.

Public- The Buy America Requirement does not apply to non-public infrastructure. For purposes of this guidance, infrastructure should be considered "public" if it is: (1) publicly owned or (2) privately owned but utilized primarily for a public purpose. Infrastructure should be considered to be "utilized primarily for a public purpose" if it is privately operated on behalf of the public or is a place of public accommodation.

B. Buy America Requirement

None of the funds provided under this award (federal share or recipient cost-share) may be used for a project for infrastructure unless:

1. All iron and steel used in the project is produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

2. All manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

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3. All construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America Requirement only applies to articles, materials, and supplies that are consumed in, incorporated into, or permanently affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought into the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America Requirement apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Recipients are responsible for administering their award in accordance with the terms and conditions, including the Buy America Requirement. The recipient must ensure that the Buy America Requirement flows down to all subawards and that the subawardees and subrecipients comply with the Buy America Requirement. The Buy America Requirement term and condition must be included all sub-awards, contracts, subcontracts, and purchase orders for work performed under the infrastructure project.

C. Certification of Compliance

The Recipient must certify or provide equivalent documentation for proof of compliance that a good faith effort was made to solicit bids for domestic products used in the infrastructure project under this Award.

The Recipient must also maintain certifications or equivalent documentation for proof of compliance that those articles, materials, and supplies that are consumed in, incorporated into, affixed to, or otherwise used in the infrastructure project, not covered by a waiver or exemption, are produced in the United States. The certification or proof of compliance must be provided by the suppliers or manufacturers of the iron, steel, manufactured products and construction materials and flow up from all subawardees, contractors and vendors to the Recipient. The Recipient must keep these certifications with the award/project files and be able to produce them upon request from DOE, auditors or Office of Inspector General.

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D. Waivers

When necessary, the Recipient may apply for, and DOE may grant, a waiver from the Buy America Requirement. Requests to waive the application of the Buy America Requirement must be in writing to the Contracting Officer. Waiver requests are subject to review by DOE and the Office of Management and Budget, as well as a public comment period of no less than 15 calendar days.

Waivers must be based on one of the following justifications:

1. Public Interest- Applying the Buy America Requirement would be inconsistent with the public interest;

2. Non-Availability- The types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or

3. Unreasonable Cost- The inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent.

Requests to waive the Buy America Requirement must include the following:

- Waiver type (Public Interest, Non-Availability, or Unreasonable Cost);
- Recipient name and Unique Entity Identifier (UEI);
- Award information (Federal Award Identification Number, Assistance Listing number);
- A brief description of the project, its location, and the specific infrastructure involved;
- Total estimated project cost, with estimated federal share and recipient cost share breakdowns;
- Total estimated infrastructure costs, with estimated federal share and recipient cost share breakdowns;
- List and description of iron or steel item(s), manufactured goods, and/or construction material(s) the recipient seeks to waive from the Buy America Preference, including name, cost, quantity(ies), country(ies) of origin, and relevant Product Service Codes (PSC) and North American Industry Classification System (NAICS) codes for each;

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- A detailed justification as to how the non-domestic item(s) is/are essential the project;
- A certification that the recipient made a good faith effort to solicit bids for domestic products supported by terms included in requests for proposals, contracts, and non-proprietary communications with potential suppliers;
- A justification statement—based on one of the applicable justifications outlined above—as to why the listed items cannot be procured domestically, including the due diligence performed (e.g., market research, industry outreach, cost analysis, cost-benefit analysis) by the recipient to attempt to avoid the need for a waiver. This justification may cite, if applicable, the absence of any Buy America-compliant bids received for domestic products in response to a solicitation; and
- Anticipated impact to the project if no waiver is issued.

The Recipient should consider using the following principles as minimum requirements contained in their waiver request:

- Time-limited: Consider a waiver constrained principally by a length of time, rather than by the specific project/award to which it applies. Waivers of this type may be appropriate, for example, when an item that is "non-available" is widely used in the project. When requesting such a waiver, the Recipient should identify a reasonable, definite time frame (e.g., no more than one to two years) designed so that the waiver is reviewed to ensure the condition for the waiver ("non-availability") has not changed (e.g., domestic supplies have become more available).

- Targeted: Waiver requests should apply only to the item(s), product(s), or material(s) or category(ies) of item(s), product(s), or material(s) as necessary and justified. Waivers should not be overly broad as this will undermine domestic preference policies.

- Conditional: The Recipient may request a waiver with specific conditions that support the policies of IIJA/BABA and Executive Order 14017.

DOE may request, and the Recipient must provide, additional information for consideration of this wavier. DOE may reject or grant

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waivers in whole or in part depending on its review, analysis, and/or feedback from OMB or the public. DOEs final determination regarding approval or rejection of the waiver request may not be appealed. Waiver requests may take up to 90 calendar days to process.

Term 44. Affirmative Action and Pay Transparency Requirements

All federally assisted construction contracts exceeding $10,000 annually will be subject to the requirements of Executive Order 11246:

(1) Recipients and contractors are prohibited from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identity or national origin.

(2) Recipients and contractors are required to take affirmative action to ensure that equal opportunity is provided in all aspects of their employment. This includes flowing down the appropriate language to all subrecipients, contractors and subcontractors.

(3) Recipients and contractors are prohibited from taking adverse employment actions against applicants and employees for asking about, discussing, or sharing information about their pay or, under certain circumstances, the pay of their co-workers.

The Department of Labor's (DOL) Office of Federal Contractor Compliance Programs (OFCCP) uses a neutral process to schedule contractors for compliance evaluations. OFCCP's Technical Assistance Guide[4] should be consulted to gain an understanding of the requirements and possible actions the recipients, subrecipients, contractors and subcontractors must take.

Term 45. Potentially Duplicative Funding Notice

If the Recipient have or receive any other award of federal funds for activities that potentially overlap with the activities funded under this Award, the Recipient must promptly notify DOE in writing of the potential overlap and state whether project funds (i.e., recipient cost share and federal funds) from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items under this Award. If there are identical cost items, the Recipient must promptly notify the DOE Contracting Officer in writing of the potential duplication and eliminate any inappropriate duplication of funding.

Term 46. Transparency of Foreign Connections

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[4] See OFCCP's Technical Assistance Guide at: https://www.dol.gov/sites/dolgov/files/ofccp/Construction/files/ConstructionTAG.pdf?msclkid=9e397d68c4b111ec9d8e6fecb6c710ec Also see the National Policy Assurances http://www.nsf.gov/awards/managing/rtc.jsp

During the term of the Award, the Recipient must notify the DOE Contracting Officer within fifteen (15) business days of learning of the following circumstances in relation to the Recipient or contractors:

1. The existence of any joint venture or subsidiary that is based in, funded by, or has a foreign affiliation with any foreign country of risk;
2. Any current or pending contractual or financial obligation or other agreement specific to a business arrangement, or joint venture-like arrangement with an enterprise owned by a country of risk or foreign entity based in a country of risk;
3. Any current or pending change in ownership structure of the Recipient or contractors that increases foreign ownership related to a country of risk;
4. Any current or pending venture capital or institutional investment by an entity that has a general partner or individual holding a leadership role in such entity who has a foreign affiliation with any foreign country of risk;
5. Any current or pending technology licensing or intellectual property sales to a foreign country of risk; and
6. Any current or pending foreign business entity, offshore entity, or entity outside the United States related to the Recipient or subrecipient.

Term 47. Foreign Collaboration Considerations

a. Consideration of new collaborations with foreign organizations and governments. The Recipient must provide DOE with advanced written notification of any potential collaboration with foreign entities, organizations or governments in connection with its DOE-funded award scope. The Recipient must await further guidance from DOE prior to contacting the proposed foreign entity, organization or government regarding the potential collaboration or negotiating the terms of any potential agreement.

b. Existing collaborations with foreign entities, organizations and governments. The Recipient must provide DOE with a written list of all existing foreign collaborations in which has entered in connection with its DOE-funded award scope.

c. Description of collaborations that should be reported: In general, a collaboration will involve some provision of a thing of value to, or from, the Recipient. A thing of value includes but may not be limited to all resources made available to, or from, the recipient in support of and/or related to the Award, regardless of whether or not they have monetary value. Things of value also may include in-kind contributions (such as office/laboratory space, data, equipment, supplies, employees, students). In-kind contributions not intended for direct use on the Award but resulting in provision of a thing of value from or to the Award must also be reported. Collaborations do not include routine workshops, conferences, use of the Recipient's services and facilities by foreign investigators resulting from its standard published

process for evaluating requests for access, or the routine use of foreign facilities by awardee staff in accordance with the Recipient's standard policies and procedures.

Charles M. Duggan Jr. 10 / 24 / 2024

Authorized Signature Date

Name:

Title:

Entity Name:

Title	EECBG Grant Application Terms and Conditions
File name	EECBG_Program_Equ...onditions__2_.pdf
Document ID	d327f46383ba9c976f282868fce0a7a5335a85e7
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

SENT	**10 / 24 / 2024** 22:35:03 UTC	Sent for signature to Charles M. Duggan, Jr. (cduggan@cityofredlands.org) from dsd01@cityofredlands.org IP: 47.181.153.216
VIEWED	**10 / 24 / 2024** 22:50:29 UTC	Viewed by Charles M. Duggan, Jr. (cduggan@cityofredlands.org) IP: 35.137.226.255
SIGNED	**10 / 24 / 2024** 22:51:06 UTC	Signed by Charles M. Duggan, Jr. (cduggan@cityofredlands.org) IP: 35.137.226.255
COMPLETED	**10 / 24 / 2024** 22:51:06 UTC	The document has been completed.

From:	EECBG Vouchers
To:	Tricia Munoz
Cc:	Danielle Garcia
Subject:	Department of Energy EECBG Voucher Preapproval - Redlands
Date:	Tuesday, December 31, 2024 10:04:53 AM
Attachments:	Post-Installation User Guide.pdf FARC 6.17.24.pdf

---

[**NOTICE:** This message originated outside of City of Redlands -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Congratulations! The U.S. Department of Energy has approved your Energy Efficiency and Conservation Block Grant (EECBG) Program Equipment Rebate Voucher application. **This email serves as the official notice that you may now proceed with equipment purchase and installation.**

Next steps:

- Start your project! For information, please refer to the EECBG Voucher Handbook and the EECBG Program website.
- We recommend that all entities review their state's executed historic preservation programmatic agreement (PA) by visiting DOE's website that lists out each state's executed PA. If your application includes activities that require consultation with your state historic preservation office, you are responsible for reaching out to your state's SHPO contact to complete any required reviews.
- For information on reporting requirements, please review these resources:
  - **Reporting** tab of the Voucher Portal
  - DOE's Equipment Voucher Reporting webinar recording and slides
  - Attached Federal Assistance Reporting Checklist (FARC)
- Per the Handbook: "Following application approval, eligible entities have up to two years to use their EECBG Program voucher funds with the option to request a no-cost extension."
- Once your entire project is complete and all costs paid, see the attached Post-Installation User Guide for instructions on requesting voucher reimbursement.
- You are invited to join an EECBG Program Blueprint Cohort to meet monthly with other EECBG governments across 13 clean energy topic areas and learn from experts, discuss challenges/best practices, and answer questions. Sign up here to join a cohort relevant to your EECBG Program project or your community's broader clean energy goals. *Have a question about the cohorts? Reach out to TechnicalAssistance@hq.doe.gov.*

If you need additional assistance or have any questions, please get in touch with us at this email address (EECBGVouchers@icf.com) and reference your application number below:

Application Number: IA-0000001353

Thank you,

EECBG Rebate & Portal Administrator

ICF – Supporting DOE's Energy Efficiency and Conservation Block Grant (EECBG) Program
Email: EECBGVouchers@icf.com
Portal: https://doerebates.my.site.com/eecbgvouchers

CITY OF REDLANDS
REQUEST FOR ADDITIONAL APPROPRIATION

DATE OF REQUEST: 03/18/2025

FINANCE USE ONLY
TRANSACTION NO:
ACCOUNTING PERIOD:

An additional appropriation is hereby requested as follows:

Department: Development Services

EXPENDITURE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
All Other Equipment	200164	8706	TBD	$ 133,300.00
			$	$ 133,300.00

REVENUE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Federal Grants	200164	4401	TBD	$ 133,300.00
			$	$ 133,300.00

JUSTIFICATION: Add additional appropriation to administer the U. S. Department of Energy EECBG Grant Program

Requested By: Brian Desatnik
Department Head

Recommended By Finance Director:

Yes _____ No _____ Signed _____

Comments: _____

Recommended: _____
City Manager

Approved by City Council:

Date: _____

Signed: _____
City Clerk

RESOLUTION NO. 8670

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AUTHORIZING THE GRANT ACCEPTANCE AND EXECUTION OF THE GRANT FUNDS FROM THE U.S. DEPARTMENT OF ENERGY OFFICE OF STATE AND COMMUNITY ENERGY PROGRAMS AND ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EEBCG) PROGRAM

WHEREAS, the U. S. Department of Energy (DOE) received $550 million in funding from the Bipartisan Infrastructure Law (BIL) and the Inflation Reduction Act (IRA) and the Energy Efficiency and Conservation Block Grant (EECBG) Program which is managed by the DOE Office of State and Energy Community Programs (SCEP) allocated $133,300 to the City of Redlands; and

WHEREAS, the EECBG Funding is intended to purchase energy efficient HVAC equipment for the Joslyn Senior Center; and

WHEREAS, the City of Redlands desires to undertake the Energy and Efficiency and Conservation Block Grant ("EECBG") Program and accept a grant in the amount of $133,300.00; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. Approve a budget appropriation of $133,330.00 to the Intergovernmental Grants-State/County U. S. Department of Energy Office of State and Community Energy Program Energy Efficiency and Conservation Block Grant - Account No. 200164-8706.

Section 3. The City Manager of the City of Redlands, or designee is hereby authorized and directed to execute the funding agreement with the U.S. Department of Energy Office of State and Community Energy Programs and any amendments thereto.

Section 4. The City Manager of the City of Redlands, or designee is hereby authorized and directed to submit any required documents, funding requests, and reports required to obtain grant funding.

1. Section 5. This Resolution shall become effective immediately upon adoption by the Redlands City Council.

ADOPTED, SIGNED AND APPROVED this 18th day of March 2025.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing Resolution No. 8670 was duly adopted by the City Council at a regular meeting thereof held on the 18th day of March 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

#	State/Territory	Entity Name	Level of Government	Allocation
254	CA	Palm Desert	City	$118,040
255	CA	Palm Springs	City	$76,770
256	CA	Palmdale	City	$197,390
257	CA	Palo Alto	City	$141,790
258	CA	Paramount	City	$114,940
259	CA	Pasadena	City	$193,560
260	CA	Perris	City	$134,320
261	CA	Petaluma	City	$121,440
262	CA	Pico Rivera	City	$120,010
263	CA	Pittsburg	City	$128,250
264	CA	Placentia	City	$112,350
265	CA	Pleasanton	City	$140,450
266	CA	Pomona	City	$188,070
267	CA	Porterville	City	$121,930
268	CA	Poway	City	$76,830
269	CA	Rancho Cordova	City	$138,900
270	CA	Rancho Cucamonga	City	$207,660
271	CA	Rancho Palos Verdes	City	$76,370
272	CA	Rancho Santa Margarita	City	$76,570
273	CA	Redding	City	$149,160
274	CA	Redlands	City	$133,300
275	CA	Redondo Beach	City	$127,820
276	CA	Redwood City	City	$142,550
277	CA	Rialto	City	$151,580
278	CA	Richmond	City	$160,550
279	CA	Riverside	City	$325,070
280	CA	Rocklin	City	$127,710
281	CA	Rohnert Park	City	$76,440
282	CA	Rosemead	City	$113,300
283	CA	Roseville	City	$190,900
284	CA	Sacramento	City	$493,300
285	CA	Salinas	City	$195,530
286	CA	San Bernardino	City	$249,590
287	CA	San Bruno	City	$76,430
288	CA	San Buenaventura (Ventura)	City	$161,680
289	CA	San Clemente	City	$123,390
290	CA	San Diego	City	$1,185,290
291	CA	San Francisco	City	$796,610

City Council Meeting **I. 8.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8668 to approve a one-year Extension of Time to the expiration date of Commission Review & Approval No. 938 and Conditional Use Permit No. 1187 for the construction of a 181,100 square-foot warehouse building with 4,000 square feet of office space on a 9.44-acre project site is located at 350 Iowa Street (APN: 0292-158-16-0000) (Development Services Director Desatnik)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

I move to adopt Resolution No. 8668 and approve a one-year Extension of Time for Commission Review & Approval No. 938 and Conditional Use Permit No. 1187.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8668 to approve a one-year Extension of Time for Commission Review & Approval No. 938 and Conditional Use Permit No. 1187.

DISCUSSION:

The approved project includes the construction of a 181,100 square foot non-refrigerated warehouse building with a 4,000 square foot mezzanine, and related on-site improvements on a 9.44-acre property located on the east side of Iowa Street, north of Orange Blossom Trail and West Citrus Avenue at 350 Iowa Street (APN: 0292-158-16-0000) (Attachment A – Location Map and Aerial Photograph). The development includes 27 truck dock positions, two at-grade loading doors, 30 trailer stalls, 214 automobile parking stalls, and related site

improvements including landscaping, lighting, utilities, and drainage improvements. See Attachment B for the approved project plans.

The Planning Commission approved Commission Review & Approval No. 938 and Conditional Use Permit No. 1187 on June 13, 2023, and the Conditions of Approval are included in Resolution No. 1622 (Attachment C). The approval of the entitlements will expire on June 13, 2025, unless a grading or building permit has been issued to commence construction of the project, or an extension of time is granted. At this time, the developer does not have any construction permits under review in plan check and is in the process of securing financing for the project.

Warehouse Ordinance: On April 18, 2023, the City Council adopted Ordinance No. 2955 and created Article XII of RMC Chapter 18.156 establishing new development standards for new warehouse/logistics distribution center projects (defined as having a gross floor area of 50,000 square feet or more and/or having six or more truck docks or dock high loading doors). The ordinance also requires a Conditional Use Permit for new warehouse developments. The approved project is consistent with all applicable requirements of Chapter 18.156 as detailed in the Planning Commission staff report (Attachment D), including a Conditional Use Permit.

Assembly Bill 98: On September 29, 2023, Governor Gavin Newsom signed Assembly Bill 98 (AB 98) into law. This law imposes new design and development standards on new warehouse development in California. AB 98 went into effect in January 2025. Projects that were approved prior to the effective date of AB 98 and projects that were in the process of entitlement prior to September 30, 2024, are exempted from its requirements. The project was in the entitlement process prior to September 30, 2024, and was approved before the law's effective date. Therefore, the project is exempt from the requirements of AB 98.

Approval of the time extension will make the new expiration date for this project June 13, 2026. No changes to the project are proposed, and the original Conditions of Approval remain applicable for the project. The applicant has indicated the approval of a one-year time extension will provide additional time to find an investor and begin the process of submitting building and grading plans for plan check.

In accordance with RMC Section 18.12.130, a Commission Review & Approval permit shall expire two (2) years from the date of approval unless the holder of the permit obtains a permit and begins construction or obtains an extension of time. The City Council may grant a one-year extension of time, not to exceed a total number of three (3) extensions. This is the applicant’s first request for a time extension.

Environmental Determination: CEQA Guidelines Section 15162(a) indicates that no subsequent EIRs and Negative Declarations shall be prepared for a project when the following findings can be made.

1) No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2) Substantial changes did not occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

a) The project will have one or more significant effects not discussed in the previous MND;
b) Significant effects previously examined will be substantially more severe than shown in the previous MND;
c) Mitigation measures previously found not to be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or,
d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure.

Staff analyzed the conditions existing at the time the project was approved in comparison to present conditions based on aerial imagery (2023 to present). The topography and extent of development of the project remain unchanged. There have not been any changes to environmental conditions in the surrounding area, or the discovery of new significant environmental issues under which the project will be undertaken that would require major revisions of the previously adopted Mitigated Negative Declaration. Additionally, the parcels adjacent to the project site also remain unchanged. Considering the lack of significant or substantial change in existing conditions, staff recommends that the City Council find that this project requires no further environmental analysis. There have been no changes to the project or project site, and the project remains within the scope of the originally approved Mitigated Negative

Declaration. The project will not have any additional significant impacts not previously analyzed in the Mitigated Negative Declaration. All mitigation measures will apply to the project as Conditions of Approval.

ALTERNATIVES:

The City Council may deny the request, which would result in the expiration of Commission Review & Approval No. 938 and Conditional Use Permit No. 1187. This would require the applicant to resubmit an entirely new development application.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:

Brian Desatnik, Development Services Director

RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

REVIEWED BY:

Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:

Sean Reilly, Principal Planner

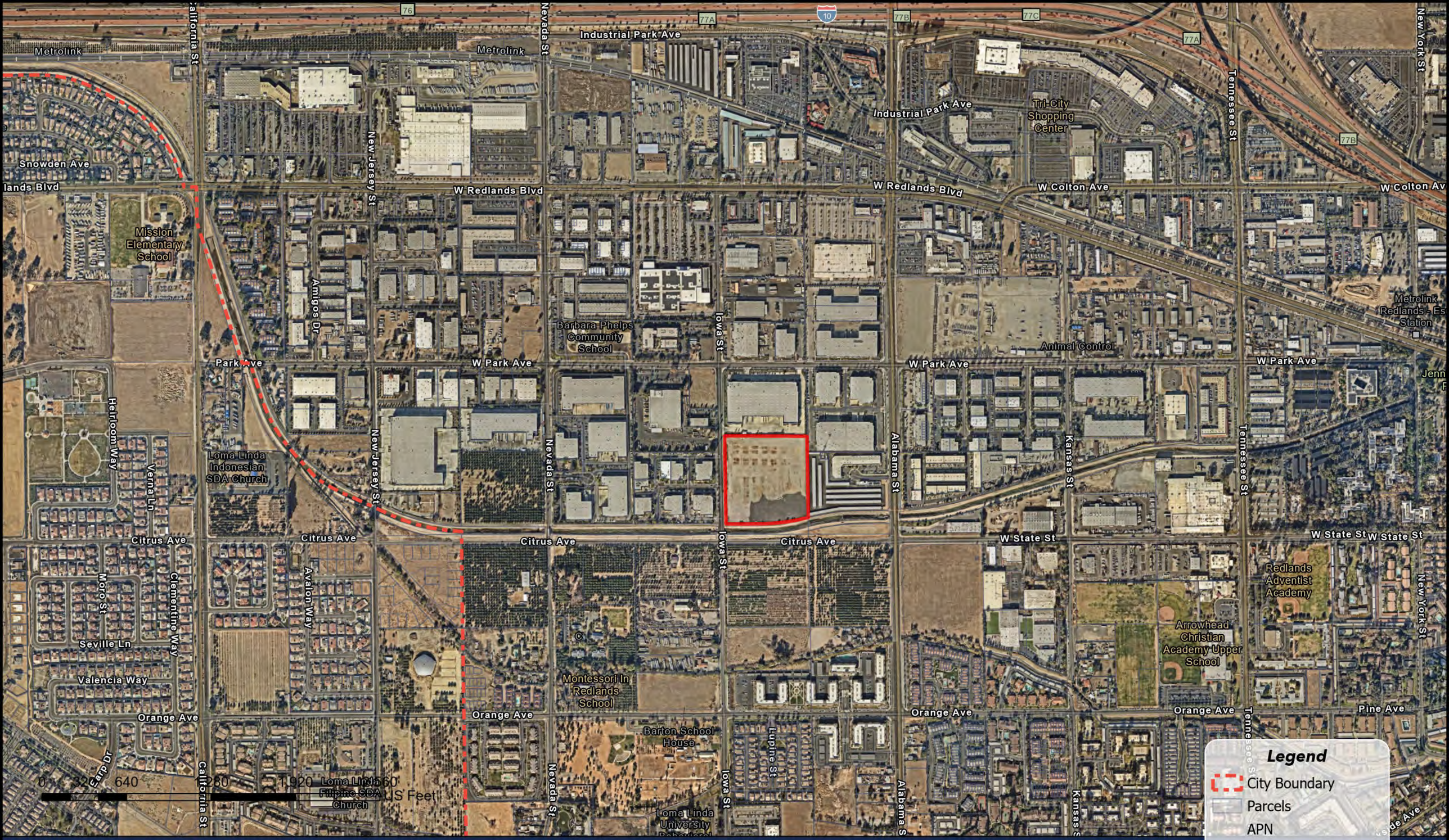
Fiscal Impact

Fiscal Year: 24-25
Revenue Generating: No
Discussion:

No fiscal impact. The applicant paid the application filing fee of $1,292.00 for this extension of time.

Attachments

Attachment A: Location Map and Aerial Photograph
Attachment B: Approved Project Plans
Attachment C: PC Resolution No. 1622 and Conditions of Approval
Attachment D: Planning Commission Staff Report



City of Redlands

Location Map

Author: Redlands GIS **Date:** 2/11/2025

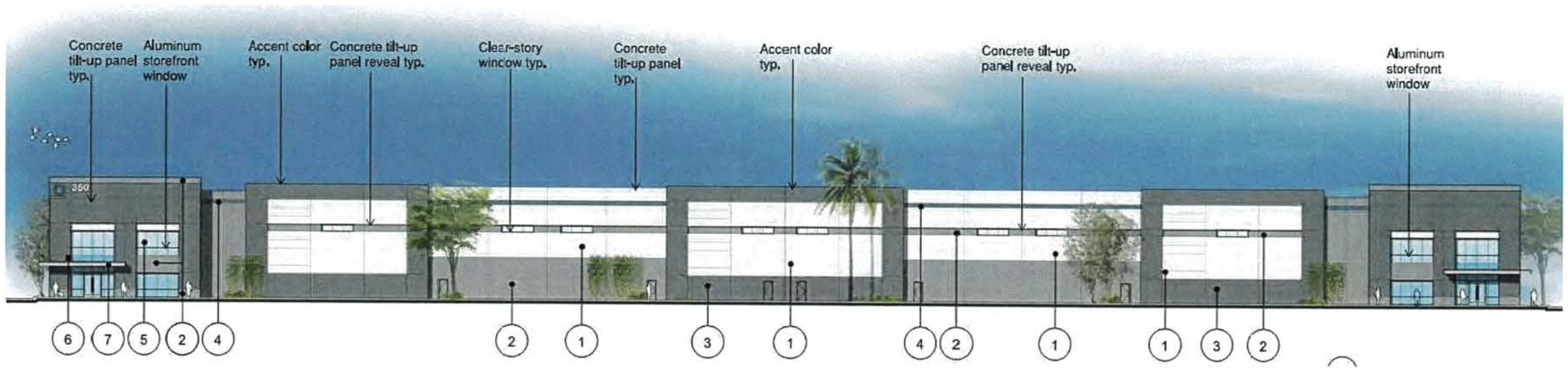
029215620
029215621
029215815
029215817
029215819
029215813
Storage Ct
029215814
029215808
029215810
029215806
029215816
029215626
029215625
029215624
029215623
Howard Pl
029215627
029215628
029215629
029215630
Iowa St
029215616
029216511
029216505
029216726
029216730
Citrus Ave
0 50 100 200 300 400
US Feet

Legend
City Boundary
Parcels
APN

City of Redlands

Site Aerial Photograph

Author: Redlands GIS **Date:** 2/11/2025



LBA REDLANDS
WAREHOUSE BUILDING
COMMISION REVIEW & APPROVAL SUBMITAL
350 IOWA STREET, REDLANDS CALIFORNIA

DRAWING SYMBOLS

- KEY NOTE REFERENCE
- DOOR NUMBER DESIGNATION
- WINDOW NUMBER DESIGNATION
- CONTROL DATUM POINT
- GRID LINE LETTER OR NUMBER DESIGNATION
- DETAIL REFERENCE — INDICATES REFERENCE NUMBER; INDICATES SHEET WHERE SECTION RESIDES
- WALL SECTION — INDICATES REFERENCE NUMBER; INDICATES SHEET WHERE SECTION RESIDES
- OVERALL BUILDING SECTION — INDICATES REFERENCE LETTER; INDICATES SHEET WHERE SECTION RESIDES
- ENLARGED DETAIL — INDICATES REFERENCE NUMBER; INDICATES SHEET WHERE DETAIL RESIDES
- DIMENSION TO FACE OF BUILDING MATERIAL
- DIMENSION TO CENTER OF BUILDING MATERIAL

PROJECT SUMMARY

PROJECT ADDRESS:	350 IOWA STREET, REDLANDS, CA 92373
EXISTING ZONE:	EV / IC
EXISTING GENERAL PLAN:	COMMERCIAL/INDUSTRIAL
PROPOSED LAND USE:	COMMERCIAL/INDUSTRIAL
OCCUPANCY:	B, F-1, S-1
TYPE OF CONSTRUCTION:	III-B
FIRE SPRINKLERED:	YES
BUILDING HEIGHT:	47'-0"
APPLICATIONS:	COMMISION REVIEW AND APPROVAL
LOT SUMMARY	
GROSS LOT AREA:	411,087 SF (9.44 ACRE)
TOTAL PARCELS PROPOSED.:	1
F.A.R.	.45
COVERAGE:	44%
PROPOSED BUILDING AREA	
FIRST FLOOR:	181,100 S.F.
MEZZANINE:	4,000 S.F.
	185,100 S.F.

APN \ LEGAL DESCRIPTION

A.P.N. 0292-158-16

PARCEL B OF THAT CERTAIN LOT LINE ADJUSTMENT, LLA 564, RECORDED APRIL 10, 2012 AS INSTRUMENT NO 2012-0135955, OFFICIAL RECORDS IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

PROJECT ADDRESS

350 IOWA STREET
REDLANDS, CA 92373

PROJECT DIRECTORY

OWNER:
LBA REALTY | LBA LOGISTICS
3347 MICHELSON DRIVE, STE 200
IRVINE, CA 92612
PHONE: (949)-285-0409
CONTACT: MARK KENNEDY
EMAIL: MKENNEDY@LBAREALTY.COM

CIVIL ENGINEER:
DRC ENGINEERING, INC
160 SOUTH OLD SPRINGS ROAD, STE 210
ANAHEIM HILLS, CA 92808
PHONE: (714) 685-6860 x356
CONTACT: CHRIS MCKEE
EMAIL: CMCKEE@DRC-ENG.COM

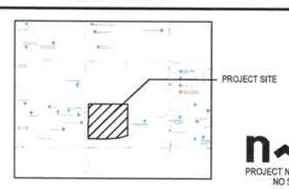
ARCHITECT:
SMITH CONSULTING ARCHITECTS
13280 EVENING CREEK DR, SOUTH SUITE 125
SAN DIEGO, CA 92128
PHONE: (858) 793-4777
FAX: (858) 793-4787
CONTACT: Ned Hadwill
EMAIL: ned@sca-sd.com

LANDSCAPE ARCHITECT:
RIDGE LANDSCAPE ARCHITECTS
864 RESEARCH DR, STE 200
IRVINE, CA 92618
PHONE: (949) 387-1323 x 24
CONTACT: ROY QUILLEN
EMAIL: ROY@RIDGELA.COM

AREA ANALYSIS EXISTING BUILDING

PROPOSED BUILDING AREA	=	185,100 S.F.
BASIC ALLOWABLE	=	12,000 S.F. (TYPE III-B)
SEPARATION 4 SIDES & FIRE SPRINKLED	=	UNLIMITED AREA
YARD SEPARATION:		60'-0" SIDE YARD ALL 4 SIDES = UNLIMITED AREA (PER CBC SECTION 507.4)
TOTAL ALLOWED:		UNLIMITED AREA > 185,100 S.F. (O.K.)

VICINITY MAP



PROJECT NORTH
NO SCALE

SHEET INDEX

TITLE SHEETS
T51 TITLE SHEET
A1 PROJECT SITE PLAN
A1.1 PROJECT SITE PLAN FOR FUTURE PARKING/LANDSCAPE AREAS
A2 PROJECT FLOOR PLAN
A3 PROJECT EXTERIOR ELEVATIONS
A3.1 ENLARGED ENTRY ELEVATIONS, ENLARGED NORTH AND SOUTH PARKING / PLANTER AT PROPERTY LINE DETAIL
A4 PROJECT ROOF PLAN AND SITE SECTION
A5 FIRE MASTER SITE PLAN

CIVIL ENGINEER:
1 CONCEPT GRADING PLAN
1 CONCEPT UTILITY PLAN

Dry Utility Plans
1of2 NOTES AND STANDARD DETAILS
2of2 DRY UTILITY PLANS

LANDSCAPE ARCHITECT:
L1.1 PRELIMINARY LANDSCAPE PLAN
L2.1 LANDSCAPE CALCULATIONS
L3.1 COLOR CODED PLANTING PLANS
L3.2 COLOR CODED PLANTING PLANS
L4.1 PLANTING IMAGES
L5.1 CONCEPTUAL WATER CONSERVATION PLAN

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com
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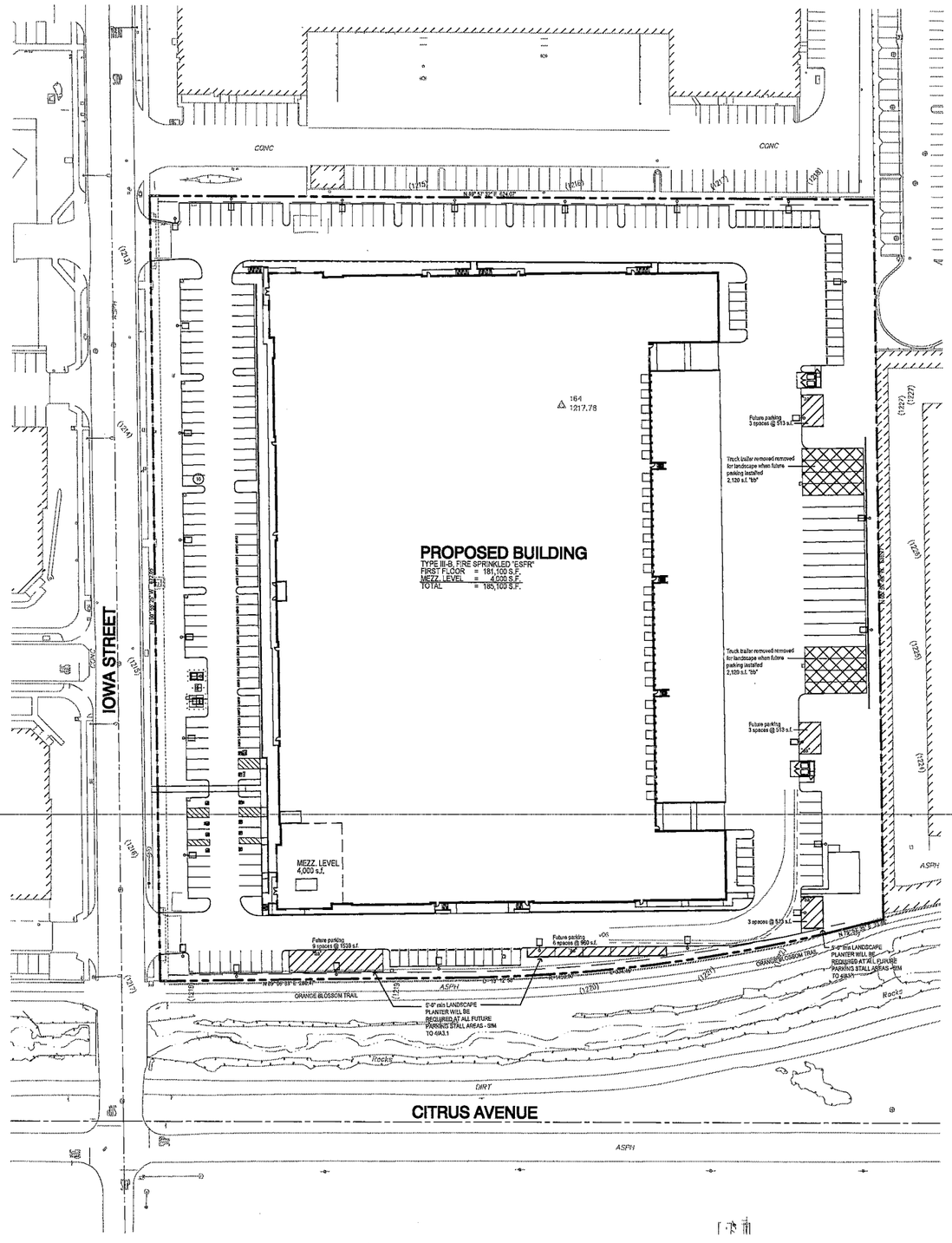
LBA REDLANDS
350 IOWA STREET
REDLANDS, CALIFORNIA

REVISION DATES:
1st RESUBMITTAL 3-15-22
2nd RESUBMITTAL 6-6-22
3rd RESUBMITTAL 8-23-22
4th RESUBMITTAL 10-14-22
-

ISSUE DATES:
PLANNING: -
DESIGN DEVELOPMENT: -
PLAN CHECK: -
BID SET: -
PERMIT SET: -
CONSTRUCTION SET: -

DRAWING DATE: 10-7-21
CHECKED BY: DS
DRAWN BY: NH
SCALE: AS SHOWN
JOB NUMBER: 21022.S
SHEET NUMBER: T51



PROJECT SITE PLAN FOR FUTURE PARKING / LANDSCAPE CALCULATIONS

SCALE: 1" = 40'-0"

0 10' 40' 100'

SCALE: 1" = 40'-0"

PARKING SUMMARY

PARKING REQUIRED:		
WAREHOUSE (up to 20,000 s.f.)	20,000 SF (1/500)	40 SPACES
WAREHOUSE (over 20,000 s.f.)	157,100 SF (1/1000)	158 SPACES
OFFICE/MEZZ.	8,000 SF (1/250)	32 SPACES
TOTAL:		230 REQUIRED

PARKING PROVIDED:		
STANDARD PARKING (9' x 19')	157	
COMPACT PARKING (8' x 15')	47 (b)	
ADA STALLS:	8	(2 van)
ADA ACCESSIBLE FUTURE EV CHARGING SPACES	2	(1 van)
TOTAL:		214 (a) PROVIDED

(a) "Per Section EV4.02(6) (b) 10% parking converted to landscape = 21 space reduction"

(b) 214 tp - 25 std = 189 up / 47 com = 25%

FUTURE PARKING / LANDSCAPE CALCULATIONS:

FUTURE PARKING LOCATION LEGEND:

"as" Denotes locations future parking installation: "Per Section EV4.02(6) (b) 10% parking converted to landscape = 21 space reduction" — +21 spaces

Total parking with future parking installation: 231 PROVIDED

LANDSCAPE LEGEND:

TOTAL SITE AREA:	411,667 S.F.
TOTAL LANDSCAPE AREA REQUIRED: (15%)	61,583 S.F.
30 sf per Compact Parking space: (47 sp x 30)	1,410 S.F.
TOTAL ADJUSTED LANDSCAPE REQUIRED AREA:	63,023 S.F.
TOTAL LANDSCAPE AREA: (current)	63,095 S.F.
TOTAL LANDSCAPE PERCENTAGE:	15.3%

LANDSCAPE CALCULATIONS w/ REDUCED PARKING ADDED BACK:

REDUCED LANDSCAPE AREA for FUTURE PARKING: "as"	-4,038 S.F.
ADJUSTED LANDSCAPE AREA:	59,055 S.F.
ADDED LANDSCAPE AREA (truck trailer parking removed) "bb"	+4,240 S.F.
TOTAL LANDSCAPE AREA: (future)	63,295 S.F.
FUTURE TOTAL LANDSCAPE PERCENTAGE:	15.4%

"bb" Denotes area of truck trailer parking that when future parking is installed will be converted to landscape area.

FUTURE GATE GENERAL NOTE:
IF ANY GATES ARE INSTALLED IN THE FUTURE - ALL CODE REQUIREMENTS / PERCENTAGES WILL HAVE TO MAINTAINED.

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-ad.com

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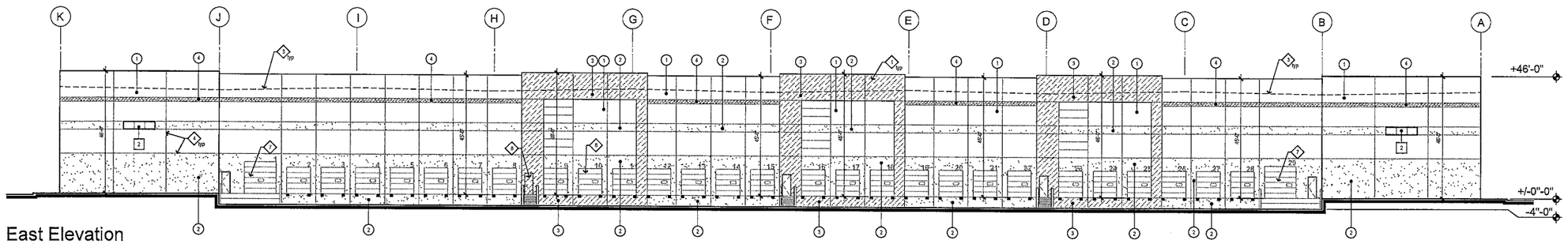
LBA REDLANDS
350 IOWA STREET
REDLANDS, CALIFORNIA

REVISION DATES:
1st RESUBMITTAL 3-10-22
2nd RESUBMITTAL 6-8-22
3rd RESUBMITTAL 9-13-22
4th RESUBMITTAL 10-14-22
-

ISSUE DATES:
PLANNING: -
DESIGN DEVELOPMENT: -
PLAN CHECK: -
BID SET: -
PERMIT SET: -
CONSTRUCTION SET: -

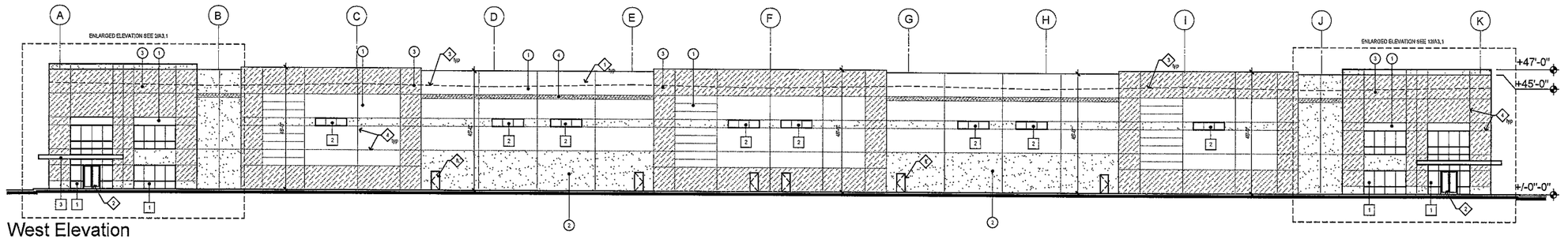
DRAWING DATE: 10-7-21
CHECKED BY: DS
DRAWN BY: NH
SCALE: 1" 40'-0"
JOB NUMBER: 21022.S
SHEET NUMBER:

A1.1



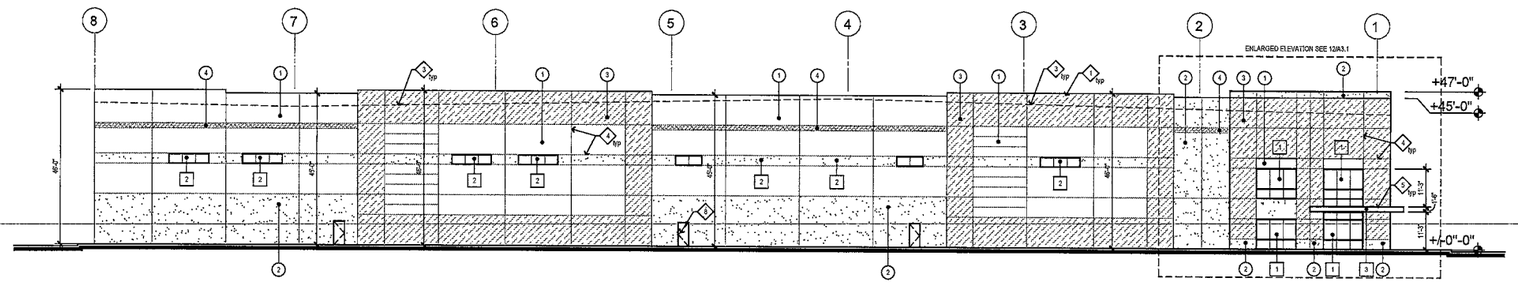
East Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"



South/North Elevation

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

1. PAINTED CONCRETE TILT-UP PANELS, SEE STRUCTURAL DRAWINGS FOR DIMENSIONS AND REINFORCING
2. ALUMINUM STOREFRONT DOOR PER DOOR SCHEDULE w/ TEMPERED/LAMINATED CLEAR GLASS AND NARROW STILES
3. INDICATES LINE OF ROOF BEYOND
4. 3/4" 'V' GROOVE REVEAL IN CONCRETE TILT-UP PANEL
5. ALUM. COMPOSITE PANEL CANOPY AT ENTRY - SEE MATERIAL LEGEND
6. 9'-0" w X 10'-0" hTRUCK DOCK OVERHEAD DOOR.
7. 12'-0" w X 12'-0" h GRADE HIGH TRUCK OVERHEAD DOOR
8. PAINTED 3'-0"x7'-0" HOLLOW METAL MAN DOOR

FINISH MATERIAL LEGEND:

1. EXTERIOR PAINT: SHERWIN WILLIAMS COLOR: SW 7063 NEBULOUS WHITE
2. EXTERIOR PAINT: SHERWIN WILLIAMS COLOR: SW 7072 ONLINE
3. EXTERIOR PAINT: SHERWIN WILLIAMS COLOR: SW 7664 STEELY GREY
4. EXTERIOR PAINT: SHERWIN WILLIAMS COLOR: SW 6515 LEISURE BLUE

1. STOREFRONT GLAZING: 1" INSULATED PPG PACIFICA W/ CLEAR GLASS - IN FULLY CAPTURED - 2"x7" FRONT SET GLAZED ALUMINUM MULLION SYSTEM. COLOR/FINISH: ANODIZED ALUMINUM. GLASS THERMAL VALUES: LSG=.26, SHGC=.49 *APPLIES TO ALL WINDOWS U.N.O.
2. STOREFRONT GLAZING: 1/4" PPG PACIFICA FULLY CAPTURED 2"x7" FRONT SET GLAZED ALUMINUM MULLION SYSTEM, COLOR/FINISH: ANODIZED ALUMINUM. *APPLIES TO ALL UNCONDITIONED AREAS WAREHOUSE WINDOWS U.N.O.
3. ALUMINUM COMPOSITE PANEL CLADDED CANOPY. COLOR: PPG DURANAR SUNSTORM GALAXY SILVER "UC 1066635"

TYPICAL ELEVATION GLASS TAGS

T = TEMPERED

= VISION GLASS TYPE 1 OR 2 OR 3

= SPANDREL GLASS I.C.D. OPACI-COAT-300, #2-1964 ATLANTIC WATERS

= CLEAR GLAZING AT ENTRY DOORS

NOTE: Glass in glazed curtain walls, glazed storefronts and glazed partitions shall meet the seismic requirements of ASCE 7, Section 13.5.9. The load resistance of glass under uniform load shall be determined in accordance with ASTM E 1300.

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LBA REDLANDS

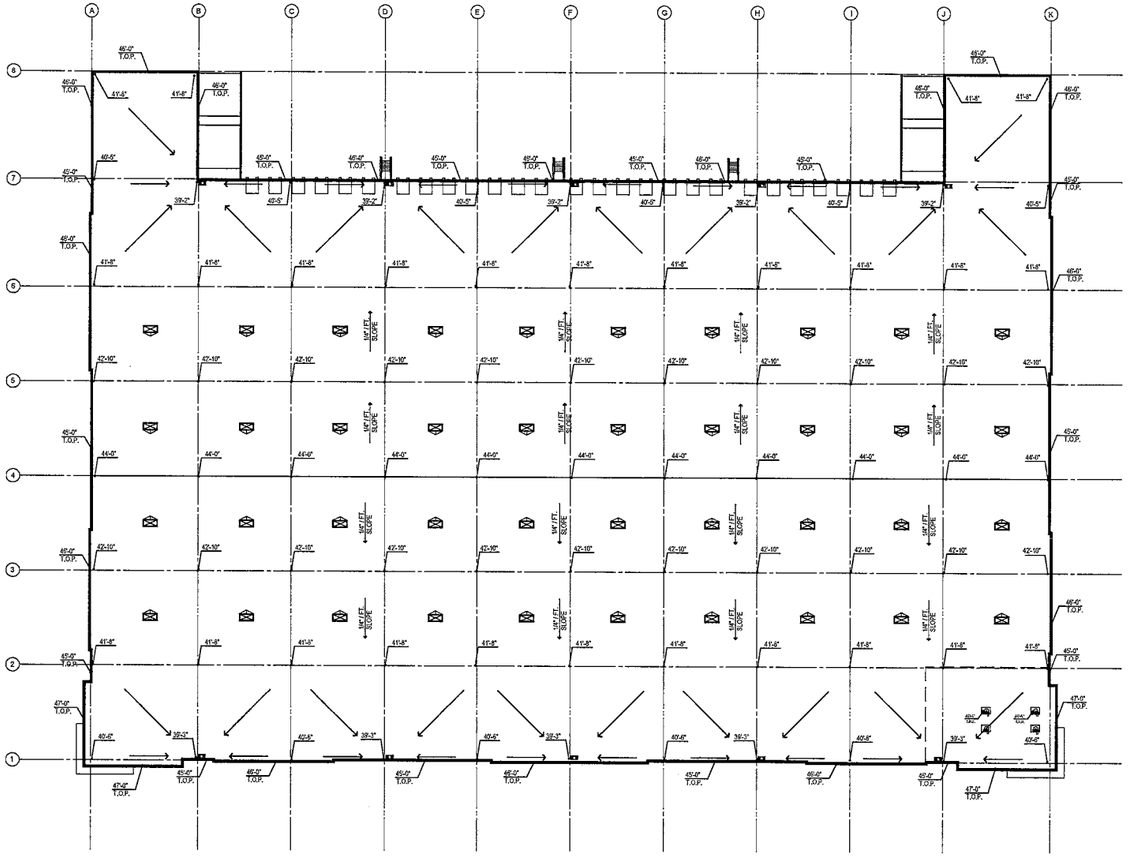
350 IOWA STREET
REDLANDS, CALIFORNIA

REVISION DATES:

1st RESUBMITTAL	3-10-22
2nd RESUBMITTAL	6-8-22
3rd RESUBMITTAL	8-23-22
4th RESUBMITTAL	10-14-22
	-

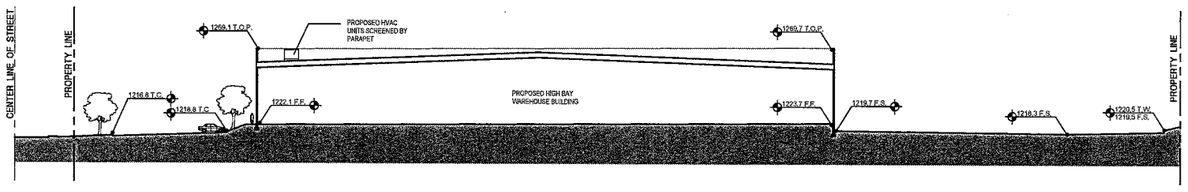
ISSUE DATES:

PLANNING:	-
DESIGN DEVELOPMENT:	-
PLAN CHECK:	-
BID SET:	-
PERMIT SET:	-
CONSTRUCTION SET:	-
DRAWING DATE:	10-7-21
CHECKED BY:	DS
DRAWN BY:	NH
SCALE:	1/16" = 1'-0"
JOB NUMBER:	21022.S
SHEET NUMBER:	A3



BUILDING ROOF PLAN

SCALE : 1" = 30'-0"



SITE SECTION - AA

SCALE : 1" = 30'-0"

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LBA REDLANDS

350 IOWA STREET
REDLANDS, CALIFORNIA

REVISION DATES:

1st RESUBMITTAL	3-18-22
2nd RESUBMITTAL	6-6-22
3rd RESUBMITTAL	8-29-22
4th RESUBMITTAL	10-14-22
	-

ISSUE DATES:

PLANNING:	-
DESIGN DEVELOPMENT:	-
PLAN CHECK:	-
BID SET:	-
PERMIT SET:	-
CONSTRUCTION SET:	-
DRAWING DATE:	10-7-21
CHECKED BY:	DS
DRAWN BY:	NH
SCALE:	AS SHOWN
JOB NUMBER:	21022.S
SHEET NUMBER:	A4

PROPOSED PLANT LEGEND

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE / FORM	COMMENTS	WATER USE	QUANTITY
TREES							
		LAGERSTROEMIA INDICA 'NATCHEZ'	WHITE CRAPE MYRTLE	36" BOX / STD.	MATURE HEIGHT X SPREAD: 20'H X 20' S MATURATION TIME: 5-8 YEARS DECIDUOUS CALIPER AT INSTALLATION: 2"	M	22
		GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX / STD.	MATURE HEIGHT X SPREAD: 30'-35' H X 20' S MATURATION TIME: 10-15 YEARS EVERGREEN CALIPER AT INSTALLATION: 2"	M	26
		TRISTANIA CONFERTA	BRISBANE BOX	24" BOX / STD.	MATURE HEIGHT X SPREAD: 30'-50' H X 10'-30' S MATURATION TIME: 10-15 YEARS EVERGREEN CALIPER AT INSTALLATION: 1-1/2"	M	63
		BRACHYCHITON POPULNEUS	BOTTLE TREE	36" BOX / STD.	MATURE HEIGHT X SPREAD: 30'-50' H X 30' S MATURATION TIME: 10-15 YEARS EVERGREEN CALIPER AT INSTALLATION: 2-1/2"	L	38
		PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX/ STD.	MATURE HEIGHT X SPREAD: 75'-100 'H X 60'-75'S MATURATION TIME: 40-60 YEARS CALIPER AT INSTALLATION: 1-1/2"	M	54
BACKGROUND SHRUBS							
	CAL L.J.	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL. / 6' O.C.	FLOWERING SHRUB	L	38
	OLE L.O.	OLEA X MONTRA 'LIL OLLIE'	LIL OLLIE	5 GAL. / 48" O.C.	BACKGROUND SHRUB	L	147
	RHA J.E.	RHAPHIOLEPIS 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN	5 GAL. / 60" O.C.	BACKGROUND SHRUB	M	400
MIDGROUND SHRUBS							
	HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL. / 36" O.C.	FLOWERING SHRUB	L	272
	LAN N.G.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL. / 36" O.C.	FLOWERING SHRUB	L	1344
	MUH E.T.	MUHLENBERGIA 'EL TORO'	BULL GRASS	5 GAL. / 36" O.C.	ORNAMENTAL GRASS	L	860
FOREGROUND SHRUBS							
	DIA CB	DIANELLA 'CASSA BLUE'	EUROPEAN GREY SEDGE	5 GAL. / 24" O.C.	ORNAMENTAL GRASS	L	800
GROUNDCOVERS							
	MYO PAR	MYOPORUM PARVIFOLIUM	MYOPORUM	5 GAL. / 36" O.C.	EVERGREEN GROUNDCOVER	L	448
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	5 GAL. / 12" O.C.	EVERGREEN GROUNDCOVER	L	9485
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL. / 36" O.C.	EVERGREEN GROUNDCOVER	L	561

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA' (ALSO REFERRED TO AS WUCOLS) FOR REDLANDS IN REGION 4.

★ PARKING LOT TREE

LEGEND

1. DROUGHT TOLERANT PLANTING
2. NATURAL GRAY CONCRETE PAVING
3. PERIMETER SCREENING SHRUBS
4. EXISTING SIDEWALK
5. EXISTING FENCE
6. EXISTING LANDSCAPED PARKWAY
7. OUTDOOR SEATING AREA

0 30 60 90

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REGISTERED LANDSCAPE ARCHITECT
MARK E. BRYANT
No. 5666
05/31/22
07/31/23
STATE OF CALIFORNIA

LBA REDLANDS

350 IOWA STREET
REDLANDS, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

REVISION DATES:
1. -
2. -
3. -
4. -
5. -

ISSUE DATES:
PLANNING: -
DESIGN DEVELOPMENT: -
PLAN CHECK: -
BID SET: -
PERMIT SET: -
CONSTRUCTION SET: -
DRAWING DATE: 5-23-22
CHECKED BY: DS
DRAWN BY: NH
SCALE:
JOB NUMBER: 21022.S
SHEET NUMBER: L1.1

PROPOSED PLANT LEGEND

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE / FORM	COMMENTS	WATER USE	QUANTITY
BACKGROUND SHRUBS							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS	WATER USE	QUANTITY
	CAL L.J.	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL. / 6' O.C.	FLOWERING SHRUB	L	38
	OLE L.O.	OLEA X MONTRA 'LIL OLLIE'	LIL OLLIE	5 GAL. / 48" O.C.	BACKGROUND SHRUB	L	147
	RHA J.E.	RHAPHIOLEPIS 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN	5 GAL. / 60" O.C.	BACKGROUND SHRUB	M	400
MIDGROUND SHRUBS							
	HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL. / 36" O.C.	FLOWERING SHRUB	L	272
	LAN N.G.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL. / 36" O.C.	FLOWERING SHRUB	L	1344
	MUH E.T.	MUHLENBERGIA 'EL TORO'	BULL GRASS	5 GAL. / 36" O.C.	ORNAMENTAL GRASS	L	860
FOREGROUND SHRUBS							
	DIA CB	DIANELLA 'CASSA BLUE'	EUROPEAN GREY SEDGE	5 GAL. / 24" O.C.	ORNAMENTAL GRASS	L	800
GROUNDCOVERS							
	MYO PAR	MYOPORUM PARVIFOLIUM	MYOPORUM	5 GAL. / 36" O.C.	EVERGREEN GROUNDCOVER	L	448
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS / 12" O.C.	EVERGREEN GROUNDCOVER	L	9485
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL. / 36" O.C.	EVERGREEN GROUNDCOVER	L	561

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA' (ALSO REFERRED TO AS WUCOLS) FOR REDLANDS IN REGION 4.

✱ PARKING LOT TREE

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	COMMENTS	WATER USE	QUANTITY
TREES						
	LAGERSTROEMIA INDICA 'NATCHEZ'	WHITE CRAPE MYRTLE	36" BOX / STD.	MATURE HEIGHT X SPREAD: 20'H X 20' S MATURATION TIME: 5-8 YEARS DECIDUOUS CALIPER AT INSTALLATION: 2"	M	22
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX / STD.	MATURE HEIGHT X SPREAD: 30'-35' H X 20' S MATURATION TIME: 10-15 YEARS EVERGREEN CALIPER AT INSTALLATION: 2"	M	26
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX / STD.	MATURE HEIGHT X SPREAD: 30'-50' H X 10'-30' S MATURATION TIME: 10-15 YEARS EVERGREEN CALIPER AT INSTALLATION: 1-1/2"	M	63
	BRACHYCHITON POPULNEUS	BOTTLE TREE	36" BOX / STD.	MATURE HEIGHT X SPREAD: 30'-50' H X 30' S MATURATION TIME: 10-15 YEARS EVERGREEN CALIPER AT INSTALLATION: 2-1/2"	L	38
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX/ STD.	MATURE HEIGHT X SPREAD: 75'-100 'H X 60'-75'S MATURATION TIME: 40-60 YEARS. DECIDOUS CALIPER AT INSTALLATION: 1-1/2"	M	54

0 10 20 40 60

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REGISTERED LANDSCAPE ARCHITECT TRAVIS E. EASLEY 05/25/22 07/31/22 STATE OF CALIFORNIA

LBA REDLANDS

350 IOWA STREET
REDLANDS, CALIFORNIA

COLOR CODED PLANTING PLAN

REVISION DATES:
1 -
2 -
3 -
4 -
5 -

ISSUE DATES:
PLANNING: -
DESIGN DEVELOPMENT: -
PLAN CHECK: -
BID SET: -
PERMIT SET: -
CONSTRUCTION SET: -

DRAWING DATE: 5-23-22
CHECKED BY: DS
DRAWN BY: NH
SCALE:
JOB NUMBER: 21022.S
SHEET NUMBER: L3.1

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TREES

LAGERSTROEMIA INDICA 'NATCHEZ' /
CRAPE MYRTLE

GEIJERA PARVIFLORA /
AUSTRALIAN WILLOW

TRISTAINIA CONFERTA /
BRISBANE BOX

BRACHYCHITON POPULNEUS /
KURRAJONG

PLATANUS ACERIFOLIA /
LONDON PLANE

SHRUBS & GROUNDCOVERS

CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLE BRUSH

OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE

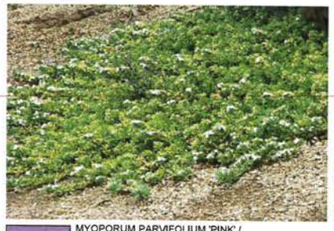
RHAPHIOLEPIS 'JACK EVANS' /
JACK EVANS INDIAN HAWTHORN

HESPERALOE PARVIFLORA /
RED YUCCA

LANTANA 'NEW GOLD' /
NEW GOLD LANTANA

MUHLENBERGIA EMERSLEYI 'EL TORO' /
BULL GRASS

DIANELLA C. 'CASSA BLUE' /
CASSA BLUE FLAX LILY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK GROUNDCOVER MYOPORUM

ROSMARINUS OFFICINALIS 'PROSTRATUS' /
CREEPING ROSEMARY

WESTRINGIA F. 'MUNDI' /
MUNDI COAST ROSEMARY

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REGISTERED LANDSCAPE ARCHITECT
JAMES C. PEASE
No. 2572
Exp. 07/31/23
STATE OF CALIFORNIA

LBA REDLANDS
350 IOWA STREET
REDLANDS, CALIFORNIA

PLANTING IMAGES

REVISION DATES:
1 -
2 -
3 -
4 -
5 -

ISSUE DATES:
PLANNING: -
DESIGN DEVELOPMENT: -
PLAN CHECK: -
BID SET: -
PERMIT SET: -
CONSTRUCTION SET: -

DRAWING DATE: 5-23-22
CHECKED BY: DS
DRAWN BY: NH
SCALE:
JOB NUMBER: 21022.S
SHEET NUMBER: L4.1

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RESOLUTION NO. 1622

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING CONDITIONAL USE PERMIT NO. 1187 AND COMMISSION REVIEW AND APPROVAL NO. 938 TO CONSTRUCT A 181,100 SQUARE FOOT WAREHOUSE WITH 4,000 SQUARE FEET OF MEZZANINE SPACE, THE ASSOCIATED SOCIO-ECONOMIC COST/BENEFIT STUDY, AND ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION. THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF IOWA STREET, NORTH OF ORANGE BLOSSOM TRAIL AND WEST CITRUS AVENUE AT 350 IOWA STREET (APN: 0292-158-16-0000) WITHIN THE COMMERCIAL INDUSTRIAL (EV/IC) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, LBA Realty, LLC ("Applicant"), has filed applications for Conditional Use Permit No. 1148 and Commission Review and Approval No. 938 for to construct a 181,100 square foot warehouse with 4,000 square feet of mezzanine space (referred to herein as the "Project" or "Project Entitlements"). The on a 9.44-acre project site is located on the east side of Iowa Street, north of Orange Blossom Trail and West Citrus Avenue at 350 Iowa Street (APN: 0292-158-16-0000); and

WHEREAS, the applicant, LBA Realty, LLC, is authorized to represent the legal owner(s) of record to proceed on their behalf to pursue the Project Entitlements; and

WHEREAS, the proposed project is subject to the California Environmental Quality Act (CEQA) and an Initial Study has been prepared in accordance with the State CEQA Guidelines; and

WHEREAS, the Notice of Intent for the Initial Study was filed and posted at the County Clerk of the Board on February 28, 2023; and

WHEREAS, the Notice of Intent for the Initial Study was filed and posted at the State Clearinghouse online on February 28, 2023; and

WHEREAS, the Notice of Intent for the Initial Study and declaring the City's intent to adopt a Mitigated Negative Declaration for the Project was published for general circulation in the Redlands Daily Facts on March 1, 2023; and

WHEREAS, an Initial Study and Mitigated Negative Declaration was prepared for the project and circulated for public review for a period of at least thirty (30) days beginning on March 1, 2023, and ending on March 30, 2023; and

WHEREAS on June 2, 2023, notice of the Planning Commission's public hearing for the Project and the related Project Entitlements was published in the Redlands Daily Facts; and

WHEREAS, on June 13, 2023, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and

on behalf of the applicant, and by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed project is subject to the California Environmental Quality Act (CEQA), the City has prepared an Initial Study and the City has exercised its own independent judgment and analysis, there is no substantial evidence that the proposed project may have a significant effect on the environment, and a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program has been prepared in accordance with the State CEQA Guidelines. The custodian of records is the Planning Division of the Development Services Department.

SECTION 2. SOCIO-ECONOMIC COST/BENEFIT STUDY. The Socio-Economic Cost/Benefit Study prepared by City staff found that the proposed project would result in a positive cost/benefit ratio of 3.25 (exceeding 1.0), and the proposed project will not create or result in any significant unmitigable physical blight or overburden public services in the community.

SECTION 3. FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 1187. The Planning Commission hereby approves Conditional Use Permit No. 1187 and Commission Review and Approval No. 938 based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B":

1. *That the proposed development will not adversely affect the applicable land use plans of the city.*

   The proposed development will not adversely affect the land use plans of the City, as the proposed development is consistent with the General Plan's land use designation as Commercial Industrial, and the Commercial/Industrial (EV/IC) district of the East Valley Corridor Specific Plan, which both allow for a variety of commercial and light industrial uses including warehouses. The proposed development meets all applicable development standards of the EV/IC district. The proposed project will develop a 185,100 square foot warehouse on an existing 9.44-acre lot, and the proposed form, height, and mass of the building will be consistent with surrounding industrial developments and similar warehouse buildings. The project will not adversely affect the land use plans of the City.

2. *That the proposed development will not be detrimental to the public health, safety and welfare.*

   The proposed subdivision will not be detrimental to the public health, safety, and welfare. The proposed project will develop a 185,100 square foot warehouse on an existing 9.44-acre lot that is consistent with existing light industrial development in the surrounding area. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to fully analyzed potential environmental impacts as a result of the proposed project, and all potential impacts are either considered less than

significant or can be mitigated to a level that will be less than significant. The MND contains a total of six (6) mitigation measures that have been recommended to reduce potential impacts associated with Cultural Resources, Geology & Soils, and Tribal Cultural Resources. With the implementation of these mitigation measures, impacts are reduced to a level that is less than significant, and a Mitigated Negative Declaration is recommended.

The project will construct two driveway entrances which will serve the proposed project and will not alter the neighboring Orange Blossom Trail or neighboring properties. Iowa Street and West Park Avenue, roadways that have capacity to provide adequate vehicular access to the development, will provide quick access to the Alabama Street, a dedicated truck route.

3. *That the proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards.*

The proposed development complies, to the maximum extent feasible, with the City's General Plan and zoning regulations. The proposal is consistent with the density of development prescribed in the General Plan as well as the Redlands Municipal Code pertaining to new warehouse developments as explained in the staff report. In addition, the project will meet all applicable development standards in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan, Article XII of Chapter 18.156 of the Redlands Municipal Code for warehouses, and other applicable provisions of the Redlands Municipal Code.

4. *That the proposed development is appropriate at the proposed location.*

The proposed subdivision is appropriate at the proposed location because the development provides a new warehouse facility that is consistent with existing light industrial uses and warehouse uses in the immediate vicinity (within one-half mile). The site is designated Commercial Industrial by the General Plan and located within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. There are no abutting or adjacent sensitive receptors, schools, hospitals, or residences near the project site. The project site is a 9.44-acre site located near several industrial developments including a self-storage facility, industrial park and warehouse facility, and incorporates improvements that will be similar to the surrounding developments. Utilities and services in the area are adequate to serve the proposed development, and adjacent roadways have capacity to provide adequate vehicular access to the development.

SECTION 5. FINDINGS FOR APPROVAL OF COMMISSION REVIEW AND APPROVAL NO. 938 The Planning Commission hereby approves Commission Review and Approval No. 938 based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and Exhibit "B."

1. *The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.*

   The site is physically suitable for the type of development proposed. The site has a relatively flat grade, is currently used as a contractor's storage yard, and will construct adequate access consisting of two driveways for the proposed warehouse use. The project consists of constructing a 181,100 square foot warehouse with 4,000 square feet of mezzanine space on approximately 9.44-acres. The building will be set far back from the street and comply with their respective land use and zoning designations. The proposed warehouse complies with the Commercial/Industrial (EV/IC) district of the East Valley Corridor Specific Plan and the project complies with the Commercial Industrial district development standards in terms of setbacks, lot coverage, parking, landscaping. The perimeter will remain secured with an existing six-foot-high ornamental iron fence.

2. *The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The project site is located on the east side of Iowa Street which has been designed to carry the type and quantity of traffic generated or to be generated by the proposed use. The site will be developed with an industrial building (warehouse use) and is in close proximity to industrial collectors and designated truck routes. Truck routes are not expected to affect any sensitive receptors such as schools, hospitals, or residences near the project site. Ingress and egress will be provided from two driveways taking access from Iowa Street. The proposed warehouse building is consistent with the General Plan and zoning designations for the property.

3. *The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

   The conditions set forth are adequate to protect the public health, safety, and general welfare. The project will also comply with design standards and the applicable provisions of the Redlands Municipal Code. There are no abutting or adjacent sensitive receptors, schools, hospitals, or residences near the project site which might be affected in terms of public health, safety, or the general welfare.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

ADOPTED, SIGNED AND APPROVED this 13th day of June, 2023.

Steven Frasher, Chair
Planning Commission

ATTEST:

Linda McCasland,
Planning Commission Secretary

I, Linda McCasland, Secretary to the Planning Commission, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 13th day of June, 2023.

AYES: 5
NOES: 0
ABSENT: 2
ABSTAINED: 0

Linda McCasland,
Planning Commission Secretary

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

1. This permit/approval is for Conditional Use Permit No. 1187 and Commission Review and Approval No. for a 181,100 square foot warehouse with 4,000 square feet of mezzanine space on approximately 9.44-acres. The project site is located on the east side of Iowa Street, north of Orange Blossom Trail and West Citrus Avenue at 350 Iowa Street (APN: 0292-158-16-0000).

2. This permit/approval shall expire two (2) years from the date of project approval (shall expire on June 13, 2025), unless construction has commenced pursuant to a building or engineering permit(s), or a time extension is granted in accordance with the Redlands Municipal Code pursuant to RMC Section 18.192.090 (Conditional Use Permits).

3. Any application(s) for an Extension of Time must be submitted to the Planning Division at least ninety (90) days prior to the expiration date.

4. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

5. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars ($300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

6. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.

7. All plans submitted to the City shall reflect the Planning Commission approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.

8. A copy of the approved Conditions of Approval shall be included on the cover page(s) of the construction plans submitted to the Building Division.

9. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

10. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.

11. Design and construction of the project shall meet the requirements listed in the current edition of the California Building Code and California Fire Code in effect at the time of permit issuance.

12. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction

13. All utilities shall be placed underground. Plans shall be submitted that detail the undergrounding of all off-site and on-site utilities, subject to review and approval by the Municipal Utilities and Engineer Director and the Development Services Director, prior to issuance of building permits.

14. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (e.g., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.

15. Prior to the issuance of a building permit for any walls over three feet (3'0") in height or open fences over four feet (4'0") in height within the front yard setback(s), the developer

shall obtain a Minor Exception Permit. Prior to the issuance of a building permit for any walls over six feet (6'0") in height, the developer shall obtain a Minor Exception Permit.

16. Roof and ground-mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to the issuance of building permits.

17. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways.

18. The applicant shall be required to submit a lighting plan to the Development Services Director for review and approval prior to the issuance of any building permits. The plan must include details such as beam spreads and/or photometric calculations that do not exceed the value one-half (0.5) foot candle of illumination at the property line, location and type of fixtures, exterior colors, details on the foundation, and arrangement of exterior lighting.

19. Prior to issuance of building permits, Developer shall demonstrate that light standards will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

20. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material, and whenever necessary shall be replanted with suitable vegetation.

21. Landscape and Irrigation Plans shall provide water use calculations on the submitted plans, and Developer shall demonstrate compliance with the Model Water Efficient Landscape Ordinance prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.

22. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material, and whenever necessary shall be replanted with suitable vegetation.

23. Landscape and Irrigation Plans shall provide water use calculations on the submitted plans, and Developer shall demonstrate compliance with the Model Water Efficient Landscape Ordinance prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.

24. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Redlands Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site and may vary with the different stages of construction.

The applicant shall be responsible for the compliance of all sub-contractors working on the site.

25. The project site shall be kept in a weed and dust free condition throughout all periods of development.

26. All construction activities shall comply with the City's Noise Ordinance (RMC Chapter 8.06). Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of six o'clock (6:00) P.M. and seven o'clock (7:00) A.M., including Saturdays, or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line. All mobile or stationary internal combustion engine powered equipment or machinery shall be equipped with exhaust and air intake silencers in proper working order, or suitable to meet the standards set forth herein.

27. The Entry gates into the loading dock/truck court area with more than 20 loading docks shall be positioned after a minimum of 140 feet of total available stacking depth inside the property line (or alternatively, if 140 feet of depth is not feasible due to site constraints, then provide 70 feet of available stacking depth for two trucks side -by -side as an alternative design). The stacking distance shall be increased by 70 feet for every 20 loading docks beyond 50 docks. Queuing, or circling of vehicles, on public streets immediately pre- or post -entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the facility.

28. Anti-idling signs indicating a five (5) minute restriction on engine idling for diesel trucks shall be posted at warehouses and industrial commerce facilities along entrances to the site and within the dock areas and shall be strictly enforced by the facility operator.

29. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan to be routed to the Interstate Freeway System (i.e., via designated truck routes).

30. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any Medium Heavy-Duty trucks, Heavy - Duty trucks, truck trailers or cabs, and other operations-related vehicles is strictly prohibited. The City may require facility operator to post signs on adjacent and nearby surface or residential streets indicating that off -site truck parking is prohibited by City ordinance.

31. A minimum of ninety percent (90%) of the on -site motorized operational equipment shall be zero emission (ZE).

32. All warehouse building roofs shall install photovoltaic (PV) solar collector system or other form of on -site renewable energy, provided such renewable energy source is recognized by the State of California as a renewable resource under the Renewable

Portfolio Standard Program. The renewable energy system shall be metered separately from the nonrenewable metered power usage of the building if not in conflict with other applicable regulations). The renewable energy system shall be built to generate an amount of electricity sufficient to meet the following criteria:

a. Annualized building demand based on the approved use or, if no use is proposed, then the demand for the most energy intensive use that could occupy the building; and

b. Annualized demand required to charge fully electric vehicles and trucks, assuming that all vehicles and trucks to the site are fully electric; and

c. A reasonable rate of efficiency loss over ten years.

Note: Electricity demand that exceeds the generation capacity of the on-site renewable energy system may be obtained from off-site energy sources or suppliers.

33. The warehouse building' s rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index (SRI) in accordance with current California Energy Code regulations. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

34. The on-site passenger vehicle parking shall include electric vehicle (EV) ready parking spaces in accordance with current requirements of the California Building Code, and at least fifty percent (50%) of the required EV parking spaces shall be equipped with working Level 2 Quick Charge EV charging stations installed and operational, prior to building occupancy. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible for maintaining the EV charging stations in working order for the life of the facility.

35. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to all (100%) of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.

36. Cool surface treatments shall be added to all drive aisles and parking areas, or such areas shall be constructed with a solar -reflective cool pavement such as concrete. Solar collectors may be installed on support structures that provide shade over parking areas to achieve minimum requirements.

37. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized twenty-five percent (25%) larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25% excess demand capacity.

CEQA Mitigation Measures:

38. CR-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the consulting Tribe(s) shall be contacted, as detailed within Mitigation Measure TCR-1.

39. CR-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, as further detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

40. CR-3: If human remains or funerary objects are discovered work in the immediate vicinity (within a 100-foot buffer of the find) shall halt in that area until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and the State Health and Safety Code (Sec. 7050.5) shall be undertaken. All work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the medical examiner concerning the provenance of the remains. The medical examiner will determine if the remains are or are most likely to be of Native American origin. If human remains are determined to be Native American, the medical examiner will notify the Native American Heritage Commission within 24 hours. If human remains are not Native American, the medical examiner will determine the appropriate course of action with city staff (Public Resources Code 5097.98).

41. GEO-1: If paleontological resources (fossils) are discovered, earth disturbance activities should stop, and the fossil location shall be protected and cordoned off at a distance of 50 feet in all directions. A qualified paleontologist should be notified immediately to determine the significance of the discovery. After examination of the fossil(s), and if the paleontologist determines the fossil(s) to be significant, monitoring for paleontological resources is warranted. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by the paleontological monitor. Monitoring will be conducted in areas of grading or excavation in undisturbed sediments. The duration of monitoring shall be determined by the

qualified project paleontologist. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by the qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the City of the discovery.

42. TCR-1: The Consulting Tribe(s) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a tribal cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Consulting Tribe(s), and all subsequent finds shall be subject to this Plan. This Plan shall allow for a tribal monitor(s) to be present that represents the Consulting Tribe(s) for the remainder of the project, should the Consulting Tribe(s) elect to place a monitor on-site to observe ground-disturbing activities from a safe location.

43. TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the Consulting Tribe(s). The Lead Agency and/or applicant shall, in good faith, coordinate with the Consulting Tribe(s) throughout the life of the project.

Other City Departments/Divisions:

44. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

    a. Building and Safety Division: The applicant may apply for a FEMA Conditional Letter of Map Division.

    b. Land Use Engineering Division (Exhibit B)

Brian Desatnik
Development Services Director

EXHIBIT B
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL

[Attached]

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 938

Date of P.C. Meeting:	**June 13, 2023**
Applicant:	**LBA Realty, LLC**
Location:	**350 Iowa Street**
Project Description:	**Construct an Approximately 181,100 Square Foot Warehouse**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the East Valley Corridor Specific Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.

2. Plans required to be submitted include:
   a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
   b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
   c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
   a. Hydrology Report and Hydrologic Calculations; (RMC 18.12.080)
   b. Geotechnical Report; (RMC 15.04)
   c. Easement Documents. (RMC 18.12.080)

5. The post-construction stormwater discharge rate (Q) from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q).

6. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.

7. Cash cleanup deposit shall be submitted ($1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)

8. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

   NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

9. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107.(RMC 13.54)

10. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:

a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

11. FEMA Elevation Certificate (Pre-Construction). All new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM) shall comply with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). For proposed developments within a floodplain, the applicant must submit a FEMA Elevation Certificate (EC) for review and acceptance by the Municipal Utilities and Engineering Department prior to issuance of the grading permit. This certification shall be made by a registered professional engineer or land surveyor in the State of California. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.

B. The following items are required prior to RECORDATION OF TRACT/PARCEL MAP.

No map is required for this application.

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.

2. Plans required to be submitted shall include:
   a. Grading & Erosion Control;
   b. Street Improvement; and
   c. Recycled Water Main Installation.

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All off-site improvements shall be designed by owner's Civil Engineer in accordance with City Standard Specifications and Detail Drawings and Standard Specifications for Public Works Construction (Green Book) latest revision thereof. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is

available. Field notes will be submitted at time of submitting the plan for review and plan checking.

5. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the Engineer assume no liability as to the exact location of said lines where locations are not shown.

6. Submission of approved onsite potable and irrigations plans (pdf format) is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.

7. Provide pad certification and compaction report to the Building and Safety Department.

8. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
   - Transportation Facilities; (RMC 3.54)
   - Fire Facilities; (RMC 3.60)
   - General Government Facilities; (RMC 3.60)
   - Police Facilities; (RMC 3.60)
   - Storm Drain Facilities; (RMC 3.56)
   - Water Capital Improvement Charge; (RMC 3.48)
   - Recycled Water Capital Improvement Charge; (RMC 3.53)
   - Water Source Acquisition Charge; (RMC 13.40)
   - Sewer Capital Improvement Charge; (RMC 3.44)
   - Solid Waste Capital Improvement Charge; (RMC 3.70) and
   - Sewer Frontage Charges. (RMC 13.44 and 13.12.)

10. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.

11. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)

12. Requirements for Iowa Street (RMC 18.12.080):

    a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. No altered, broken or substandard existing off-site improvements observed at this time;
    b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City

Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;

c. Provide street trees avoiding sewer and water laterals as accepted by the Facilities and Community Development Department:
d. Construct underwalk drain, if necessary;
e. Use traffic index of 8.0;
f. Install a minimum 8 inch diameter recycled water main (dry) including necessary valves and appurtenances from the existing (dry) recycled water main near the northerly property line to Howard Place as accepted by the City Engineer; and
g. Install commercial fire hydrants as required by the Redlands Fire Department.

13. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual. (RMC 18.12.080)

14. Provide a Public Trail Easement as needed to encompass any portion of the existing Orange Blossom on the project site as accepted by the City Engineer.

15. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)

16. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)

17. Abandon all sewer and water laterals not in use at the main.

18. Dedication documents shall be prepared by a licensed Land Surveyor or registered Civil Engineer (registered prior to January 1982) and must be submitted for review and approval before recordation. (California B&P Code 8761 and CCR 4411)

19. FEMA Elevation Certificate (Pre-Construction). All new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM) shall comply with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). For proposed developments within a floodplain, the applicant must submit a FEMA Elevation Certificate (EC) for review and acceptance by the Municipal Utilities and Engineering Department prior to issuance of the building permit. This certification shall be made by a registered professional engineer or land surveyor in the State of California. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.

20. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 18.12.080):

Performance	100% security (due prior to building permit issuance)

(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

21. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work. (RMC 18.12.080) and 12.20.100)

22. Execute Public Improvement Agreement. (RMC 12.22.060)

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)

2. Pay the Water Source Acquisition Charge; (RMC 13.40)

3. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)

4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted ($1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)

6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.

7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Public Improvement Agreement.

10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. FEMA Elevation Certificate (Finished Construction). A post-construction Elevation Certificate (EC) shall be submitted for all new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM). This certification shall provide as-built survey elevations to verify compliance with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). This certification shall be made by a registered professional engineer or land surveyor in the State of California and submitted to the Municipal Utilities and Engineering Department for review and acceptance prior to issuance of the Certificate of Occupancy. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.

6. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

7. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

8. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.

2. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.

3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.

Donald Young

DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

AC
Initial

FILE: CRA 938

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5. A.**

Meeting Date: 06/13/2023

APPLICANT:

LBA REALTY, LLC
(PROJECT PLANNER: RYAN MURPHY, SENIOR PLANNER)

PUBLIC HEARING to consider the following development applications for a vacant 9.44-acre lot located on the east side of Iowa Street, North of the Orange Blossom Trail and West Citrus Avenue at 350 Iowa Street (APN: 0292-158-16-0000) within the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1187** – A request to construct and operate a warehouse/distribution building a total of 181,100 square feet in size with a 4,000 square-foot mezzanine, in accordance with Article XII of Chapter 18.156 of the Redlands Municipal Code.

2. **Commission Review and Approval No. 938** – A request to construct a 181,100 square foot warehouse building with a 4,000 square foot mezzanine, and related on-site improvements including a parking lot, access driveways, landscaping, lighting, utilities and drainage improvements.

3. **PUBLIC HEARING** to consider a **Mitigated Negative Declaration** prepared for the proposed project in accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines.

4. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure U.

SYNOPSIS

1. General Plan Designation:	Commercial/Industrial
2. Existing Zoning:	Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan
3. Surrounding Zoning:	EV/IC District to the north, south, east, and west
4. Existing Land Use:	Contractor’s storage yard
5. Surrounding Land Use:	North: Warehouse/distribution facility South: Multi-use trail / citrus agriculture West: Industrial park East: Self-storage facility
6. Area / Topography:	The parcel is generally flat in topography.
7. Environmental Determination:	An Initial Study / Mitigated Negative Declaration was prepared for the project per CEQA Guidelines Section 15074.
8. Socio-Economic Cost / Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared, and the project has a positive cost/benefit ratio of +3.25.

9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	October 26, 2021 August 1, 2022 June 13, 2023

PROPOSAL

The applicant proposes to construct a 181,100 square foot non-refrigerated warehouse building with a 4,000 square foot mezzanine, and related on-site improvements on a 9.44-acre property located on the east side of Iowa Street, north of Orange Blossom Trail and West Citrus Avenue at 350 Iowa Street (APN: 0292-158-16-0000) (Attachment A – Location Map and Aerial). The development includes 27 truck dock positions, two at-grade loading doors, 30 trailer stalls, 214 automobile parking stalls, and related site improvements including landscaping, lighting, utilities, and drainage improvements.

BACKGROUND

There is no relevant permit history for the subject property. The City Council recently adopted Ordinance No. 2955 implementing new development standards pertaining to proposed warehouse developments of 50,000 square-feet or more in size, and the proposed project is subject to that ordinance.

From 1930 until approximately 2006, one small single-family residence and several accessory structures were located on the southwest corner of the subject property. The property and surrounding sites were used for citrus production until the early 1980s. According to historical aerial photographs, the citrus groves on the site were removed by 1985, with the exception of a small grove in close proximity to the single-family residence. Light industrial development occurred on properties located to the east and west beginning in the late 1980s, and a large warehouse was constructed to the north in 2020.

ANALYSIS

The Analysis section below is organized into the following sub-sections for discussion: General Plan; East Valley Corridor Specific Plan; Conditional Use Permit No. 1187 and Commission Review and Approval No. 938 and; Socio-Economic Cost/Benefit Study.

A) General Plan Policies

The project is located in the East Valley Corridor Specific Plan (EVCSP) and has a Commercial/Industrial land use designation as identified in the General Plan Land Use Map, which is intended for a compatible mix of commercial, manufacturing, and light industrial uses (Attachment B – General Plan Map). The 2035 General Plan states that this land use category designates areas where certain types of commercial and light industrial uses may be compatibly located. The proposed warehousing building with a mezzanine would be consistent with the Commercial/Industrial land use designation. The proposed use is consistent with the applicable goals and policies of the General Plan as listed below.

Chapter 4: Livable Community

4-P.10: Ensure that the scale and character of new development is appropriate for surrounding terrain and the character of existing development.

4-P.19: Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, agricultural processing, and logistics near transportation corridors in areas where low- to moderate-intensity operations would be sufficiently buffered.

4-P.20: Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the

potential for land use conflicts with sensitive uses.

Chapter 5: Connected City

5-P.30: Prioritize goods movement along specific routes in the city, consistent with the layered network, to foster efficient freight logistics.

Chapter 7: Healthy Community

7-P.42: Guide the location and design of transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.

B) East Valley Corridor Specific Plan

The site is located within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (Attachment C – Zoning Map), which is intended to serve a regional area with a wide variety of wholesale, warehouse, light manufacturing, retail and service uses. The proposed warehouse building will be consistent with the intent of the EV/IC District.

The proposed development project will be consistent with the applicable development standards for the EV/IC District (Attachment D – Table of EV/IC Zoning Standards) and Redlands Municipal Code. Applicable development standards pertain to lot area, lot dimensions, density of development, maximum coverage, building height, building setbacks and other standards.

C) Conditional Use Permit No. 1187

Article XII of Chapter 18.156 in the Redlands Municipal Code was recently adopted by the Redlands City Council on April 18, 2023 (Ordinance No. 2955) and established new development standards for new warehouse development projects, defined as having a gross floor area of 50,000 square feet or more and/or having six or more truck docks or dock high loading doors. The project's compliance with applicable development standards is discussed below.

Site Location Requirement: New warehouses shall be located less than one mile (5,280 feet) from a freeway entrance/exit ramp to the Interstate Freeway System (I-10 and 1-210). The proposed project is located approximately 4,224 feet (0.8 mile) away from the intersection of Alabama Street and the I-10 freeway, and therefore meets this requirement.

Site Design: The proposed Site Plan includes sufficient area on-site (a minimum of 140 feet for two trucks) to accommodate truck queuing outside the loading dock area and not wait on any public streets. Loading docks and truck entries are not oriented toward any sensitive receptors (of which there are none abutting or near the project site), and the truck docks are placed at the rear of the building so as to not be readily visible from adjacent public rights-of-way.

Landscape Shading: Trees will be installed in passenger vehicle parking areas to provide at least 35 percent shade cover of parking areas within 15 years. The proposed project incorporates landscaping that will shade approximately 50 percent of the passenger vehicle area.

Truck Routing: A traffic impact assessment (TIA) report evaluating the project's compliance with Measure U was reviewed and accepted prior to the project being deemed complete. There are no abutting or adjacent sensitive receptors, schools, hospitals, or residences near the project site that might be detrimentally affected by truck trips, noise, vibration, or air quality impacts resulting from the proposed use.

Other Requirements: All other design and operational requirements have been included as mandatory conditions of approval (e.g., use of PV solar panels, cool roof treatment, and sustainable energy

requirements). As the project complies or will be conditioned to comply with all applicable development standards, the project may be conditionally permitted as an individual warehouse project in accordance with RMC Chapter 18.192.

D) Commission Review and Approval No. 938

Site Design: The proposed project includes the construction of a 185,100 square foot concrete tilt-up warehouse building on a 9.44-acre property, consisting of a 181,100 square foot first floor with 4,000 square feet of office space, and a 4,000 square foot office/mezzanine above (Attachment E1 and E2 – Site Plan and Floor Plan). The building is 44 feet tall and has a rough U-shape, with passenger vehicle parking and landscape areas buffer the development from the public right of way and from the north and south boundaries of the site, while the truck loading areas and trailer stalls are located on the east side of the site, within a recessed portion of the building.

Parking and Circulation: The project complies with the parking regulations that are outlined in the East Valley Corridor Specific Plan and Redlands Municipal Code. Parking provided on site is summarized in Table 1 – Parking Summary below.

Table 1: Parking Summary

Land Use	*Parking Required*	*Parking Provided*
Warehouse (< 20,000 SF)	1 stall/500 square feet	40 stalls
Warehouse (> 20,000 SF)	1 stall/1000 square feet	158 stalls
Office + Mezzanine	1 stall/250 square feet	32 stalls
TOTAL	230 stalls	214 stalls**

** Per Section EV4.0260 of the East Valley Corridor Specific Plan, in addition to required landscaping, additional landscaping may be provided in lieu of ten (10%) percent of the total number of parking spaces required, provided the landscaping is arranged such that parking may be installed at a later date if such a demand arises.

The proposed project has provided the required additional landscaping in lieu of 16 parking stalls, and has designed the landscape area so it may be converted if necessary in the future. This is a design feature that is permitted within the East Valley Corridor Specific Plan per Section EV4.0260.

Access to the Project Site would be provided by two proposed 36-foot-wide driveways off of Iowa Street (west side of project site) which provide access to the passenger vehicle parking areas and interior loading dock area at the rear of the building. To accommodate the proposed warehouse use, the project will incorporate a total of 27 truck dock positions, two at-grade loading doors, and 30 trailer stalls.

Walls & Fences: The 6’0” black tubular steel fence that currently exists on all sides of the property boundary will remain in place, except for the portion within the required front setback where no fencing is currently proposed.

Landscaping: The proposed plant palette consists of a combination of trees, shrubs, accent plants, and ground cover (Attachment E-4 – Landscape Plans). The minimum landscaping requirement for industrial uses in the EVCSP is 15% of the project site, and the proposed project provides 15.3% (or 63,093 square feet) of landscaping which meets the minimum requirement.

The Iowa Street frontage would be lined with London Plane Tree or other approved specimen as determined by Facilities and Community Services Department, while the north, south and east sides of the Project would be lined with shrubs.

Architectural Design: The architectural elevations (see Attachment E-5 - Architectural Elevations)

incorporate pop-ups and recessed elements, as well as roof parapets at varying heights. In addition, multiple building materials and finishes are proposed. The building will incorporate a color palette consisting of three shades of grey colors (See Attachment E6 - Color Building Elevations) at the indented concrete panels to create visual interest and variation, and accent colors near the top of the wall. In addition, metal accent panels and awnings are also proposed along the upper portion of the building near the entrances. Glazing will be utilized both at the upper level of the building as well as at the ground floor, and metal awnings are employed particularly at the street-facing corners to create an enhanced entry feature.

Architectural Review Criteria: Although the proposed building and use is permitted within the zone subject to a conditional use permit, new construction over 500 square-feet is subject to review by the Planning Commission per RMC Chapter 18.12 and requires Commission Review & Approval. The Commission reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170, Architectural Review Criteria, and if approval of the site plan is in the best interest of the public health, safety, and general welfare. It is intended that design submittals be compatible with the character of adjacent and surrounding developments, and that they be of comparable composition, materials, textures and colors. The proposed project meets the minimum standards contained within RMC Section 18.12.170 (see Attachment F - Table of Architectural Guidelines).

E) Socio-Economic Cost/Benefit Study

Measure U requires a socio-economic cost/benefit study for project involving new structures larger than 5,000 square feet. A Socio-Economic Cost/Benefit Study has been prepared for this project (see Attachment G). According to the Cost/Benefit Model used by the City, the project is projected to result in annual non-residential revenues of $31,448 to the City upon project implementation, and annual ongoing costs of $9,676.50. The surplus is $21,771.50 and the cost/benefit ratio is +3.25. The complete Cost/Benefit Model results are attached herein.

ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration: The Initial Study/Mitigated Negative Declaration (IS/MND) (see Attachment H-1) prepared for the Project is based on the CEQA Guidelines and includes all the standard topics of analysis including: aesthetics; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; transportation; tribal cultural resources; public utilities and service systems; and wildfire. The document was prepared using the appropriate criteria and thresholds for an IS/MND in compliance with CEQA.

Public Review & Comment Period: The required 30-day public review and comment period began on March 1, 2023, and ended on March 30, 2023. The Notice of Intent was published in a local newspaper as well as posted to OPR's State Clearinghouse website for CEQA documents (SCH No. 2023020710). The Initial Study and related documents are also posted on the City's webpage for environmental documents at: https://www.cityofredlands.org/post/environmental-documents.

Mitigation Measures: The Mitigation Monitoring/Reporting Program (Attachment H-2) includes mitigation measures pertaining to Cultural Resources, Geology & Soils, and Tribal Cultural Resources. After mitigation, no potentially significant impacts were identified as a result of the project, and the mitigation measures will be incorporated into the project as mandatory Conditions of Approval.

Public Comments: To date, a total of three public comments were received from interested parties, the San Bernardino County Department of Public Works, and the South Coast Air Quality Management District (SCAQMD). The County requested to be included for future notices regarding the project, there is no impact to County facilities, and the City will notify the Department of Public Works of all future actions regarding the IS/MND. SCAQMD comments requested clarification on technical documents and

modeling information related to air quality, health risks, and greenhouse gas analyses. There is no information or evidence identifying any potentially significant impacts as a result of the project, and the city's environmental consultant has provided a written Response to Comments document (see Attachment H-3). The proposed Initial Study/Mitigated Negative Declaration is the appropriate environmental determination for this project.

FINDINGS

The relevant findings for the project entitlements are contained in Planning Commission Resolution No. 1622 (Attachment I). All necessary findings for approval of both the Conditional Use Permit and Commission Review & Approval can be made based on the above analysis, and supports approval of the project.

RECOMMENDATIONS

Based on the findings in the attached Resolution and analysis in this staff report, staff recommends that the Planning Commission adopt a resolution to adopt the Mitigated Negative Declaration for the project, approve Conditional Use Permit No. 1187, approve Commission Review and Approval No. 938, and approve the Socio-Economic Cost/Benefit Study for the project.

MOTIONS

If the Planning Commission deems it appropriate, staff recommends the following motion.

"I move to adopt Resolution No. 1622 to:

- Adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program prepared for the proposed project in accordance with the California Environmental Quality Act;
- Approve the Socio-Economic Cost/Benefit Study prepared for the proposed project;
- Approve Conditional Use Permit No. 1187; and
- Approve Commission Review and Approval No. 938."

Attachments

Attachment A: Location Map & Aerial Photo
Attachment B: General Plan Land Use Map
Attachment C: Zoning Map
Attachment D: Table of EV-IC Zoning Standards
Attachment E-1: Site Plan
Attachment E-2: Floor Plan
Attachment E-3: Parking Alternative
Attachment E-4: Landscape Plans
Attachment E-5: Architectural Elevations
Attachment E-6: Color Elevations
Attachment E-7: Conceptual Grading Plan
Attachment F: Table of Architectural Guidelines
Attachment G: Socio-Economic Cost/Benefit Study

Attachment H-1: Initial Study/Mitigated Negative Declaration
Attachment H-2: Mitigation Monitoring & Reporting Program
Attachment H-3: Response to SCAQMD Letter
Attachment I: Resolution No. 1622

RESOLUTION NO. 8668

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR CONDITIONAL USE PERMIT NO. 1187 AND COMMISSION REVIEW AND APPROVAL NO. 938 TO CONSTRUCT A 181,100 SQUARE FOOT WAREHOUSE WITH 4,000 SQUARE FEET OF MEZZANINE SPACE LOCATED ON THE EAST SIDE OF IOWA STREET, NORTH OF ORANGE BLOSSOM TRAIL AND WEST CITRUS AVENUE AT 350 IOWA STREET (APN: 0292-158-16-0000).

WHEREAS, LBA Realty, LLC ("Applicant"), has submitted an application for Extension of Time No. 1 for Conditional Use Permit No. 1187 and Commission Review and Approval No. 938 to construct a 181,100 square foot warehouse with 4,000 square feet of mezzanine space (referred to herein as the "Project" or "Project Entitlements"). The 9.44-acre project site is located at 350 Iowa Street (APN: 0292-158-16-0000); and

WHEREAS, on June 13, 2023 the Redlands Planning Commission held a public hearing, and adopted Resolution No. 1622 to approve Conditional Use Permit No. 1187 and Commission Review& Approval No. 938; and

WHEREAS, Redlands Municipal Code section 18.12.130 permits an applicant to request a one-year extension of time to extend the expiration date for a Commission Review & Approval, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, Redlands Municipal Code section 18.192.090 permits an applicant to request a one-year extension of time to extend the expiration date for a Conditional Use Permit, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, the applicant intends to develop the project approved by Conditional Use Permit No. 1187 and Commission Review & Approval No. 949, and requests the extension to allow more time to secure appropriate funding and submit construction plans for plan check; and

WHEREAS, the entitled project was approved with a Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) Section 15074 of the CEQA Guidelines, and Section 15162 of the CEQA Guidelines provides for an exemption from further environmental review for projects that meet the criteria contained in Section 15162(a); and,

WHEREAS, following the meeting for the extension of time for the Project Entitlements, the City Council determined that the approval of the requested one-year extension of time is in the best interests of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed Extension of Time is exempt from further environmental review in accordance with Section 15162 of the CEQA Guidelines. There are no changes proposed to the approved project as part of the Extension of Time.

SECTION 2. Approval of Extension of Time. The proposed one-year extension of time for Conditional Use Permit No. 1187 and Commission Review & Approval No. 938 is hereby approved in accordance with Redlands Municipal Code Section 18.12.130 (Conditional Review& Approval No. 938) and Redlands Municipal Code Section 18.192.090 (Conditional Use Permit No. 1187).

SECTION 3. Expiration Date. The new expiration date for Conditional Use Permit No. 1187 and Commission Review & Approval No. 938 shall be June 13, 2026. The project shall remain subject to all original Conditions of Approval (contained in Planning Commission Resolution No. 1622).

SECTION 4. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 18th day of March, 2025.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, 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 18th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 9.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Annual Report of the Traffic and Parking Commission (Municipal Utilities and Engineering Director Harris)

DISCUSSION:

Chapter 2.48 of the Redlands Municipal Code establishes Traffic and Parking Commission (TPC) appointment protocols, objectives, goals, and reporting requirements. Each year, a TPC Commissioner submits a report to the City Council summarizing the accomplishments of the previous year.

Attachments

TPC Annual Report

To: Honorable Mayor and Members of the City Council

From: Traffic & Parking Commission
Kevin Morningstar, Chair (2025 TPC) Kevin Morningstar (Feb 13, 2025 08:12 PST)

Via: Charles Duggan, City Manager
John Harris, Director MUED

Date: February 13, 2025

Subject: Annual Report of the Traffic & Parking Commission

Every year the Traffic & Parking Commission (TPC) reports to the City Council on the Commission's activities. Given the importance of transportation related matters, the TPC provides residents and businesses a forum where they can bring issues of concern for thorough consideration and action. This past year was a good example, as meetings often focused on community and business-related parking concerns, as well as traffic safety related issues such as crosswalks and use of warning signs. The City of Redlands is fortunate to have a dedicated forum to engage on these issues, as they impact the comings and goings of our fellow residents and community visitors, as well as the direct impacts on our business community.

2024 Traffic & Parking Commission Members

The TPC is comprised of six community members and one student member who volunteer their time to serve their community. The members included: Carl Davis, Andrew Hoder, Cassie MacDuff (Vice Chair), Kevin Morningstar, Benjamin Perez (Student Representative), Eric Shamp (Chair), and Bill Waddell. The Commission works in collaboration with, and appreciates the support and professional guidance of, MUED Director John Harris, City Engineer Goutam Dobey, and Associate Engineer Johana Silva. Through our shared work, the 2024 TPC addressed several community and business concerns related to proposed changes in street use conditions related to safety and/or business-related use/impacts.

Overview of 2024 Commission Meetings and Action Items

The TPC held five (5) regular meetings during the year and all of the major items brought before the Commission were addressed and/or forwarded to City staff or the City Council for further action. Key matters addressed over the past year included the consideration of parking restrictions on Al Harris Lane (Redlands Public Market), establishment of parking restrictions on Columbia and Colton avenues (Slow Bloom Coffee), use of Rectangular Rapid Flashing Beacons, and concerns over multiple crosswalk locations.

The TPC also devoted considerable time considering the role and responsibilities of the Commission. As the Municipal Code (Chapter 2.48) related to the TPC had not been updated since 1994 (reference Ordinance 2265), the Commission found that some of the text was outdated, and the fact that it did not address non-motorized traffic, as impacting the scope of matters the

Commission could address. After lengthy consideration, the TPC approved recommended changes at the September meeting and that were subsequently approved by the City Council in Ordinance 2974 at the February 4, 2025 meeting.

To provide additional background on the TPCs activities, the following matters were addressed during the meetings listed:

- **January 25** - Request to establish parking restrictions on Al Harris Lane, discussion of TPC roles & duties, discussion of current ordinance and text, possible recommendation to update City ordinance
- **March 28** – Request to establish parking restrictions on Al Harris Lane, discussion of TPC roles & duties relative to Planning Commission and scope with regard to non-motorized traffic, safety report on downtown parking, presentation of use of roundabouts
- **May 23** – Resident concerns regarding parking around Columbia/Colton, on-street parking concerns on Al Harris Lane, briefing on upcoming Speed Survey RFP, discussion of cross walk improvements, locations for Rectangular Rapid Flashing Beacons and Pavement Management Program
- **July 25** – Consideration of parking restrictions on Columbia/Colton, discussion of crosswalk improvements at Highland/Cajon, report on intersection collisions, consideration of multiple community requests
- **September 26** – TPC Ordinance Recommendations – approval and forward to City Council for consideration, use/installation locations for Rectangular Rapid Flashing Beacons, Columbia Street & Colton Avenue curb striping & parking restrictions, Left Turn Study Implementation Update

City Council Meeting **J. 1.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Presentation of the City of Redlands New Hire Onboarding Video (Human Resources/Risk Management Director Meteau)

DISCUSSION:

In alignment with the City's Strategic Plan, the Human Resources (HR) department is dedicated to fostering a strong, supportive workplace culture and enhancing employee retention through effective onboarding practices. There was no existing comprehensive resource that provided new employees with a welcoming and informative introduction to the City, its values, and the benefits of being a part of our workforce. To bridge this gap, the HR team developed an onboarding video designed to create a more engaging and consistent onboarding experience for all new hires.

This video serves as a strategic tool in providing new employees with a warm welcome while ensuring they receive an overview of the City's mission and workplace culture. It highlights various departments and the critical roles they play in serving the community, allowing new employees to gain a broader understanding of the organization's structure and collaborative efforts. By incorporating this video into the onboarding process, the City aims to improve new hire retention, enhance overall engagement, and create a sense of belonging from the start. A well-informed and connected workforce is essential to maintaining a positive and productive work environment. Through this initiative, HR is not only streamlining the onboarding experience but also reinforcing the City's commitment to supporting its employees and fostering long-term success.

SUBMITTED BY:

Robert Meteau Jr., Director, Human Resources/Risk Management

RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

REVIEWED BY:
Janice McConnell, Assistant City Manager

PREPARED BY:
Kisha McDonald, Human Resources Manager

Fiscal Impact

Discussion:
N/A

City Council Meeting **J. 2.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Annual Report of the Library Board of Trustees by William Hatfield (Library Director McCue)

DISCUSSION:

For this evening's City Council meeting, William Hatfield will be presenting the Library Board of Trustees annual report.

SUBMITTED BY:
Don McCue, Library Director

REVIEWED BY:
Charles M. Duggan, Jr., City Manager
Janice McConnell, Assistant City Manager

City Council Meeting **J. 3.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Receive and file the Annual Report from the Measure T Citizens' Oversight Committee for FY 2024 (Management Services/Finance Director Garcia)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

I move to receive and file the annual report from the Measure T Citizens' Oversight Committee for FY 2024.

RECOMMENDATION:

Staff recommends that Council receive and file the annual report from the Measure T Citizens' Oversight Committee for FY 2024.

DISCUSSION:

For this evening's City Council meeting, Vice Chariman Scott Welsh will be presenting the annual report of the Measure T Citizens' Oversight Committee for FY 2024.

ALTERNATIVES:

N/A

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

REVIEWED BY:
Charles M. Duggan Jr., City Manager
Janice McConnell, Assistant City Manager

Fiscal Impact

Discussion:
There is no fiscal impact associated with the recommended motion.

Attachments

Measure T Oversight Committee - Annual Report 2024

Measure T Citizens' Oversight Committee
FY 2024 Annual Report

March 18, 2025

Summary & Background

The Measure T Citizens' Oversight Committee provides stewardship of Measure T sales tax revenue. This Annual Measure T Report covers Fiscal Year (FY) 2024, beginning July 1, 2023 through June 30, 2024.

Measure T is a one-cent sales tax, approved by the voters of the City of Redlands, that became effective April 1, 2021. The stated purpose of the tax was to provide funding for safety services, fire protection, paramedics, 911 emergency response, addressing homelessness, police patrols and crime prevention, maintaining library services, parks, sidewalks, and roads, keeping public areas well-maintained and other general services. The measure included a provision for the formation of a Citizens' Oversight Committee, further described in Chapter 2.72 in the Redlands Municipal Code.

The Oversight Committee was established to serve as an advisory body to the City Council and to periodically review the revenues and expenditures of Measure T monies. The seven-member committee is comprised of five (5) citizen members from each Council district and two (2) members representing the City's employee bargaining units. The committee shall advise the Council regarding the use of Measure T revenue, according to the priorities set forth in each fiscal year adopted budget. This includes an annual written report to the Council that summarizes the committee's proceedings and activities during the most recent review period.

For FY 2024, the City Council made the decision to prioritize the following expenditures in the Adopted Budget.

- Continue funding for public safety staffing, public works staffing and staffing for other critical services
- Restoring vehicle purchases, IT support and equipment purchases for Fire & Police
- Addressing deferred maintenance for various buildings & facilities
- Capital leases for vehicles and equipment for public safety, public works and Recreation & Senior Services
- Support for additional programs for Recreation & Senior Services

- Restoring contract services for the maintenance of parks, streets, and City facilities
- Addition of Capital Projects -
    - Upgrade and Enhance Community and Senior Center facilities
    - Upgrade and Replace various park facilities
    - Specialized Police and Fire Department equipment
    - Emergency Operations Center Remodel
    - Alley, Roadway & Traffic Improvement Projects
    - Sidewalk/ADA Ramp Replacement Projects
    - Capital improvements for the A. K. Smiley Public Library
  - Tree Trimming 25% of City Trees
  - Funding the annual contribution for Project Homekey Homelessness Solutions grant
  - Traffic and parking improvements
  - The development of a Parks Master Plan
  - Funding for the Safety Hall facility construction principal contractor

During FY 2024, the City received a total of $20,194,305 in Measure T sales tax. This was roughly $241,305 higher than the budget estimate provided at mid-biennium (November 2023). Sales tax is one of the City's most economically sensitive revenue sources and also one of its largest. The City typically takes a conservative approach to budgeting revenue, so this overperformance of a little more than 1% indicates a stable local economy. In FY 2023, sales tax exceeded budgeted figures by over 10%. Moving forward, future budgets are more likely to reflect conservative estimates for sales tax revenues as the City remains braced for economic uncertainty.

Committee Proceedings

The Committee met on June 3, 2024 to receive a presentation on the City Manager's Proposed Budget for fiscal years 2025 and 2026, including a discussion of Measure T priorities and plans to address them. In discussing the overall budget, the committee received information regarding efforts to address homelessness in the community, including major grant awards, hiring of key staff, and the opening of Project Homekey. As well, staff provided a summary of revenue forecasts, noting that economic conditions appear to be moderating from a period of faster than normal growth and that a return to flatter trends in growth, particularly for sales and property tax were likely on the horizon. Next, the overview of the Council's budget priorities as well as enhancements to staffing were reviewed, and a dialog ensued regarding which are in keeping with the intent of Measure T funds. Lastly, the discussion was opened for questions and the committee members each had a chance to request additional information on projects that were or were not included in the City Manager's Proposed Budget for FY 2025 & 2026.

The Committee met again on March 3, 2025, and welcomed two new members: Don Young, representing the Non-Public Safety bargaining units, and Deputy Police Chief Stephen Crane, representing the Public Safety bargaining units. During public comment, a request was made for the establishment of a framework to evaluate specific line-item spending under the Measure T report to provide additional transparency in financial decision-making.

Following the introduction of new members, staff provided an overview of the duties and responsibilities of Committee members, as outlined in the Redlands Municipal Code. The primary agenda item was a review of the draft Annual Report on Measure T Spending for Fiscal Year 2024. Staff presented an analysis of Measure T expenditures, categorized into three primary areas: Public Safety, Public Infrastructure, and Quality of Life. For

each category, staff reviewed individual projects and expenditures, comparing budgeted amounts to actual spending. The discussion focused on significant variances—both positive and negative—between projected and actual costs, as well as the challenges of completing certain projects within a 12-month timeframe.

To provide additional context, staff highlighted specific projects not originally included in the Measure T budget but subsequently funded to address critical needs. These included Fire Department Specialized Tools, such as thermal drones to enhance visibility and locate heat, and wildland cameras to detect fires and monitor conditions. Additional funding was allocated for urgent facility repairs and maintenance, including the Library boiler replacement, traffic cabinet replacement, and Zanja Channel improvements. Another investment was made in public safety animal care, with the purchase of a modern, spacious, ventilated, low-stress feline kennel.

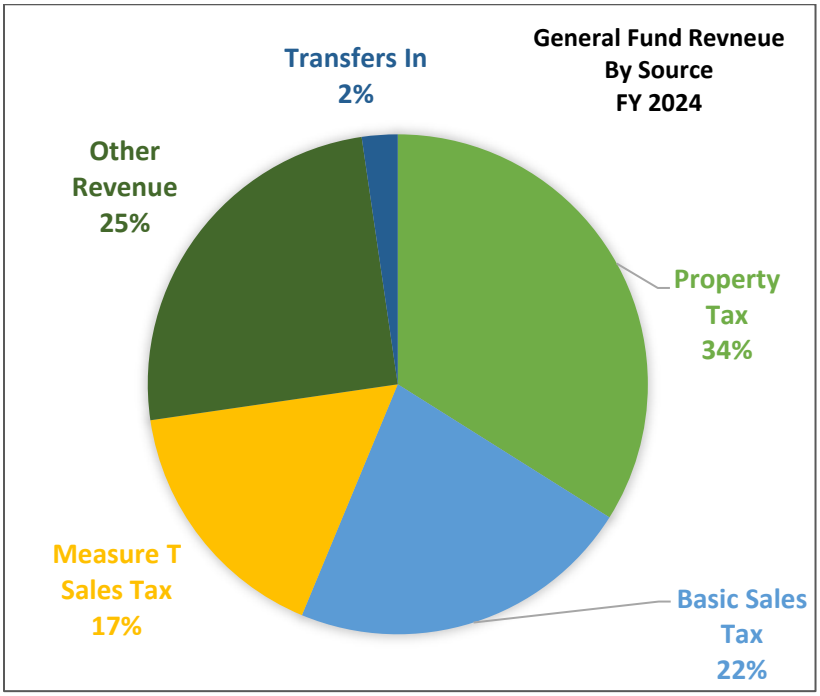
In response to these discussions, the Committee specifically requested that all newly added projects include a clear explanation of how they align with the original intent of Measure T funding. This request was made to ensure transparency and continued accountability in financial decision making.

The election of officers was deferred to the next meeting due to the impending expiration of three members' terms. Additionally, Committee members requested clarification on how multiple absences impact an individual's continued appointment to the Committee. The next meeting was scheduled for June 2, 2025, with the following objectives: to receive a mid-biennium budget update related to Measure T spending in Fiscal Year 2026 and to conduct the election of officers, contingent on the replacement or reappointment of expiring members.

Financial Summary Information

The total General Fund Revenue for fiscal year (FY) 2024 was approximately $122.9 million. Measure T sales tax revenue represents 17% of these funds, or $20.2 million. These revenues were collected between July 1, 2023 and June 30, 2024. See Figure 1.

Figure 1.



Below are a few key takeaways related to the collection of Measure T:

- Year-over-year, Measure T sales tax revenue is roughly $221,600 (1.1%) less than FY 2023
- Taken together, both Basic Sales tax and Measure T sales tax comprise 39% of General Fund revenue, with Property Tax as the next largest category at 34%
- Overall, Measure T revenues have been higher than original budget estimates projected. That trend may reverse as we enter more economically uncertain times.

Figure 2 below describes the spending categories, the original amount budgeted for each, and actual spending before June 30, 2024. The original budgeted amount as well as the actual amount for Measure T Sales Tax revenue is also included at the bottom of the figure. Since actual Measure T revenues exceeded budget, certain projects were incorporated into the Measure T spending plan as long as they were appropriate in nature given the original Measure T budget goals. The Committee notes that because Measure T revenue is a general sales tax comingled with other General Fund revenue and pooled for General Fund expenditures, it is not possible to trace all specific expenditures back to Measure T revenue.

[continued on next page]

Figure 2.

Spending Categories from the FY 2024 Adopted Budget	Adopted Budget FY 2024	Actual FY 2024	Difference
Public Safety			
Police Staffing (previously restored/enhanced)	$ 2,730,306	$ 3,934,473	1,204,167
IT infrastructure and services for PD	$ 425,000	575,000	150,000
Restoration of Fire personnel, including Community Risk Reduction	2,796,909	1,571,025	(1,225,883)
Enhanced custody transport services	200,000	294,535	94,535
Police Vehicles & Outfitting	480,520	827,059	346,539
Fire Light Duty Vehicles	180,000	39,157	(140,843)
Police Radio Replacements	925,000	-	(925,000)
Fire Radio Replacements	825,000	-	(825,000)
PD Specialized Tools, Software	134,095	73,275	(60,820)
Fire Department Specialized Tools	-	42,958	42,958
Renovation of Emergency Operations Center	150,000	117,099	(32,901)
Fire Station Renovations (HVAC, apparatus bay doors, exterior painting)	615,000	106,000	(509,000)
Increase in Paramedics cost	621,977	625,500	3,523
Fire Station 262 Building Standards Remodel	548,000	2,042,477	1,494,477
subtotal	10,631,807	10,248,558	(383,248)
Public Infrastructure			
Tree trimming for 25% of City trees	1,000,000	1,000,000	-
Replace tile in Library Conservatory & Heritage Room	100,000	-	(100,000)
Prime Contractor Services for Safety Hall	2,000,000	257,547	(1,742,453)
Library Boiler Replacement	-	202,340	202,340
Sidewalk, ADA Ramp & Curb construction	500,000	1,361,494	861,494
Alley Improvement / Repaving Project	800,000	839,792	39,792
Traffic Signal and Cabinet Maintenance & Replacement	-	151,911	151,911
Zanja Channel Improvements	-	380,999	380,999
Library - Cash Match for CA State Infrastructure Grant	200,613	36,926	(163,687)
Traffic & Crosswalk Improvements	105,000	175,359	70,359
Restored service contracts (enhanced maintenance)	343,053	833,500	490,447
Capital /vehicle leases - Replacement of 11 trucks, passenger vehicles	196,097	302,022	105,925
subtotal	5,244,763	5,541,890	297,127
Quality of Life			
Library/FCS/Recreation/IT staffing	993,926	2,013,394	1,019,467
Animal Shelter Facility Improvements	-	38,035	38,035
Parks Master Plan	250,000	69,275	(180,725)
Park Infrastructure Improvements	1,226,197	1,463,089	236,892
Recreational & Senior Services vehicle leases	31,000	20,300	(10,700)
Recreational & Senior Center Programs	228,600	157,849	(70,751)
Upgrades/Enhancements to Community & Senior Centers	647,500	28,369	(619,131)
Project Homekey grant match and homeless services	700,000	701,752	1,752
subtotal	4,077,223	4,492,063	414,840
FY 2024 EXPENDITURES TOTAL	**19,953,793**	**20,282,511**	**328,718**
FY 2024 REVENUES TOTAL	**19,953,000**	**20,194,305**	**241,305**
Actual Difference Revenues (Under)/Over Expenditures		(88,206)	

You will note there are several differences between the Adopted Budget and the Actual Amounts for FY 2024. There are several reasons for variances between fiscal years and between planned versus actual expenses.

- Staffing – staffing levels and compensation levels changes from year to year; planned additions for staffing in the Fire Department is contingent on the opening of a new fire station. In the Police Department, overtime levels and hiring of lateral officers cause budgeted amounts to increase.
- Delivery date – the City's accounting practices specify that if a good is delivered before June 30th of a fiscal year's end, its expense must be recorded in that same fiscal year. For example, Police and Fire radios (a planned expense of $1.75 million altogether) was recorded in FY 2023 and reported last year because that is when the equipment was received.
- Construction activities: Large construction projects don't always follow the same timeline as the City's annual budget. If a project was approved and budgeted in one fiscal year but didn't start in earnest until a later year due to bidding, permitting, or other delays, the spending may carry over into the following fiscal year. This makes it look like there is a variance when, in reality, the funds are just being spent later than expected.

Looking over Figure 2 provided on the preceding page (page 5), public safety needs received a total of approximately $10.3 million in Measure T funds, up from $8.8 million in the prior year (2023). The Police Department received funding for roughly 30 positions within the department, including 9 sworn positions (officers or higher). In addition to this, 30 new vehicles were received and outfitted, with 16 of these dedicated to replacing aging patrol vehicles. Also, the outfitting and gear needed to commission these new vehicles was also funded through Measure T. The Police Department also received funding for investment in technology to enhance crime prevention and investigations. They include surveillance cameras to improve citywide security, digital forensics tools for extracting and analyzing evidence from mobile devices, software to assist with financial investigations and asset tracking, and updated legal resources to streamline warrant processing. These tools ensure officers have the necessary resources to investigate crimes effectively and protect the community.

Officers with new vehicles

For the Fire Department, the largest upcoming project for which Measure T has been dedicated is the remodel of Fire Station 262 to address updates needed to maintain compliance with building standards for fire station facilities. The groundbreaking ceremony took place in Spring of 2024 and substantial work has been completed as of the close of FY 2024. In addition to this project, there are other efforts underway to upgrade and replace the Fire Department's light duty fleet with new vehicle leases. There have also been several projects involving fire station facility upkeep. Replacement of the heating, ventilation and air conditioning system (HVAC) was completed for Station 264.

Fire Station 262 Groundbreaking

Rendering of Final Design for Station 262

Fire Stations 261 and 263 received a long-overdue facelift with new exterior paint throughout, including stripping and repainting the hose towers.

The City's Emergency Operation Center also received an update with a complete office reconfiguration. The new design provides a cost-effective solution for a more functional workspace, provides the necessary number of workstations as well as much needed storage throughout the perimeter of the multi-purpose room.

In terms of public infrastructure, there are several areas in which Measure T has been invested: tree trimming, ADA ramp and sidewalk replacement, park playground improvements, increased replacement of traffic signals and

cabinets, proactive servicing of streetlights, replacement of aged and outdated equipment, and public alley repaving.

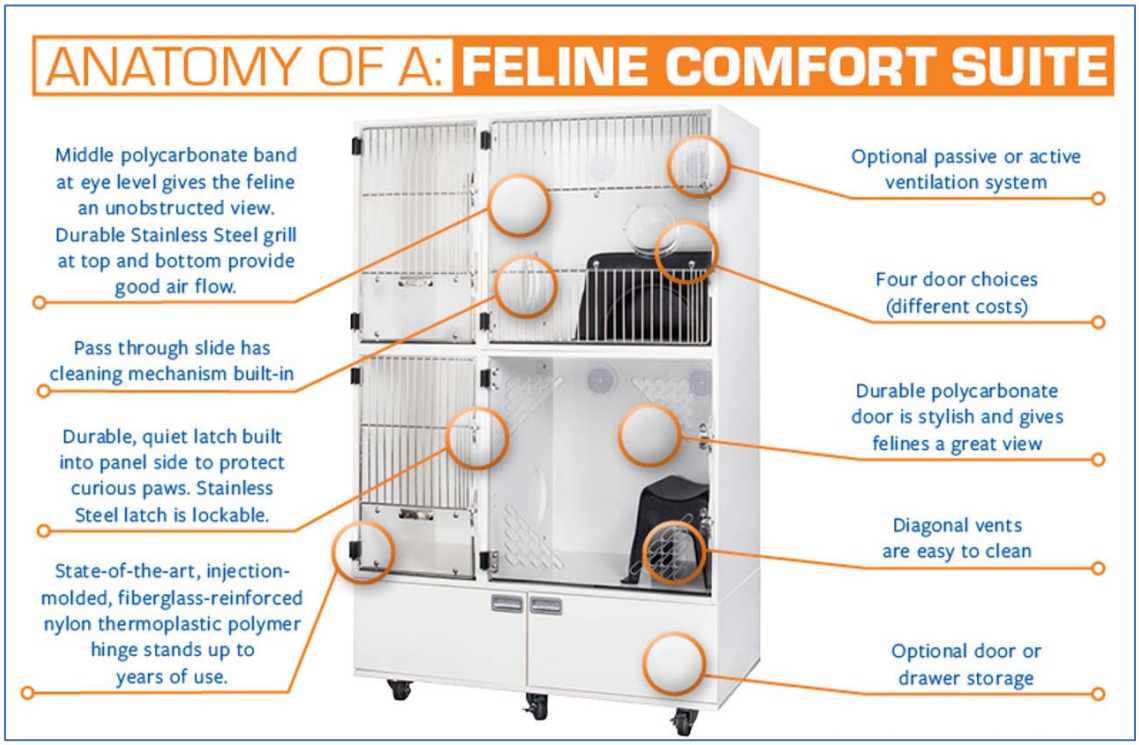
- 6,431 trees were trimmed, including park and street trees. This is about six times more than the "pre-Measure T" annual average trimming level. Also, 190 dead trees were removed. Lastly, a total of 143 new trees were planted, including 75 new California Palms along Industrial Park Avenue (I-10 East frontage road near the Alabama Street exit).
- Five (5) miles of lifted and broken sidewalk blocks and 47 ADA ramps were removed and replaced throughout the City.
- Contract services for facilities and ground maintenance and repairs were higher than originally budgeted due to a variety of factors, including Redlands Bowl electrical engineering work; enhanced service levels for parks maintenance, landscaping, fence repair, sports field striping; nightly park lockups; storm drain improvements; the Cypress Circle lighting upgrade project; engineering work related to guardrail replacements; and other projects related to deferred maintenance.
- Roughly fourteen public alleys were resurfaced, and new drainage facilities were installed. The Project also replaced driveways and sidewalks where necessary.

Grading, setting forms, and placing concrete on Raemee Avenue

New ADA Ramp at Lakeside Avenue

Lastly, Measure T enabled investment into enhancing and restoring certain "quality of life" amenities and services for the community. Some examples of this include:

- Animal Shelter improvements –
    - New Shor-Line Feline Comfort Suite kennel assembly



- The Parks Master Plan is intended to provide the City with a roadmap for renovations, improvements, expansion and new development of parks throughout the City for the next 7-10 years. The City currently has approximately 253.4 acres of parkland consisting of 18 established parks that will be incorporated and assessed within the Plan. The development of the Parks Master Plan will be a 12-18 month process, and involve community engagement, asset analysis, needs assessment, priority development, CIP planning, and more.
- Homelessness Solutions Highlights – these programs are funded through grants and receive a subsidy of roughly $700,000 from the General Fund.
    - Operation of Step Up on Second (the Good Nite Inn facility) with 98 supportive housing units, housing 120 local homeless individuals.
    - Interagency collaboration between County departments, Sheriff's HOPE team and the Department of Behavioral Health
    - Outreach teams have placed more than 70 persons in hotels and shelter using the United Way Housing Program

- The Library was able to expand literacy programs, including the Summer Library Readling Program (with up to 500 in attendance on certain days)

- Park Infrastructure Improvements –
    - Playground shade sails were replaced at seven City Parks (Sylvan, Crafton, Martinez, Texonia, Jennie Davis, Brookside and Israel Beal).
    - Approximately 3,327 square feet of walkways and sidewalks were removed and replaced at Martinez Park.
    - Redlands Bowl electrical improvements
    - Design and construction drawings for the Texonia Park renovation and rehabilitation project
    - Ford Park Pond restoration (materials and heavy equipment)
    - Addition of sports field lighting for Martinez Park for three (3) additional fields
- Additional improvements to the Joslyn Senior Center include new flooring funded by Measure T, along with a list of various other grant-funded improvements.
- Recreational and downtown programs –
    - Movies in the park expanded to include 2 locations this year
    - Adult sports leagues reintroduced
    - Introductory sports for youth reintroduced
    - Other special events and transportation vouchers continued

Conclusions

The Measure T Citizens' Oversight Committee has reviewed the revenues and expenditures of the Measure T sales tax and confirmed that funds were collected and spent in line with the City's budget plan and the original intent of Measure T. The City's FY 2024 General Fund Adopted Budget supported core services, including public safety.

Measure T remains essential for funding city services and infrastructure projects. The City is also working to grow and diversify its tax base through economic development to improve long-term financial stability. Local revenue from Measure T, combined with economic growth, helps maintain the services and infrastructure that Redlands residents rely on.

The Committee recognizes that Measure T reflects commitment from Redlands residents and believes the funds are being used as intended. Throughout the review period, City staff have provided transparent and accurate

information. We appreciate taxpayers' support in ensuring a stable source of local funding for essential services and improvements.

The Committee looks forward to continued progress in public safety, infrastructure, and overall quality of life through Measure T funding in future budget cycles.
Sincerely,

Toni Momberger, Chairwoman, District 4
Scott Welsh, Vicechair, District 5
Ruth Cook, Secretary, District 1
Edward Ico, District 2
Ed Millican, District 3
Don Young, Non-Public Safety Bargaining Unit
Stephen Crane, Public Safety Bargaining Unit

MEASURE T CITIZENS' OVERSIGHT COMMITTEE

City Council Meeting **J. 4.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Discussion and possible action relating to Resolution No. 8663 establishing a policy for proclamations, certificates, and awards (Mayor Saucedo)

MOTION:

I move to adopt Resolution No. 8663.

RECOMMENDATION:

Staff recommends the adoption of Resolution No. 8663 establishing a policy for proclamations, certificates, and awards.

DISCUSSION:

The City routinely issues awards, certificates, and proclamations to recognize outstanding service or achievements by organizations, individuals, or important community events, as well as cultural celebrations. The issuance of these recognitions reflects the strength, diversity, and community involvement of the people of the City of Redlands. However, the City does not currently have a formal policy establishing guidelines for the issuance of proclamations, certificates, and awards. Similarly, there are no formal procedures for requesting recognition by the City Council.

At the February 4, 2025, City Council meeting, staff was directed to develop a policy for City Council recognition of individuals and organizations that benefit the community. The proposed policy establishes formal guidelines and standards for recognizing and encouraging contributions made by individuals or groups to the City for the community's betterment, and to bring awareness to causes or events relevant to the community of Redlands.

For purposes of this policy, “recognition” means certificates, proclamations, awards/plaques and other tangible tributes or honors signed or issued by the Mayor on behalf of the entire City Council for the purpose of recognizing an individual or group’s civic contributions or achievements or to honor special occasions, events, celebrations and business openings.

The general provisions of the policy are as follows:

a. All forms of recognition are signed solely by the Mayor on behalf of the entire City Council.

b. The Mayor, or in the Mayor’s absence the Mayor Pro Tempore, will present recognitions on behalf of the City Council. Alternatively, the Mayor may designate a Council Member or city official to present a recognition.

c. Commissioners/Board Members/Committee members may not issue any official recognition on behalf of the City or in their official capacity as commissioners or members of any board or committee.

d. Recognition may only be issued where there is a clear nexus or connection to the community of Redlands. Recognitions, when applicable, will only be presented at one City Council meeting.

e. Recognition will not be issued for campaigns or events contrary to city policy, matters of politics, or for personal ideological or religious beliefs.

A synopsis of the procedures to request recognition are listed below.

Proclamations
Requests for proclamations must be made to, and recommended by, the Mayor for City Council consideration.

Certificates
Requests for certificates must be approved by the Mayor.

Awards and Plaques
Requests for awards or plaques must be approved by the Mayor.

It has been past practice that proclamations are placed on an agenda for City Council approval. Included in this report for reference is a list of proclamations that have been approved for at least three years, since 2020, and will be recommended by the Mayor for City Council consideration for the 2025 calendar year.

Although they have occasionally been presented at City Council meetings, certificates, awards and plaques have historically not been placed on the agenda for City Council approval.

SUBMITTED BY:
Janice McConnell, Assistant City Manager

REVIEWED BY:
Charles M. Duggan Jr., City Manager
Yvette Garcia, City Attorney
Mario Saucedo, Mayor

PREPARED BY:
Jennifer Macias, Management Analyst

Attachments

List of Regularly Issued Proclamations
Resolution No. 8663

LIST OF REGULARLY ISSUED PROCLAMATIONS SINCE 2020

February
Black History Month

March
Women's History Month
Ceasar Chavez Day

April
Earth Day
Child Abuse Prevention Month
Dolores Huerta Day
Arbor Day
Arts, Culture and Creativity Month
National Day of Prayer
DMV Donate Life California Month

May
Asian American Pacific Islander Heritage Month

June
Juneteenth
LGBTQ+ Pride Month

September
Adult Literacy Day
Childhood Lead Poisoning Prevention Week
Purple Heart City

November
Small Business Saturday

RESOLUTION NO. 8663

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING A POLICY FOR CITY COUNCIL PROCLAMATIONS, CERTIFICATES, PLAQUES/AWARDS AND OTHER RECOGNITIONS THAT HONOR THE CONTRIBUTIONS OF INDIVIDUALS, ORGANIZATIONS OR EVENTS THAT BENEFIT THE COMMUNITY

WHEREAS, the Redlands City Council actively seeks to recognize noteworthy contributions and achievement of individuals and organizations that benefit the community; and

WHEREAS, individuals and organizations request city recognition of contributions or causes and events that benefit the City of Redlands; and

WHEREAS, the purpose of this policy is to establish guidelines and standards for recognizing and encouraging such contributions

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section1. The City Council hereby adopts the "Recognition Policy" attached hereto and incorporated by reference herein as Exhibit "A".

Section 2. This Resolution shall take effect upon its adoption.

Section 3. The City Clerk shall certify to the adoption of this resolution.

ADOPTED, SIGNED AND APPROVED this 18th day of March, 2025.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, 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 18th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

EXHIBIT A

CITY OF REDLANDS RECOGNITION POLICY

1. Purpose of Policy.
    a. The purpose of this policy is to establish formal guidelines and standards for recognizing and encouraging contributions made by individuals or groups to the City for the community's betterment, and/or to bring awareness to causes or events relevant to the community of Redlands. These individuals and organizations will be recognized by the City Council for various civic contributions.

    b. For purposes of this policy, "recognition" means certificates, proclamations, awards/plaques and other tangible tributes or honors signed or issued by the Mayor on behalf of the entire City Council for the purpose of recognizing an individual or group's civic contributions or achievements or to honor special occasions, events, celebrations and business openings.

2. General Provisions.
    a. All forms of recognition are signed solely by the Mayor on behalf of the entire City Council.

    b. The Mayor, or in the Mayor's absence the Mayor Pro Tempore, will present recognitions on behalf of the City Council. Alternatively, the Mayor may designate a Council Member or city official to present a recognition.

    c. Commissioners/Board Members/Committee members may not issue any official recognition on behalf of the City or in their official capacity as commissioners or members of any board or committee.

    d. Recognition may only be issued where there is a clear nexus or connection to the community of Redlands. Recognitions, when applicable, will only be presented at one City Council meeting.

    e. Recognition will not be issued for campaigns or events contrary to city policy, matters of politics, or for personal ideological or religious beliefs.

3. Proclamations
    a. Proclamations are official documents of the City Council signed by the Mayor, approved by the City Council, and prepared to commemorate or create awareness of a special occasion, event, issue, individual or organization.

    b. Proclamations are placed on the agenda for City Council approval and often presented at City Council meetings.

    c. Proclamations constitute endorsement by the City and should be viewed as such when being considered.

d. Requests for proclamations must be made to, and recommended by, the Mayor for City Council consideration.

    i. Requests for proclamations must be received by the City Manager's Office five (5) weeks ahead of the scheduled City Council meeting for which the proclamation is being requested for Council consideration.

    ii. To be considered "received", requests must include the proclamation name/title and draft text with recitals comprising a total word count of no more than 250 words in 12-point, New Times Roman font. The City retains the right to modify, edit, or otherwise amend the proposed proclamation to meet policy guidelines.

    iii. The name of the person or group who will receive the proclamation at the City Council meeting, or an address where it will be mailed, should also accompany the request though a designated recipient is not required.

4. Certificates.
    a. Certificates are official documents of the City Council bearing the signature of the Mayor on behalf of the City Council.

    b. Certificates may be presented at City Council meetings or at offsite events without formal City Council approval.

    c. Requests for certificates must be approved by the Mayor.

        i. Requests must be received by the City Manager's Office two weeks ahead of when they are needed.

        ii. To be considered "received", requests must include all necessary information to create the certificate(s) and make it/them available for presentation.

    d. Certificates may be awarded to recognize events and achievements including, but not limited to:

        i. Special events such as conferences, conventions, seminars, and professional celebrations.
        ii. Milestones, achievements and celebrations.
        iii. Academic achievements (individual, group or team).
        iv. Athletic achievements (individual, group or team).
        v. Acts of volunteerism or service.
        vi. Recognition of dignitaries or legislators representing the City.
        vii. Honorable completion of office by an elected official or appointed advisory group member.
        viii. New business: grand openings and ribbon cuttings.
        ix. Any other event or achievement which, at the Mayor's discretion, merits a certificate.

5. Awards and Plaques.
    a. Awards or plaques may be presented in order to recognize events and achievements of greater significance, including but not limited to:
        i. Significant acts of volunteerism or service to the community.
        ii. Individual or organization achievement or service benefiting the City of Redlands by board members or executive officers.
        iii. Any other event or achievement which, at the Mayor's discretion, merits a plaque or award.

    b. Awards or plaques may be presented at City Council meetings or at offsite events without formal City Council approval.

    c. Requests for awards or plaques must be approved by the Mayor.

        i. Requests must be received by the City Manager's Office five weeks before they are needed.
        ii. To be considered "received", requests must include all necessary information to create the plaque(s)/awards(s) and make it/them available for presentation.

City Council Meeting **J. 5.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Discussion and possible action regarding South Coast Air Quality Management District's Proposed Amended Rule 1111 (Reduction of NOx Emissions from Natural Gas-Fired Furnaces) and Proposed Amended Rule 1121 (Reduction of NOx Emissions from Residential-Type, Natural Gas-Fired Water Heaters) (Mayor Pro Tem Shaw)

MOTION:

If the City Council concurs with Mayor Pro Tem Shaw's recommendation, then the following motion is provided:

I move that the City Council authorize the Mayor to sign a letter to SCAQMD on behalf of the City Council in opposition to Proposed Amended Rule 1111 and Proposed Amended Rule 1121.

RECOMMENDATION:

It is recommended by Mayor Pro Tem Shaw that the City Council authorize the Mayor to sign a letter to SCAQMD on behalf of the City Council in opposition to Proposed Amended Rule 1111 and Proposed Amended Rule 1121.

DISCUSSION:

The South Coast Air Quality Management District (SCAQMD) is the government agency responsible for air quality in the greater Southern California region. One of the functions of SCAQMD is to develop plans and promulgate Rules that assist the region in attaining federal air quality standards. SCAQMD's 2022 Air Quality Management Plan includes a goal of a 67% reduction in oxides of nitrogen (NOx) emissions over baseline levels by 2037. In furtherance of this goal, the SQAQMD proposes to amend Rule 1111 and 1121 (PAR 1111 and PAR 1121), both of which were adopted in the late 1970's, to both lower the NOx emission standard to zero and implement mandatory compliance time

frames for both new construction and existing buildings and homes. Rule 1111 regulates the emissions from residential gas-fired furnaces, and Rule 1121 regulates the emissions from residential gas-fired water heaters. The PARs seek to transition to zero-emission space and appliances, based on future effective dates when existing appliances need to be replaced. The updated AQMD guidelines include two key changes from the November PAR 1111 to the March PAR: lowering the BTU threshold from 2,000,000 to 175,000, limiting the order to primarily residential appliances, and excluding mobile homes from the new guidelines. Additionally, AQMD highlighted the Manufacturer Alternative Compliance Mitigation Fee, set to begin in 2027, which would allow manufacturers to continue selling NOx-emitting furnaces and water heaters through payment of a mitigation fee. The proposed fees include $100 per NOx-emitting furnace, $50 per NOx-emitting water heater, and a $500 fee for each unit sold beyond established targets, with potential increases over time. A copy of AQMD's presentation on the proposed rules is attached for reference.

A number of other jurisdictions have already expressed formal opposition of the PARs to SCAQMD, including the Cities of Chino, La Verne, Lakewood, and Yorba Linda. The San Bernardino Council of Governments, of which Redlands is a member, also adopted a resolution opposing the PARs. Mayor Pro Tem Shaw has requested that the City Council discuss this matter and, if in agreement, authorize the Mayor to send a letter on behalf of the City to SQAQMD opposing the adoption and implementation of the PARs. A draft opposition letter is Attachment 3 to this report. **PAR 1111**

As currently proposed, on and after the applicable compliance date, no person shall manufacture, supply, sell, resell, offer for sale, import, or install, any furnace for use in the South Coast AQMD, that exceed the NOx emission limits. The applicable compliance dates for New Building types shall be determined based on the construction or alteration completion date.

Equipment Category	NOx Emission Limit (ng/j)	Building Type	Compliance Date
Residential Fan-Central Furnace	0.0	New	Jan. 1, 2027
		Existing	Jan. 1, 2029
Mobile Home Furnace	0.0	New	Jan. 1, 2027
Wall Furnaces & Floor Furnaces	0.0	New	Jan. 1, 2027
		Existing	Jan. 1, 2029

PAR 1121

As currently proposed, on and after the applicable compliance dates, no person shall manufacture, supply, sell, resell, offer for sale, import, or install a Water Heater for use in the South Coast AQMD that exceeds the NOx emission limits.

The applicable compliance dates for New Building types shall be determined based on the construction or alteration completion date.

Equipment Type	NOx Limit (ng/j)	Building Type	Compliance Date
Water Heater	0.0	New	Jan. 1, 2027
		Existing	Jan. 1, 2029
Mobile Home Water Heater	0.0	New	Jan. 1, 2027

PAR 1111 and 1121 are currently in draft phase. SCAQMD is currently anticipating releasing updated PARs in early April, and a tentative public hearing date scheduled for May 2, 2025, for approval of the PARs.

Estimated Replacement Costs

Estimates from an SCAQMD draft staff report on the PARs show replacement costs for space heaters ranging from $18,500 to $21,500 if an electric panel upgrade is needed. For water heater replacements, the cost to go electric ranges from approximately $5,200 to $8,200.

Incentives

SCAQMD's Governing Board approved Go Zero, a zero-emission pilot incentive program for residents and small businesses to adopt zero-NOx emission space and water heating appliances. GO Zero will be funded with $21 million and elements of the rebate program are anticipated to include:

- Single Family Residential ($9 million)
- Multi-Family Residential ($5 million)
- Small Business ($5 million)
- Installer training ($1 million)
- Outreach and application assistance, with an emphasis on overburdened communities ($1 million)

As of AQMD's February 2025 Working Group meeting, the estimated rebate program incentives for the aforementioned categories are as follows:

- Single Family Resident Rebate: $1,000 to $3,000 per unit.
- Multi-Family Resident Rebate: $1,000 to $3,000 per unit, with a cap of $300,000.
- Small Business Rebate: $4,000 per unit.

It is important to note that the exact details of the Go Zero pilot incentive program have yet to be formally approved.

SUBMITTED BY:
Christopher Boatman, Assistant City Manager

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Charles M. Duggan, Jr., City Manager

PREPARED BY:
Ross Wittman, Economic Development Coordinator

Fiscal Impact

Discussion:

There is no fiscal impact associated with staff sending a letter to AQMD opposing the draft guidelines.

Attachments

AQMD Presentation
Proposed Amended Rule 1111 - Draft (March 2025)
Proposed Amended Rule 1121 - Draft (March 2025)
City of Redlands - Opposition Letter

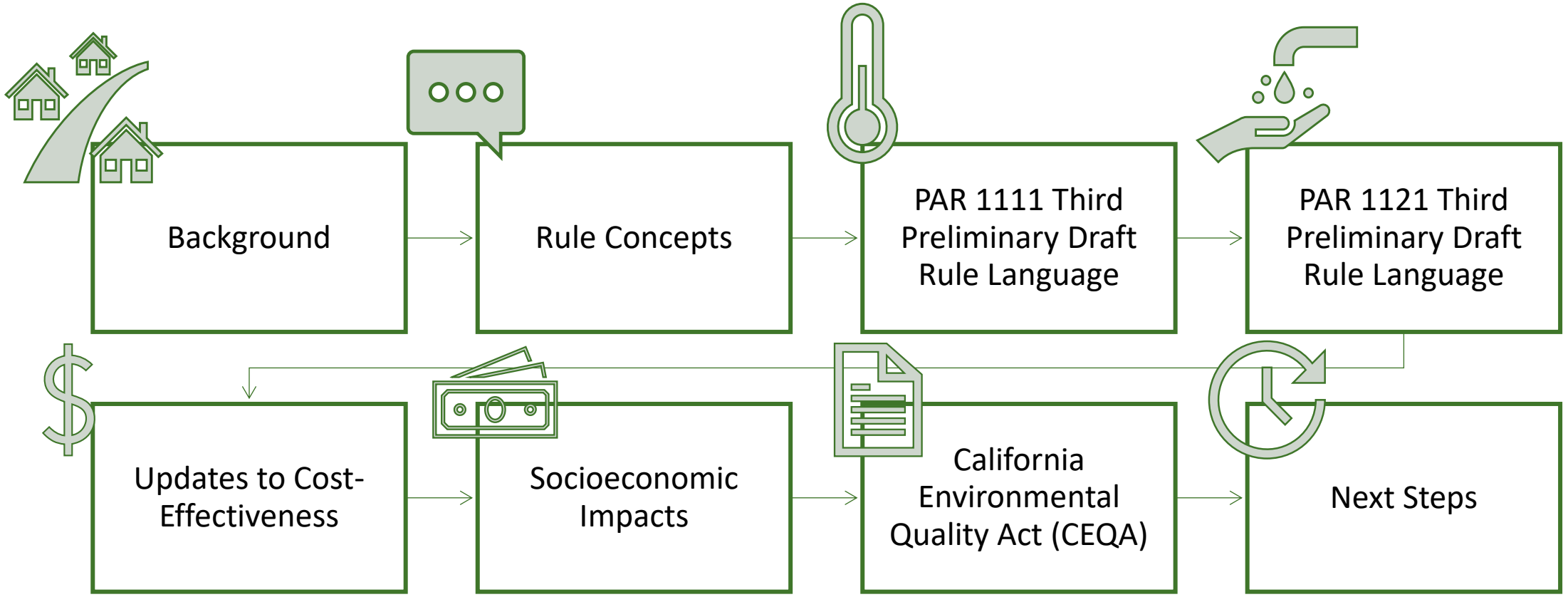
Proposed Amended Rule 1111 – Reduction Of NOx Emissions From Natural Gas-Fired Furnaces (PAR 1111)

Proposed Amended Rule 1121 – Reduction of NOx Emissions From Residential-Type, Natural Gas-Fired Water Heaters (PAR 1121)

Public Consultation
March 6, 2025

Join Zoom Webinar Meeting - from PC or Laptop
https://scaqmd.zoom.us/j/97271436016
Zoom Webinar ID: 972 7143 6016 (applies to all)

Agenda


Background
Rule Concepts
PAR 1111 Third Preliminary Draft Rule Language
PAR 1121 Third Preliminary Draft Rule Language
Updates to Cost-Effectiveness
Socioeconomic Impacts
California Environmental Quality Act (CEQA)
Next Steps

Background

Background

- Our region fails to meet multiple national air quality standards
  - Oxides of Nitrogen (NOx) is the key pollutant that must be controlled to address air quality
- Under Federal law, areas that fail to meet air quality standards by required deadlines face potential sanctions
  - Most severe is loss of federal highway funds
- We estimate we need to cut NOx over 67% to meet air quality standards by the 2037 deadline
- Requires that we adopt zero-emission technologies to replace combustion *wherever feasible*

2022 AQMP Control Measures

2022 Air Quality Management Plan adopted December 2, 2022

- Established path for meeting federal ozone standards
- Seeking to require zero-emission technologies across all sections, wherever feasible, to meet stringent standards

Control Measures R-CMB-01 and R-CMB-02 aim to reduce NOx emissions for residential-type space and water heating appliances, with a focus on zero-emission standards

- PAR 1111 will implement Control Measure R-CMB-02
- PAR 1121 will implement Control Measure R-CMB-01

Rule 1111 Regulatory History

Rule 1111 was adopted on December 1, 1978

- Applies to natural gas-fired furnaces less than 175,000 Btu/hr
- Established NOx emission limit of 40 ng/J for natural gas-fired furnaces

Amended on November 6, 2009

- Lowered NOx emission limit from 40 ng/J to 14 ng/J with effective dates from October 2014 to October 2016
- Set emission limit for mobile homes at 40 ng/J by October 2012 and 14 ng/J by October 2018

Amended on September 5, 2014

- Provided alternative compliance option through mitigation fees
- Amended six times from 2018 – 2023 to extend the mitigation fee end dates, increase mitigation fees, and allow limited exemptions for furnaces at high altitude

Rule 1121 Regulatory History

Rule 1121 was adopted on December 1, 1978

- Applies to natural gas-fired water heaters less than 75,000 Btu/hr
- Set emissions limit to 40 ng/J for gas-fired residential water heaters and 50 ng/J for gas-fired mobile home water heaters effective in 1982

Amended December 10, 1999

- Reduce emissions limit in two steps from 40 ng/J to 20 ng/J to 10 ng/J (effective January 2005)
  - Mitigation fee as alternative to meeting interim limit
- Mobile home emissions limit reduced to 40 ng/J (effective January 2000)

Most recently amended on September 3, 2004

- Extended the compliance dates and mitigation fee period

PAR 1111 and PAR 1121 Rulemaking Process

- PAR 1111 and PAR 1121 were developed through a public process that started in the fourth quarter of 2023
  - Includes a series of working group meetings, individual stakeholder meetings, and site visits to affected facilities
- Conducted Public Workshop on October 3, 2024
- Updated Stationary Source Committee on October 18, 2024, December 20, 2024, and February 21, 2025

Working Group Meetings:

Proposed Rule Amendment

- Preliminary draft PAR 1111 and PAR 1121 with original rule proposal shared at the Public Workshop
- Over 200 written comments and many verbal comments received for the original rule proposal
  - About 70 percent comments opposing the original rule proposal
- Staff revised the original rule proposal and proposed a new rule concept
  - Presented at Working Group Meeting #8 on February 13, 2025

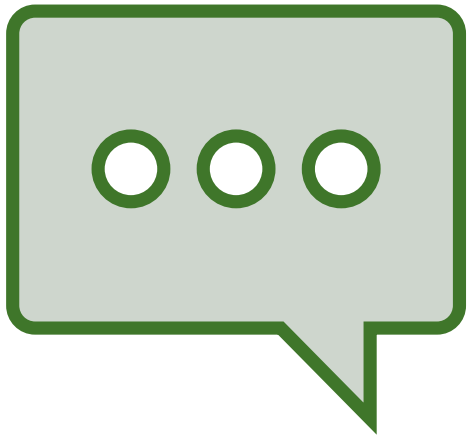
Original Rule Concept

- Zero-emission standards for new and existing buildings based on future effective dates
  - Included several alternative compliance options for emergency replacement, construction, etc.

New Rule Concept

- Replace other alterative options with manufacturer sales target for zero-emission and NOx-emitting appliances
- Not expanding space heating rule applicability to commercial size furnaces
  - Propose including those units in future rule

Original Rule Concepts



Original Rule Concept

Applicability

- Expand PAR 1111 applicability from 175,000 Btu/hr to 2 million Btu/hr
- No change to PAR 1121 applicability

New Residential Structures

- Require zero-emission appliances California building code already requires zero-ready starting 2026

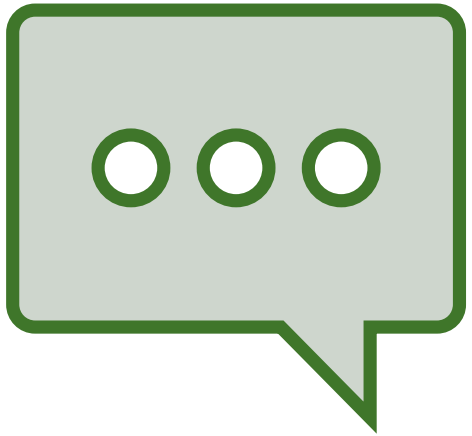
Existing Residential Structures

- Require replaced appliances to meet zero-NOx-emissions standard *beginning in 2029* when equipment needs to be replaced
- Staff proposed alternative compliance options for certain situations
  - Emergency replacements
  - Stranded asset from newer AC unit
  - Multifamily buildings
  - Installations in high altitude regions

Key Comments on Original Rule Concept

- Over 200 comment letters received from October 2024 to February 2025 for the original rule concept
  - ~70% letter opposed the original rule concept
- Key comments include:
  - Affordability, especially for low-income
  - Lack of consumer choice if rule mandates a complete conversion to zero-emission technologies
  - Concerns about zero-emission technology readiness
  - Concerns about electricity demand and grid sustainability
  - Proposed rules will impact small units in schools and businesses

New Rule Concepts



New Rule Concept – Revert PAR 1111 Applicability

Both PAR 1111 and PAR 1121 apply to appliances based on size (e.g., rated heat input capacity)

Initially PAR 1111 (space heating) proposed to expand applicability from 175,000 Btu/hr to 2 million Btu/hr

Staff recommending to revise proposal to keep current PAR 1111 applicability (up to 175,000 Btu/hr)

Future rulemaking will address commercial furnaces with heat input between 175,000 Btu/hr and 2 million Btu/hr

Revised Proposal for PARs 1111 and 1121

Zero-Emission and NOx Emission Standard Manufacturer Approach

- Removed mandate to meet zero-emission standard
- Set compliance goals that allow manufacturers to sell NOx-emitting units and zero-emission units (new and existing buildings)
- Compliance goals change over time, creating a glide path for zero-emission units
- Allows manufacturers to sell units that meet current NOx limit
- Mitigation fee applicable to NOx-emitting units

Manufacturer Alternative Compliance Targets and Effective Dates

Target Dates	2027-2028	2029-2032	2033-2035	2036 and after
NOx Emitting Units (e.g. gas)	70%	50%	25%	10%
Zero-NOx Emission Units	30%	50%	75%	90%

Manufacturer Alternative Compliance Mitigation Fee

- Zero-emission manufacturer option would be combined with mitigation fees
  - Fee will partially mitigate emissions forgone from the alternative compliance option
  - Provide a revenue stream for Go Zero incentive program
- Manufacturers previously paid $150 - $450 mitigation fee per 40 ng/J gas furnace
  - Proposing nominal fee to incentivize transition to zero-emission technologies without putting undue financial burden on homeowners

Mitigation fee for all gas units sold after 2027

- $100/NOx emitting furnace
- $50/NOx emitting water heater
- $500 mitigation fee for each NOx emitting unit sold over target*
- Discounted fee if zero-emission goal exceeded

* Considering increasing fee over time

Zero-NOx Standard for New Buildings

- California Title 24 Building Code includes zero-NOx emission appliance ready requirements *starting January 1, 2026*
  - Requirement is not prescriptive, some NOx-emitting units can be installed
- Proposed space and water heating rules include flexibility to sell both NOx-emitting and zero-NOx emission appliances
  - Zero-NOx Emission Manufacturer Alternative Compliance Option *starting January 1, 2027*
- 2026 calendar year will have limited flexibility in current form
- Staff proposing to delay the New Building zero-NOx emission standard until January 1, 2027 to align with Zero-NOx Emission Manufacturer Alternative Compliance Option

How the New Rule Concept Addresses Comments

Affordability, especially for low-income residents

- Individual decision as gas units will still be available

Lack of consumer choice

- Homeowners will have a choice to purchase gas unit or zero-emission unit

Concerns about zero-emission technology readiness

- Slower transition to zero-emission allows more technology development

Concerns about electricity demand and grid sustainability

- Slower transition will slow demand increase and time to meet future demand

Concerns on implementation in schools and small business

- With revised applicability, units are small size and mainly for residential installation

Other Benefits to New Proposed Rule Concept Address Concerns

Simplifies the proposed rules, removes other alternative compliance options

- Original concept put more responsibility on the installer
  - Request delays for construction
  - Notify for emergency replacements

Mitigation fee will help fund Go Zero

- Provides funding source
- Longer life of the program
- Focus on low-income residents

Proposed Changes to Mobile Home Appliance Requirements

Changes Proposed for Mobile Home Appliances

Prior rule proposal included future effective date for zero-NOx emission limit for existing mobile home appliances

- Mobile home appliances have unique challenges such as:
  - Special design to accommodate smaller closet space for installations; and
  - Additional regulation by Department of Housing and Urban Development
- Compared to single-family homes, mobile homes are more frequently replaced by new mobile homes
- Proposing to remove future effective zero-NOx emission limit for existing mobile homes
  - Appliances to transition to zero-NOx emissions once mobile homes are replaced, not when appliance is replaced
    - Exemption for mobile homes located at master metered mobile home parks due to electricity limitations at the parks

Mobile Home Furnaces NOx Limit Background

NOx limit for Mobile Home Furnaces lowered from 40 to 14 ng/J at the 2009 amendment

- Rule 1111 includes an alternative compliance option in the 2014 amendment that allowed for mitigation fees in lieu of complying with NOx limit

Mobile home furnaces currently designed to meet 40 ng/J standard

- All manufacturers opting to comply through the alternative compliance mitigation fee option
  - Current sunset date is September 30, 2025
- Manufacturers have zero-NOx emission units commercially available and installed in new mobile homes

Staff Proposal for Mobile Home Furnaces

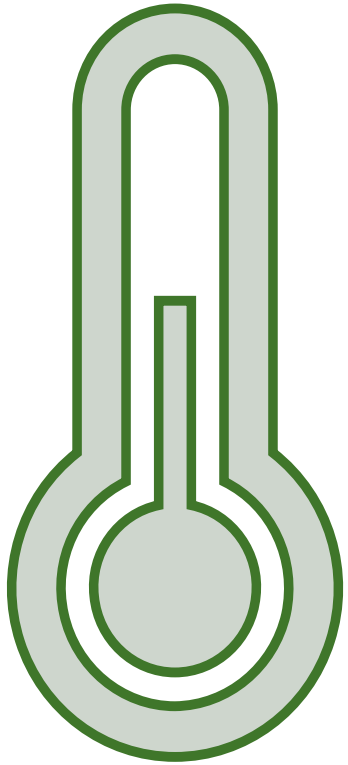
Require zero-NOx emission appliances for new mobile homes

- Mobile home furnaces for installation in existing buildings continue to comply with Table 1 NOx emission limit or comply with Mitigation Fee Alternative Compliance Option

Align mobile home mitigation fee with proposed zero-NOx emission manufacturer fee

- Current mitigation fee is $150 per unit
- Proposing to change to $100 on and after October 1, 2025

PAR 1111
Third Preliminary Draft Rule



PAR 1111 Applicability

- Reverted to current rule applicability
  - Rated heat input capacity less than 175,000 Btu/hr, or for combination heating and cooling units, a cooling rate of less than 65,000 Btu per hour
- Furnaces with heat input rated between 175,000 Btu/hr and 2 million Btu/hr will be addressed in future rulemaking

(b) Applicability

The provisions of this rule are applicable to manufacturers, distributors, retailers, Resellers, and Installers of Furnaces used for interior space heating with a Rated Heat Input Capacity less than ~~or equal to 2,000,000~~ 175,000 British thermal units (Btu) per hour, or, for combination heating and cooling units, a cooling rate of less than 65,000 Btu per hour.

Definitions

- Removed the definition for Commercial Furnace
- Updated Floor Furnace and Wall Furnace definitions on the rated heated input capacity to less than 175,000 Btu per hour
- Added Zero-NOx Emission Unit definition
  - Used in the new manufacturer alternative compliance option

WALL FURNACE means a wall-mounted, self-contained space heater using natural gas without ducts that exceed 10 inches that has a Rated Heat Input Capacity ~~at or~~ less than ~~2,000,000~~ 175,000 Btu per hour.

ZERO-NOx EMISSION UNIT means an appliance that provides space heating with heating capacity equivalent to Furnaces subjected to this rule and emits no more than zero nanograms of NOx per joule of Useful Heat Delivered to the Heated Space (ng/J).

Table 1 Emission Requirements

- Table 1 limits are applicable prior to Table 2 zero-NOx emission limit compliance date
  - Not proposing zero-NOx emission limit for mobile home furnaces in existing buildings, which will remain subject to Table 1

(41) ~~On or after October 1, 2012~~No person shall ~~not~~ manufacture, supply, sell, resell, offer for sale, import, or ~~install~~Install, for use within the South Coast AQMD, ~~fan-type central furnaces subject to this rule~~ any of the following Furnaces, unless such ~~furnace~~Furnace is certified pursuant to subdivision (e) not to exceed ~~complies with~~ the applicable Table 1 emission limit ~~and compliance date set forth in Table 1 and is certified in accordance with subdivision (d) of this rule.~~, expressed by nanograms of NOx per joule of Useful Heat Delivered to the Heated Space (ng/J):

(A) Any Residential Fan-Type Central Furnace prior to the applicable Table 2 compliance date, except for Mobile Home Furnaces for Existing Buildings; and

(B) Any Mobile Home Furnace for Existing Buildings.

Table 1 – Residential Fan-Type Central Furnace NOx Limits and Compliance Schedule

Equipment Category	NOx Emission Limit (ng/J)
Condensing Furnace	14
Non-Condensing Furnace	14
Weatherized Furnace	14
Mobile Home Furnace	14

Zero-NOx Emission Requirements Table 2

- Removed commercial furnace requirement
- Removed Mobile Home Furnace Zero-NOx emission requirement for existing buildings
- Changed new buildings compliance dates
  - From January 1, 2026, to January 1, 2027
  - Aligns with the zero-NOx emission compliance option

Table 2 – Zero-Emission Limits and Compliance Schedule

Equipment Category	NOx Emission Limit (ng/J)	Building Type	Compliance Date
Residential Fan-Type Central Furnace[1]	0	New	January 1, ~~2026~~2027
		Existing	January 1, 2029
~~Commercial Furnace~~	~~0~~	~~New~~	~~January 1, 2026~~
		~~Existing~~	~~January 1, 2029~~
Mobile Home Furnace	0	New	January 1, ~~2026~~2027
		~~Existing~~	~~January 1, 2030~~
Wall Furnace and Floor Furnace	0	New	January 1, ~~2026~~2027
		Existing	January 1, 2029

[1] Includes Condensing, Non-Condensing, and Weatherized Furnaces.

Mobile Home Furnace Alternative Compliance for 14 ng/J NOx Limit

- Mobile home mitigation fee alternative compliance option for $150 per unit
  - Ends on September 30, 2025, in current rule
- Revised the fee to align with mitigation fee rate for other furnaces under the new manufacturer alternative compliance target
  - Effective on October 1, 2025

(1) Mitigation Fee Alternative Compliance Option for Mobile Home Furnaces

A manufacturer of Mobile Home Furnaces may elect to pay a per unit mitigation fee for selling or enabling distributors, retailers, Resellers, or Installers to sell Mobile Home Furnaces certified to emit 40 ng/J or less of NOx in lieu of complying with the 14 ng/J NOx emission limit in Table 1, provided the manufacturer complies with the following requirements:

(A) Pays a per unit mitigation fee of:

(i) Until September 30, 2025, $150 for each Mobile Home Furnace distributed or sold into or within the South Coast AQMD; and

(ii) On and after October 1, 2025, $100 for each Mobile Home Furnace distributed or sold into or within the South Coast AQMD;

(B) Submits an alternative compliance plan, no later than August 1st, for each 12-month time period that begins on October 1 during which the manufacturer elects to pay the mitigation fee in lieu of meeting the NOx emission limit that includes:

(i) A letter with the name of the manufacturer requesting the Mobile Home mitigation fee compliance option signed by a Responsible Official and the 12-month alternate compliance period that the mitigation fees cover;

ZEM Alternative Compliance Option

- Establishes zero-NOx emission manufacturer alternative compliance option
  - Manufacturer submits an alternative compliance plan by November 1, 2026, to enroll in this option
  - Comply with the specified sales targets
  - Pay mitigation fee for each NOx-emitting unit
  - Submit report and payment 90 days after each compliance year

(2) Zero-Emission Manufacturer (ZEM) Alternative Compliance Option

Any manufacturer of Furnaces subject to this rule may elect to comply with the ZEM Alternative Compliance Option in lieu of complying with paragraph (d)(2) provided:

(A) The manufacturer submits an alternative compliance plan, no later than November 1, 2026, that includes:

(i) A letter with the name of the manufacturer requesting the ZEM alternative compliance option signed by a Responsible Official;

(ii) A complete South Coast AQMD Form 400A with company name, indicating the application is for a compliance plan (section 7 of form), indicating the request is for the "Rule 1111 ZEM alternative compliance option" (section 9 of form), and signature of the Responsible Official; and

(iii) Payment for the alternate compliance plan filing fee pursuant to Rule 306– Plan Fees.

(B) The manufacturer sells, or enables distributors, retailers, Resellers, or Installers to sell, Zero-NOx Emission Units into or within the South Coast AQMD at a percentage greater than or equal to the Zero-NOx Emission Unit Sales Target specified in Table 3;

(C) The Furnaces sold under this alternative compliance option are certified to emit 14 ng/J or less of NOx;

(D) The manufacturer pays $100 mitigation fee for each Furnace sold; and

(E) The manufacturer submits a report and mitigation fee payment pursuant to paragraph (g)(2) no later than 90 days after the end of each calendar year utilizing this alternative compliance option.

ZEM Alternative Compliance Option - Cont.

- Table 3 for ZEM alternative compliance option targets and mitigation fee schedule
  - $100 for each furnace
  - Higher fee for each furnace over furnace sales target

Table 3 – ZEM Alternative Compliance Option Targets and Mitigation Fee Schedule

Compliance phase	**Phase 1**	**Phase 2**	**Phase 3**	**Phase 4**
Calendar Years	**2027 - 2028**	**2029 - 2032**	**2033-2035**	**2036 and after**
Zero-NOx Emission Unit Sales Target[1]	30 percent	50 percent	75 percent	90 percent
Furnace Sales Target	70 percent	50 percent	25 percent	10 percent
Mitigation Fee for Furnaces Sold Over Target ($ per Furnace)	$500	$600	$700	$800

[1] Sales target represents the percent of Zero-NOx Emission Units a manufacturer sells in a calendar year into or within the South Coast AQMD compared to the total number of furnaces and Zero-NOx Emission Units sales in a calendar year into or within the South Coast AQMD.

ZEM Alternative Compliance Option - Cont.

- Establishes a mechanism to incentivize manufacturers to sell more zero-NOx emission units
  - Higher fee for each furnace over furnace sales target
  - Discounted mitigation fee determined by the equation for zero-NOx emission units sold greater than their target

(3) ZEM Alternative Compliance Option Sales Target Deviation

Any manufacturer of Furnaces subject to this rule that elects to comply with the ZEM Alternative Compliance Option pursuant to paragraph (f)(2) that deviates from the applicable Sales Targets in Table 3 shall:

(A) If the annual percentage of Furnaces sold is greater than the applicable calendar year Furnace Sales Target specified in Table 3, pay the mitigation fee specified in Table 3 for each Furnace sold above the sales target; or

(B) If the annual percentage of Zero-NOx Emission Units sold is greater than the applicable calendar year Zero-NOx Emission Unit Sales Target specified in Table 3, apply a discount to their annual mitigation fee required pursuant to subparagraph (f)(2)(D) according to the following equation:

$$Discounted\ Mitigation\ Fee = F - F \times \frac{(P-T)}{(100-T)}$$

Where:

F = Annual Mitigation Fee

P = Reported Percent Zero-NOx Emission Units

T = Sales Target

Considerations for ZEM Sales Targets

Determining sales targets will be complicated for some zero-emission systems

- Minisplit heat pumps and electric resistance wall or floor furnaces are non-ducted units, non-centralized systems
- Larger homes may have multiple units installed to replace one NOx-emitting furnace

Staff is considering mechanisms to address this potential discrepancy

Informative Materials for Mobile Home Furnaces

- Existing labeling requirements for mobile home furnaces under mitigation fee alternative compliance option
  - Relied on informative materials to display the labeling language
  - Adjusted the language to reflect the fee revision

(g) Labeling, Reporting, and Recordkeeping

(1) Labeling Requirements for Mobile Home Furnace

(A) For any Mobile Home Furnace that is for distribution or sale inside of the South Coast AQMD that is using an alternative compliance plan in lieu of meeting the 14 ng/J certification limit, a manufacturer shall distribute or publish Informative Materials that clearly display the following language: "If installed in South Coast AQMD only: This furnace does not meet the South Coast AQMD Rule 1111 NOx emission limit (14 ng/J), and thus is subject to a mitigation fee of $150 before September 30, 2025, and $100 thereafter."

(B) For the purposes of subparagraph (g)(1)(A), "Informative Materials" shall mean the following:

(i) The consumer brochure for the Furnace;

(ii) The technical specification sheet for the Furnace; and

(iii) The manufacturer's website that promotes, discusses, or lists the Furnace.

(C) A manufacturer may use alternative language in lieu of subparagraph (g)(1)(A), provided the alternative language is:

(i) Similar to the language in subparagraph (g)(1)(A); and

(ii) Submitted to the Executive Officer no later than [90 days after Date of Rule Adoption].

(D) The manufacturer shall use the language in subparagraph (g)(1)(A) if the alternative language is not approved.

Reporting and Recordkeeping for ZEM Alternative Compliance Option

- Establishes reporting and recordkeeping requirements for manufacturers utilizing ZEM alternative compliance option
- Specifies recordkeeping requirements
  - Information shall be maintained for at least five years and made available upon request

(2) Reporting, and Recordkeeping for ZEM Alternative Compliance Option

The manufacturer of a Furnace supplied or offered for use within the South Coast AQMD in accordance with the ZEM alternative compliance option in paragraph (g)(2) shall:

(A) Submit to the Executive Officer a report, signed by the Responsible Official for the manufacturer pursuant to the schedule in paragraph (g)(2)(E), that includes:

(i) Each model number and the quantity of Zero-NOx Emission Units distributed or sold into or within South Coast AQMD for the applicable calendar year; and

(ii) Each model number and the quantity of Furnaces distributed or sold into or within South Coast AQMD for the applicable calendar year;

(B) Maintain records for at least five years, including, but not limited to, the following information and make them available to the Executive Officer upon request:

(i) Model number and serial number of each Zero-NOx Emission Unit;

(ii) Model number and serial number of each Furnace;

(iii) Date and number of Furnaces and Zero-Emission Units sold to a distributor; and

(iv) The distributor's name, address, and phone number.

Exemption

- Specifies the exemption from zero-NOx emission limits under paragraph (d)(2), for:
  - Mobile home furnaces for installation in existing buildings;
  - Mobile home furnace installations in new and existing buildings in master metered mobile home parks
  - New buildings with building permit issued prior to the date of rule adoption

(2) Paragraph (d)(2) shall not apply to the following:

(A) Mobile Home Furnaces for installation in Existing Buildings;

(B) Mobile Home Furnaces for installation or use in New Buildings or Existing Buildings located in master-metered Mobile Home parks, which are Mobile Home parks that take electricity through a master meter and then distribute it to park residents through their own system; and

(C) Furnaces that will be installed or used in New Buildings with building permit issued prior to [Date of Adoption] by the appropriate enforcement agency.

PAR 1121
Third Preliminary Draft Rule

Definitions

- Added two definitions that will be used in the new manufacturer alternative compliance option
  - Responsible Official
  - Zero-NOx Emission Unit

(16) RESPONSIBLE OFFICIAL means:

(A) For a corporation: a president or vice-president of the corporation in charge of a principal business function or a duly authorized person who performs similar policy-making functions for the corporation, or

(B) For a partnership or sole proprietorship: general partner or proprietor, respectively.

(19) ZERO-NOx EMISSION UNITS means an appliance that provides water heating with heating capacity equivalent to Water Heaters subjected to this rule and emits no more than zero nanograms of NOx per joule of Heat Output (ng/J).

Table 1 Emission Requirements

- Table 1 limits are applicable prior to Table 2 zero-NOx emission limit compliance date
  - Not proposing zero-NOx emission limit for mobile home water heaters in existing buildings, which will remain subject to Table 1

(1) No person shall manufacture, supply, sell, resell, offer for sale, import, or Install, for use in the South Coast AQMD, any following Water Heater, unless the Water Heater is certified pursuant to subdivision (e) and does not exceed the applicable Table 1 NOx limit, expressed by nanograms of NOx per joule of Heat Output (ng/J) or ppmv:

(A) Any Water Heater prior to the applicable Table 2 compliance date, except for Mobile Home Water Heaters for Existing Buildings; and

(B) Any Mobile Home Water Heater for Existing Buildings.

Table 1 – NOx Emission Limits

Equipment	NOx Emission Limits	
	ng/J	ppmv
Water Heater[1]	10	15
Mobile Home Water Heater	40	55

[1] Excluding Mobile Home Water Heater

Zero-NOx Emission Requirements Table 2

- Removed Mobile Home Water Heater Zero-NOx emission requirement for existing buildings
  - Continue to comply with 40 ng/J, or 55 ppmv NOx emission limit
- Changed Zero-NOx emission requirement for new buildings
  - From January 1, 2026, to January 1, 2027

Table 2 – Zero-Emission Limits and Compliance Schedule

Equipment Category	NOx limit (ng/J)	Building Type	Compliance Date
Water Heater[1]	0~~.0~~	New	January 1, ~~2026~~2027
	0~~.0~~	Existing	January 1, ~~2027~~2029
Mobile Home Water Heater	0~~.0~~	New	January 1, ~~2026~~2027
	0~~.0~~	~~Existing~~	~~January 1, 2030~~

1 Excluding Mobile Home Water Heater

ZEM Alternative Compliance Option

- Establishes zero-emission manufacturer alternative compliance option
  - Manufacturers submit an alternative compliance plan by November 1, 2026, to enroll in this option
  - Comply with the specified sales targets
  - Pay mitigation fee for each NOx-emitting unit
  - Submit report and payment 90 days after each compliance year

(f) Alternative Compliance Options

(1) Zero-Emission Manufacturer (ZEM) Alternative Compliance Option

Any manufacturer of Water Heaters subject to this rule may elect to comply with the ZEM Alternative Compliance Option in lieu of complying with paragraph (d)(2) provided:

(A) The manufacturer submits an alternative compliance plan, no later than November 1, 2026, that includes:

(i) A letter with the name of the manufacturer requesting the ZEM alternative compliance option signed by a Responsible Official;

(ii) A complete South Coast AQMD Form 400A with company name, indicating the application is for a compliance plan (section 7 of form), indicating the request is for the "Rule 1121 ZEM alternative compliance option" (section 9 of form), and signature of the Responsible Official; and

(iii) Payment for the alternate compliance plan filing fee pursuant to Rule 306– Plan Fees.

(B) The manufacturer sells, or enables distributors, retailers, Resellers, or Installers to sell, Zero-NOx Emission Units into or within the South Coast AQMD at a percentage greater than or equal to the sales target specified in Table 3;

(C) The Water Heaters sold under this alternative compliance option are certified to emit 10 ng/J (or 15 ppmv) or less of NOx;

(D) The manufacturer pays $50 mitigation fee for each Water Heater sold; and

(E) The manufacturer submits a report and mitigation fee payment pursuant to paragraph (f)(1) no later than 90 days after the end of each calendar year utilizing this alternative compliance option.

ZEM Alternative Compliance Option - Cont.

- Table 3 for ZEM alternative compliance option sales targets and mitigation fee schedule
  - $50 for each water heater
  - Higher fee for each water heater over water heater sales target

Table 3 – ZEM Alternative Compliance Option Targets and Mitigation Fee Schedule

Compliance phase	Phase 1	Phase 2	Phase 3	Phase 4
Calendar Years	2027 - 2028	2029 - 2032	2033-2035	2036 and after
Zero-NOx Emission Unit Sales Target[1]	30 percent	50 percent	75 percent	90 percent
Water Heater Sales Target	70 percent	50 percent	25 percent	10 percent
Mitigation Fee for Water Heaters Sold Over Target ($ per Water Heater)	$500	$600	$700	$800

[1] Sales target represents the percent of Zero-NOx Emission Units a manufacturer sells in a calendar year into or within the South Coast AQMD compared to the total number of Water Heaters and Zero-NOx Emission Units sales in a calendar year into or within the South Coast AQMD.

ZEM Alternative Compliance Option - Cont.

- Establishes a mechanism to incentivize manufacturers to sell more zero-NOx emission units
  - Higher fee for each water heater over water heater sales target
  - Discounted mitigation fee determined by the equation for zero-NOx emission units sold greater than their target

(2) ZEM Alternative Compliance Option Sales Target Deviation

Any manufacturer of Water Heaters subject to this rule that elects to comply with the ZEM Alternative Compliance Option pursuant to paragraph (f)(1) that deviates from the applicable Sales Target in Table 3 shall:

(A) If the annual percentage of Water Heaters sold is greater than the applicable calendar year Water Heater Sales Target specified in Table 3, pay the mitigation fee specified in Table 3 for each Water Heater sold above the sales target; or

(B) If the annual percentage of Zero-NOx Emission Units sold is greater than the applicable calendar year Zero-NOx Emission Unit Sales Target specified in Table 3, apply a discount to their annual mitigation fee required pursuant to subparagraph (f)(1)(D) according to the following equation:

$$Discounted\ Mitigation\ Fee = F - F \times \frac{(P - T)}{(100 - T)}$$

Where:

F = Annual Mitigation Fee

P = Reported Percent Zero-NOx Emission Units

T = Sales Target

Informative Materials for Mobile Home Water Heaters

- Mirror Rule 1111 “informative materials” requirements for NOx-emitting mobile home water heaters
  - On and after January 1, 2027, zero-emission limit will apply to new mobile homes but not existing mobile homes

(1) Labeling Requirements for Mobile Home Water Heaters

(A) For any Mobile Home Water Heater certified to meet the applicable Table 1 NOx emission limit that is for distribution or sale inside of the South Coast AQMD, a manufacturer shall distribute or publish Informative Materials that clearly display the following language: “If installed in South Coast AQMD only: This water heater is only allowed to be installed and used for mobile homes before January 1, 2027; and is only allowed to be installed and used for existing mobile homes on and after January 1, 2027.”

(B) For the purposes of subparagraph (g)(1)(A), “Informative Materials” shall mean the following:

(i) The consumer brochure for the Water Heater;

(ii) The technical specification sheet for the Water Heater; and

(iii) The manufacturer’s website that promotes, discusses, or lists the Water Heater.

(C) A manufacturer may use alternative language in lieu of subparagraph (g)(1)(A), provided the alternative language is:

(i) Similar to the language in subparagraph (g)(1)(A); and

(ii) Submitted to the Executive Officer no later than 90 days after [Date of Rule Adoption].

(D) The manufacturer shall use the language in subparagraph (g)(1)(A) if the alternative language is not approved.

Reporting and Recordkeeping for ZEM Alternative Compliance Option

- Specifies reporting requirements for manufacturers utilizing ZEM alternative compliance option
- Specifies recordkeeping requirements
  - Information shall be maintained for at least five years and made available upon request

(2) Reporting, and Recordkeeping Requirements for ZEM Alternative Compliance Option

The manufacturer of a Water Heater supplied or offered for use within the South Coast AQMD in accordance with the ZEM alternative compliance option in paragraph (f)(1) shall:

(A) Submit to the Executive Officer a report, signed by the Responsible Official for the manufacturer pursuant to the schedule in paragraph (f)(1)(E), that includes:

(i) Each model number and the quantity of Zero-NOx Emission Units distributed or sold into or within South Coast AQMD for the applicable calendar year; and

(ii) Each model number and the quantity of Water Heaters distributed or sold into or within South Coast AQMD for the applicable calendar year;

(B) Maintain records for at least five years, including the following information and any other information for compliance demonstration, and make them available to the Executive Officer upon request:

(i) Model number and serial number of each Zero-NOx Emission Unit;

(ii) Model number and serial number of each Water Heater;

(iii) Date and number of Water Heater and Zero-Emission Units sold to a distributor; and

(iv) The distributor's name, address, and phone number.

Exemption

- Specifies the exemption from zero-NOx emission limits under paragraph (d)(2), for:
  - Mobile home water heaters for installation in existing buildings;
  - Mobile home water heater installations in new and existing buildings in master metered mobile home parks
  - New buildings with building permit issued prior to the date of rule adoption

(3) Paragraph (d)(2) shall not apply to the following Water Heaters:

(A) Mobile Home Water Heaters for installation in Existing Buildings;

(B) Mobile Home Water Heaters for installation or use in master-metered Mobile Home parks, which are Mobile Home parks that take electricity through a master meter and then distribute it to park residents through their own system; and

(C) Water Heaters that will be installed or used in New Buildings with building permits issued prior to [Date of Adoption] by the appropriate enforcement agency.

Updates to Cost Assumptions

Cost-Effectiveness Assessment

- Staff considers upfront “project costs” and lifetime operational costs
  - Customers will have choice to transition to zero-emission units upon unit replacement, so costs considered are incremental costs

Upfront project cost

Unit, installation, panel upsizing, and other electrical work

Fuel switching cost difference

Difference between the gas and electricity utility rate and appliance efficiency

- Electricity rates are higher than natural gas, but heat pumps are 3 – 5 times more efficient than conventional units which can result in lifetime cost savings

Summary of Updated Costs

Staff updated cost assessment to reflect most recent available cost data (i.e., 2024-dollars)

Staff updated:

- Project costs
- Utility rates based on updated projection
- Annual fuel use for fuel switch cost
  - Staff looked at lifetime operational costs based on different climate zones
    - South Coast AQMD is a diverse region
    - Installation and utility costs can vary for mountain, inland, city, and coastal installations

Updated Space and Water Heating Project Costs

Updated Zero-NOx Emission Appliance Project Costs

Staff uses the TECH Clean California real-world project cost for heat pump installations

- Cost data available in publicly searchable database by county
- Previous cost estimates relied on data from 2021 – June 2024
- Updated to only consider 2024 costs
  - Include comparison of full dataset to 2024 data
- Updated to weighed cost by population of each county (vs. region average previously)

Staff uses median project costs for cost-effectiveness assessment

- More representative of costs than average
- Less sensitive to outliers

Evaluation of TECH Data for Single-Family Space Heating

Space Heating (PAR 1111)

TECH Single Family HP HVAC Installations: 2021-2024	
Number of Installations	10,223
Percentage Needing Electrical Service Upgrade	3.8%
Percentage Installed in Disadvantaged Community	15.1%
Project Cost Average ($)	20,000
Project Cost Median ($)	18,000

TECH Single Family HP HVAC Installations: 2024	
Number of Installations	3,074
Percentage Needing Electrical Service Upgrade	3.7%
Percentage Installed in Disadvantaged Community	13.6%
Project Cost Average ($)	21,100
Project Cost Median ($)	19,000
Project Cost Weighted by County Population ($)	19,000

- Median costs for 2024 similar to past data
  - Update will not have a significant impact on cost-effectiveness assessment

Multifamily Space Heating TECH Data

Space Heating (PAR 1111)

Installations in 2022-2024	
Total Number of Properties	964
Total Number of Units Installed	1,211
Percentage Installed in Disadvantaged Community	32.5%
Cost per Unit Average ($)	6,200
Cost per Unit Median ($)	6,000

Installations in 2023-2024	
Total Number of Properties	839
Total Number of Units Installed	1,060
Percentage Installed in Disadvantaged Community	25.0%
Cost per Unit Average ($)	6,300
Cost per Unit Median ($)	6,000
Project Cost Weighted by County Population ($)	5,900

- Staff used data from 2023-2024 since there is no 2024 data for some counties
- Median costs same as past data

Single-Family and Multifamily* Water Heating

Water Heating (PAR 1121)

Installations from 2021-2024	
Number of Installations	1,644
Percentage Needing Panel Upgrades	15.4%
Percentage Installed in Disadvantaged Community	38.3%
Project Cost Average ($)	6,500
Project Cost Median ($)	5,800

Installations in 2024	
Number of Installations	1,212
Percentage Needing Panel Upgrades	15.8%
Percentage Installed in Disadvantaged Community	46.7%
Project Cost Average ($)	6,800
Project Cost Median ($)	6,900
Project Cost Weighted by County Population ($)	5,400

- Significant increase in the number of units installed
  - Median costs for 2024 higher than past data
    - Increase may be influenced by significant increase in incentive funds
  - Update will increase cost-effectiveness assessment

* Due to insufficient sample size in tech data for multifamily water heating, staff relied on single-family cost

Updated NOx-Emitting Appliance Project Costs

Staff uses the E3 “Residential Building Electrification in California” for the NOx-emitting appliance cost

Same source as previous cost-effectiveness calculation

- Adjusted from 2019 to 2024 for inflation

Cost is weighted to housing type (new construction, 90’s construction, etc.) based on Census data

- Previously used region-wide housing type weighed cost
- The update refined the cost by further weighing the cost by population of each county

Updated NOx-Emitting Space Heating Project Costs

- Comparing previous costs (2023) and updated costs (2024)
  - Slight change of NOx-emitting appliance project costs

E3 NOx-Emitting Space Heating Appliance Costs ($): 2023	
Single-Family HVAC	18,800
Multifamily HVAC	12,400
Single Family Furnace Only	10,000
Multifamily Furnace Only	6,600

E3 NOx-Emitting Space Heating Appliance Costs ($): 2024	
Single-Family	20,000
Multifamily	12,000
Single Family Furnace Only	11,000
Multifamily Furnace Only	7,300

Updated NOx-Emitting Appliance Project Costs

- Comparing previous costs (2023) and updated costs (2024)
  - Slight change of NOx-emitting appliance project costs

E3 NOx-Emitting Water Heating Appliance Costs ($): 2023	
Single-Family	3,000
Multifamily	2,700

E3 NOx-Emitting Water Heating Appliance Costs ($): 2024	
Single-Family	3,300
Multifamily	3,300

Project Cost Summary

Appliance Type	Property Type	Installation Type	Zero-NOx Emission Unit Costs ($)	NOx-Emitting Unit Cost ($)	Additional Project Cost for Choosing Zero-NOx Emission Unit ($)
Space Heating (Rule 1111)	Single-Family	Furnace + AC to Heat Pump	19,000	20,000	**-1,000**
		Furnace to Heat Pump	19,000	11,000	**10,000**
	Multifamily (Cost per unit)	Furnace + AC to Heat Pump	5,900	12,000	**-6,100**
		Furnace to Heat Pump	5,900	7,300	**-1,400**
Water Heating (Rule 1121)	Single-Family	Water Heater	5,400	3,300	**2,100**
	Multifamily	Water Heater	5,400	3,300	**2,100**

Conclusion on Cost Updates

2024 data showed some increases to the project costs

Space heating costs have been consistent

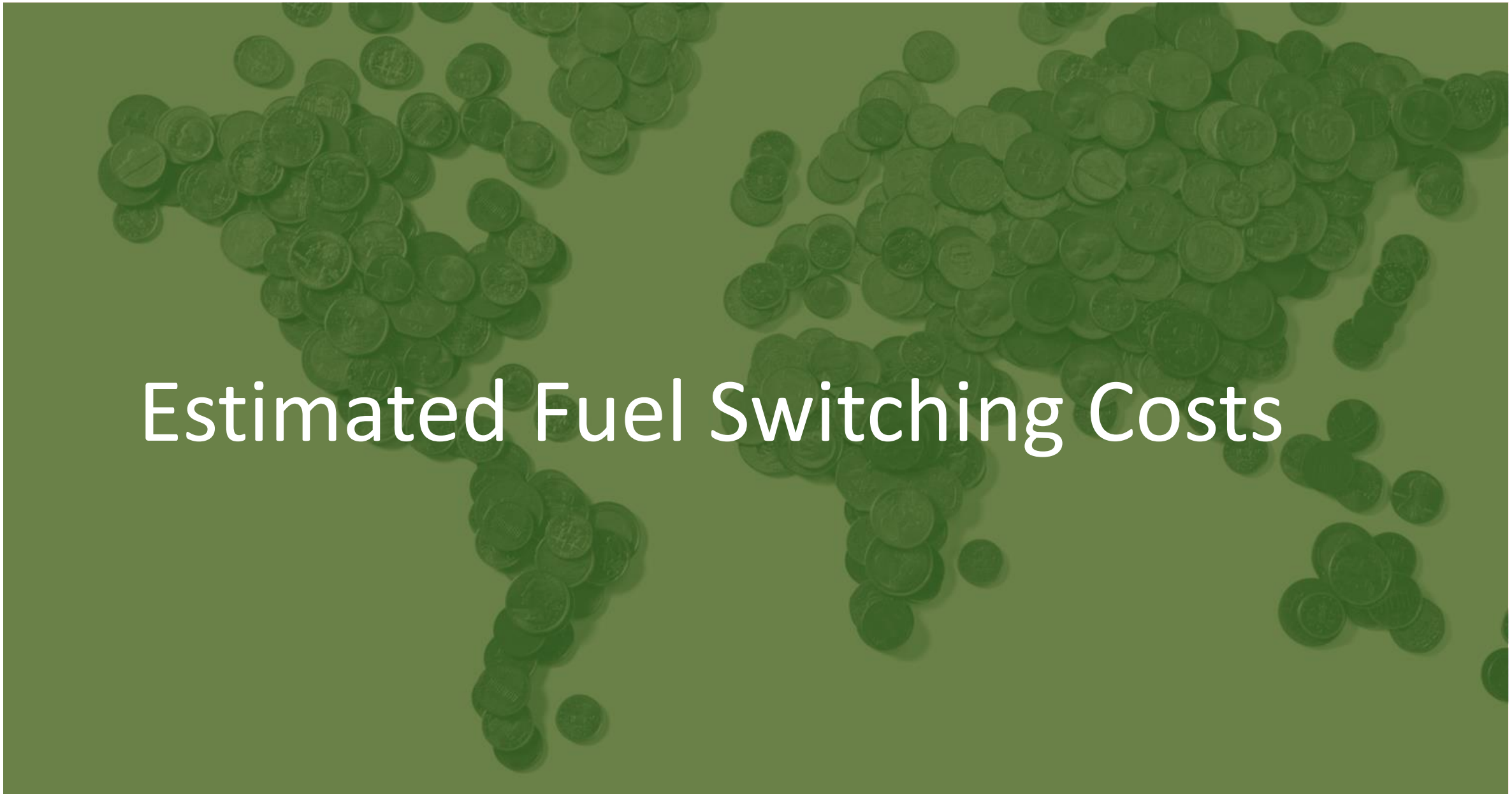
Technology is more mature

Increases were more dramatic for water heating

New plug-in 120V units have significantly lower cost

Higher incentives may drive up project costs

Offset homeowner costs



Estimated Fuel Switching Costs

Utility Rate Forecast

- Staff relies on the California Energy Commission's Integrated Energy Progress Report (IEPR) to estimate future utility costs (i.e., gas and electricity rates)
  - Cost of operating zero-NOx emitting appliance
    - Typically, an electric heat pump
  - Cost of operating NOx-emitting appliance
    - Typically, a natural gas furnace
  - Used residential rate for single-family home and multifamily homes

2025 Integrated Energy Policy Report

Updated Utility Rate Forecast

Prior assessment relied on 2023 forecast for electricity and natural gas rates

Forecast shows natural gas prices increasing at a higher rate than electricity prices

As demand for natural gas decreases, rates expected to increase as fewer consumers left to pay to maintain aging gas infrastructure

December 2024, IEPR updated their electricity rate forecast

Estimated both residential and commercial electricity rates will increase by ~$0.03 per kWh from prior forecast

Climate Zone Fuel Use Assessment

Climate Zone	County Fuel Use
6	Los Angeles and Orange
8	
9	
10	Riverside and San Bernardino
16	

- The South Coast AQMD region ranges from coast to mountains covering five climate zones
  - Different weather patterns by various climate zones could cause distinction of fuel use
  - Income and economy difference may also mean varied equipment installation costs
- Prior analysis assumed same fuel use costs across the region
- To understand the fuel switching costs for regions within the South Coast AQMD, staff evaluated fuel use by climate zone for space heating
  - Water heating cost not impacted by climate zone so cost by climate zone not available

Fuel Use and Fuel Switching Costs

$$Fuel\ Switching\ Cost = (\text{annual electricity use} * \text{average electricity rate over unit lifetime}) - (\text{annual gas use} * \text{average gas rate over unit lifetime})$$

- California Energy Commission Residential Appliance Saturation Study (RASS) used for fuel use for heat pumps and natural gas-fired units
- Fuel use for zones 6, 8, 9, 10, and 16 were used and averaged based on counties represented by the climate zones
  - Fuel use for other climate zones in the South Coast AQMD, such as climate zone 15, not available

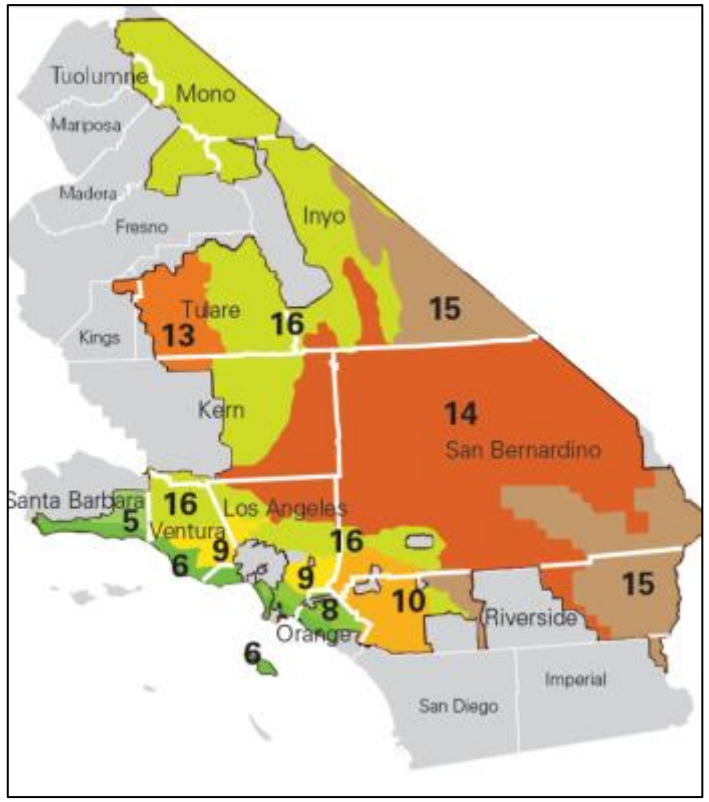


Image Source: Redwood Energy

Updates to Fuel Switching Costs

Rule	Housing Type	Installation Type	Replacement	Previous Cost ($)	Updated Cost ($)
Space Heating (Rule 1111)	Single-Family	Furnace	Heat Pump	-$1,900	-$750
	Multifamily	Furnace	Heat Pump	$200	-$200
Water Heating (Rule 1121)	Single-Family	Water Heater	Heat Pump	-$1,400	-$1,100
	Multifamily	Water Heater	Heat Pump	-$1,400	-$1,100

- As mentioned in previous slides, RASS data by climate zones used for annual fuel use for:
  - Zero-NOx emission units (e.g., heat pumps); and
  - Natural gas-fired units
- Updated fuel switching costs equate to less savings, except for multifamily
  - All scenarios show fuel switching cost savings
  - Utilities bills will be lower

Conclusion on Fuel Switching Cost Update

Climate zone assessment shows more nuanced fuel switching impacts

Fuel switching assessment shows cost savings to operate a heat pump versus NOx-emitting furnace

High efficiency of the heat pump offsets the higher cost of electricity

Updated Cost-Effectiveness Assessment

Updated Cost-Effectiveness Screening Threshold

BARCT assessment requires proposed NOx limits to be technically feasible and cost effective

2022 Air Quality Management Plan established a cost-effectiveness screening threshold using a health benefit-cost approach

- Threshold shall be inflation-adjusted based on the year the costs are brought into analysis
  - 2022 AQMP threshold = $325,000 per ton of NOx reductions by 2021 dollars
  - Previous analysis = $349,000 per ton of NOx reductions by 2022 dollars
  - Updated threshold = **$383,000 per ton of NOx** reductions by 2024 dollars

If cost-effectiveness is above the screening threshold, alternative compliance options must be available

Cost-Effectiveness Calculation

$$Cost\ Effectiveness\left(\$/_{tons\ NOx\ reduced}\right) = \frac{Cost\ Difference\ in\ Initial\ Investment\ Cost + (Fuel\ Switching\ Cost\ * PVF)}{Lifetime\ Emission\ Reductions}$$

- Costs calculated using following variables and sources:
  - Upfront Project Costs
  - Annual Fuel Switching Costs
  - Present Value Factor (PVF) = current worth of future sum of money

Present Value Factor (PVF) Equation

$$PVF = \frac{(1+r)^N - 1}{r * (1+r)^N}$$

r = real interest rate (discount rate, 4%)
N = years of equipment life

Updated Cost-Effectiveness Assumptions

Project Cost Assumptions:

- 2024 costs weighted by county
- Proposal considers replacement at the end of unit lifetime
  - Project costs are the difference in cost between NOx emitting and Zero-NOx emitting appliances

Annual Operating Costs are the Fuel Switching Cost:

- Fuel use based on California Energy Commission Residential Appliance Saturation Study
- 2024 IEPR electricity and gas demand
- Weighted by climate zone

Present Value Factor (PVF) = current worth of future sum of money

- Based on equipment lifetime
  - 25 years for space heating
  - 15 years for water heating

Updated Cost-Effectiveness for Space and Water Heating

Space Heating (PAR 1111)

Housing Type	Scenario	Cost-Effectiveness ($/ton NOx)
Single-Family	Heat Pump Replacing Furnace + AC	-592,000
	Heat Pump Replacing Furnace only	1,730,000
Multifamily	Heat Pump Replacing Furnace + AC	-785,000
	Heat Pump Replacing Furnace only	-197,000

Water Heating (PAR 1121)

Housing Type	Scenario	Cost-Effectiveness ($/ton NOx)
Single-Family and Multifamily	Heat Pump Replacing Conventional Tank Type Water Heater	405,000

Conclusion on Cost-Effectiveness

Space Heating (PAR 1111)

- Cost-effectiveness below screening threshold for a heat pump replacing a HVAC system
- High cost-effectiveness for replacing a furnace only with a heat pump
  - Other lower cost zero-emission technologies exist

Water Heating (PAR 1121)

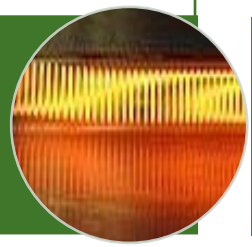
- Based on updated costs, cost-effectiveness just above screening threshold for heat pump replacing NOx-emitting water heater
  - Other lower cost zero-emission technologies exist

Zero-Emission Manufacturer Alternative Compliance Option addresses the cost and concern for consumer choice

- Both zero-NOx emission units and NOx-emitting units will be available
  - Homeowners with high-cost installations can choose to install a NOx-emitting unit

Zero-Emission Space Heating Options

Electric Resistance



- Project costs ~$9,800, about $1,200 cheaper than NOx-emitting unit
- Not preferable in colder climates
  - High cost to operate
- Cost-effective option for where space heating demand is low, e.g., coastal regions

Source: https://www.angi.com/articles/how-much-does-it-cost-install-electric-furnace.htm

Minisplit

- Project cost of $2,000 - $8,800 per single zone unit and a five-zone unit averages $4,800 - $18,000 for large home
- Comprised of indoor and outdoor unit
- Multiple zones allow room level temperature control
- Less expensive to operate than heating/ cooling the entire living space

Source: https://www.bobvila.com/articles/mini-split-installation-cost

Wall and Window Units

- Low-cost alternative that costs ~$500 per unit, versus ~$300 for window AC
- Unit that straddle units developed as a low-cost solution at ~$3,800 per unit
- Wall/window units that can be quickly installed without the need for an installer

Source: https://www.gradientcomfort.com/

Zero-Emission Water Heating Options

TECH Clean California real-world project cost

240V vs. 120V Installations in the South Coast AQMD in 2024

	240V & 120V	240V	120V
Number of Installations	1,212	1,006	206
Percentage Needing Electrical Upgrades	15.8%	18.6%	2.4%
Percentage Installed in Disadvantaged Community	46.7%	42.7%	66.0%
Project Cost Median ($)	6,900	7,100	3,900

- 120V heat pump water heaters introduced in 2023
  - Designed for existing building retrofits
- 120V heat pump water heaters have lower percentage that need a panel upgrade
  - Plug into a standard wall socket
- Promising solution for retrofits and installation in disadvantaged communities

120V Costs Compared with NOx Emitting Water Heater

	120V Zero Emission Cost($)	NOx Emitting Cost ($)	Project Cost Saving ($)	Lifetime Utility Savings ($)
Water Heater	3,300	3,900	600	1,100

Socioeconomic Impact Assessment

- A Socioeconomic Impact Assessment will be prepared and released for public review and comment at least 30 days prior to the South Coast AQMD Governing Board Hearing for PAR 1111 and PAR 1121, which is scheduled for May 2, 2025 (subject to change)

- The analysis will consider:
  - Range of probable costs or savings
  - Type of affected industries, including small business
  - Impact on employment and the regional economy

California Environmental Quality Act (CEQA)

Draft Subsequent Environmental Assessment (SEA) for PAR 1111 and PAR 1121:

- Tiers off the Final Program Environmental Impact Report (EIR) for 2022 AQMP
- Released for a 46-day public review and comment period from September 27, 2024 to November 12, 2024
- Analysis based on September 2024 versions of PAR 1111 and PAR 1121
- Potentially significant adverse impacts and mitigation measures identified for:
  - Air Quality during construction
  - Energy due to increased demand for electricity and natural gas
- February 2025 versions of PAR 1111 and PAR 1121 provide more flexibility and result in fewer adverse impacts and fewer NOx emission reductions than what was initially analyzed in the Draft SEA

Staff Conclusions and Takeaways

Zero emission space and water heating appliances are commercially available

Space Heating Costs

- Replacing furnace & air conditioner with heat pump will save on upfront costs and monthly utility bills
- Replacing only a furnace with central heat pump will have higher upfront costs but monthly utility bills will be lower
  - Other zero-emission options can save on upfront costs
  - New rule concept that allows for NOx emitting unit sales addresses high-cost scenarios

Water Heating Costs

- Replacing conventional water heater with heat pump will have higher upfront costs but monthly utility bills will be lower
  - New 120V water heaters can save on upfront costs
  - New rule concept that allows for NOx emitting unit sales addresses high-cost scenarios

Rebates and incentives are available to offset upfront costs

Next Steps

March 2025
Stationary Source Committee

Spring 2025
Launch Go Zero Incentive Program

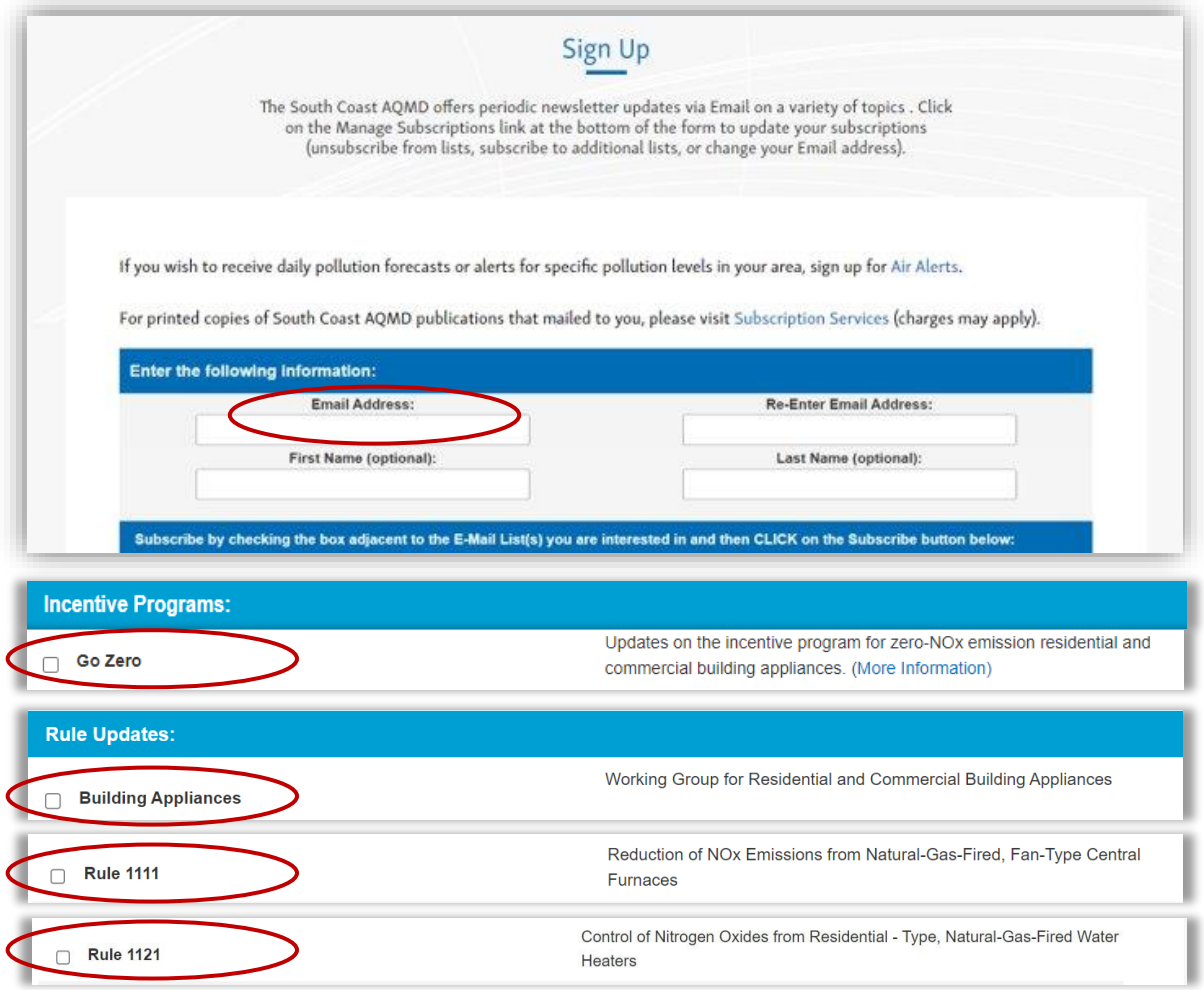
April 1, 2025
Release draft PAR 1111 and PAR 1121 and draft supporting documents

May 2, 2025 (subject to change)
Public Hearing

Sign Up for Notifications

- To receive newsletter updates via email for notifications regarding Go Zero, 1111 and 1121 rule development, or other forthcoming building appliances rules, please subscribe by checking the **Go Zero**, **Rule 1111, Rule 1121,** or **Building Appliances** check boxes located under Rule Updates: http://www.aqmd.gov/sign-up

- Visit our newly redesigned Residential Building Appliance Clearinghouse Webpage: https://www.aqmd.gov/home/rules-compliance/residential-and-commercial-building-appliances



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(Adopted December 1, 1978)(Amended July 8, 1983)(Amended November 6, 2009)
(Amended September 5, 2014)(Amended March 2, 2018)(Amended July 6, 2018)
(Amended December 6, 2019)(Amended September 4, 2020)(Amended October 1, 2021)
(Amended September 1, 2023)(Amended [DATE OF RULE ADOPTION])

PROPOSED AMENDED RULE 1111 REDUCTION OF NOx EMISSIONS FROM NATURAL- GAS- FIRED ~~, FAN-TYPE CENTRAL~~ FURNACES

[*RULE INDEX TO BE ADDED AFTER RULE ADOPTION*]

(a) Purpose ~~and Applicability~~

The purpose of this rule is to reduce Oxides of Nitrogen (NOx) emissions from ~~fan-type central furnaces~~ Furnaces used for interior space heating, as defined in this rule. ~~This rule applies to manufacturers, distributors, sellers, and installers of residential and commercial fan-type central furnaces, requiring either single-phase or three-phase electric supply, used for comfort heating with a rated heat input capacity of less than 175,000 BTU per hour, or, for combination heating and cooling units, a cooling rate of less than 65,000 BTU per hour.~~

(b) Applicability

The provisions of this rule are applicable to manufacturers, distributors, retailers, Resellers, and Installers of Furnaces used for interior space heating with a Rated Heat Input Capacity less than 175,000 British thermal units (Btu) per hour, or, for combination heating and cooling units, a cooling rate of less than 65,000 Btu per hour.

(~~b~~c) Definitions

(1) ANNUAL FUEL UTILIZATION EFFICIENCY (AFUE) is defined in Section 10.1 of Code of Federal Regulations, Title 10, Part 430, Subpart B, Appendix N.

~~(2) BTU means British thermal unit or units.~~

(~~3~~2) CONDENSING FURNACE means a high-efficiency ~~furnace~~ Residential Fan-Type Central Furnace that uses a second heat exchanger to extract the latent heat in the flue gas by cooling the combustion gas~~s~~es to near ambient temperature so that water vapor condenses in the heat exchanger, and is collected and drained.

(~~4~~3) DOWNFLOW FURNACE means a ~~condensing~~ Condensing or ~~non-condensing~~Non-Condensing ~~furnace~~ Furnace installed in a configuration in

which the furnace takes in cool air from the top, warms it, then releases the warm air through the ductwork below.

~~(5) DUAL FUEL SYSTEM is a heating, ventilation, and air conditioning system utilizing a HEAT PUMP as the primary source of heating and cooling with a FAN-TYPE CENTRAL FURNACE serving as auxiliary heating.~~

(4) EXISTING BUILDING means a building that is not a New Building as defined in this rule.

~~(6) FAN-TYPE CENTRAL FURNACE is a self-contained space heater using natural gas, or any fan-type central furnace that is in natural gas-firing mode, providing for circulation of heated air at pressures other than atmospheric through ducts more than 10 inches in length that have:~~

~~(A) a RATED HEAT INPUT CAPACITY of less than 175,000 BTU per hour; or~~

~~(B) for combination heating and cooling units, a cooling rate of less than 65,000 BTU per hour.~~

(5) FLOOR FURNACE means a self-contained, floor-mounted space heater using natural gas without ducts that has a Rated Heat Input Capacity at or less than 175,000 Btu per hour.

(6) FURNACE means any Residential Fan-Type Central Furnace, Wall Furnace, or Floor Furnace as defined in this rule.

(7) HEAT INPUT ~~means the higher heating value of the fuel to the furnace measured as BTU per hour.~~ means the chemical heat released due to assumed complete combustion of fuel to a Furnace, using the higher heating value of the fuel. This does not include the sensible heat of incoming combustion air.

(8) HEAT PUMP means an all-electric device that utilizes condensation and evaporation of refrigerant to absorb and release heat for heating, ventilation, and air conditioning applications.

(9) INSTALL means the action of an Installer to place a Furnace in a position ready for use.

(10) INSTALLER means a person who Installs a Furnace and is required to obtain a license issued by the Department of Consumer Affairs Contractors State License Board for a classification related to buildings and appliances.

(~~9~~11) MOBILE HOME means a ~~prefabricated structure on a permanently attached chassis.~~structure, transportable in one or more sections, that is built

on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

(~~10~~12) MOBILE HOME FURNACE means a Residential Fan-Type Central ~~furnace~~ Furnace designed specifically and solely for installation to heat a mobile home.

(13) NEW BUILDING means a building that is newly constructed or a building with a major alteration which changes the occupancy classification of a building, which means a change in the formal designation of the primary purpose of the building pursuant to 2022 Title 24 California Building Code Part 2 Chapter 3 for occupancy classification and use, or any subsequent version of the Building Code. For Mobile Homes, the newly constructed building includes installation of the Mobile Home onto the property of residence.

(14) NON-CONDENSING FURNACE means a standard Residential Fan-Type Central Furnace that is not a Condensing Furnace, Weatherized Furnace, or Mobile Home Furnace.

(~~11~~15) NOx EMISSIONS means the sum of ~~nitrogen~~ nitric oxide and nitrogen dioxide ~~(oxides of nitrogen) in the flue gas~~ emitted, calculated, and ~~collectively~~ expressed as nitrogen dioxide.

(~~12~~16) RATED HEAT INPUT CAPACITY means the gross ~~HEAT INPUT~~Heat Input of the combustion device, as supported by required documentation.

(17) RESELLER means anyone who sells Furnace(s) either retail, wholesale, or on an individual basis.

(18) RESIDENTIAL FAN-TYPE CENTRAL FURNACE is a self-contained natural gas-fired space heater, or any fan-type central furnace that is in natural gas-firing mode, providing for circulation of heated air at pressures other than atmospheric through ducts more than 10 inches in length that has:

(A) A Rated Heat Input Capacity less than 175,000 Btu per hour; or

(B) For combination heating and cooling units, a cooling rate of less than 65,000 Btu per hour.

(~~13~~19) RESPONSIBLE OFFICIAL means:

(A) For a corporation: a president or vice-president of the corporation in charge of a principal business function or a duly authorized person who performs similar policy-making functions for the corporation, or

(B) For a partnership or sole proprietorship: general partner or proprietor, respectively.

~~(14) SINGLE FIRING RATE means the burners and control system are designed to operate at only one fuel input rate and the control system cycles burners between the maximum heat output and no heat output.~~

(~~15~~20) USEFUL HEAT DELIVERED TO THE HEATED SPACE is the AFUE (expressed as a fraction) multiplied by the heat input.

~~(16) VARIABLE FIRING RATE means the burners and control system are designed to operate at more than one fuel input rate and the control system cycles burners between two or more heat output rates and no heat output.~~

(21) WALL FURNACE means a wall-mounted, self-contained space heater using natural gas without ducts that exceed 10 inches that has a Rated Heat Input Capacity less than 175,000 Btu per hour.

(~~17~~22) WEATHERIZED means a Residential Fan-Type Central Furnace designed for installation outside of a building, equipped with a protective jacket and integral venting, and labeled for outdoor installation.

(23) ZERO-NOx EMISSION UNIT means an appliance that provides space heating with heating capacity equivalent to Furnaces subjected to this rule and emits no more than zero nanograms of NOx per joule of Useful Heat Delivered To The Heated Space (ng/J).

(~~c~~d) Requirements

~~(1) A manufacturer shall not, after January 1, 1984, manufacture or supply for sale or use in the South Coast AQMD fan-type central furnaces, unless such furnaces meet the requirements of paragraph (c)(3).~~

~~(2) A person shall not, after April 2, 1984, sell or offer for sale within the South Coast AQMD fan-type central furnaces unless such furnaces meet the requirements of paragraph (c)(3).~~

~~(3) Fan-type central furnaces shall:~~

~~(A) not emit more than 40 nanograms of oxides of nitrogen (calculated as NO_2) per joule of useful heat delivered to the heated space; and~~

~~(B) be certified in accordance with subdivision (d) of this rule.~~

(~~4~~1) ~~On or after October 1, 2012~~No person shall ~~not~~ manufacture, supply, sell, resell, offer for sale, import, or ~~install~~Install, for use within the South Coast AQMD, ~~fan-type central furnaces subject to this rule~~ any of the following Furnaces, unless such ~~furnace~~Furnace is certified pursuant to subdivision

(e) not to exceed ~~complies with~~ the applicable Table 1 emission limit ~~and compliance date set forth in Table 1 and is certified in accordance with subdivision (d) of this rule.~~, expressed by nanograms of NOx per joule of Useful Heat Delivered to the Heated Space (ng/J):

(A) Any Residential Fan-Type Central Furnace prior to the applicable Table 2 compliance date, except for Mobile Home Furnaces for Existing Buildings; and

(B) Any Mobile Home Furnace for Existing Buildings.

~~Table 1 – Furnace NOx Limits and Compliance Schedule~~

~~Compliance Date~~	~~Equipment Category~~	~~NOx Emission Limit (nanograms/Joule *)~~
~~October 1, 2012~~	~~Mobile Home Furnace~~	~~40~~
~~April 1, 2015~~	~~Condensing Furnace~~	~~14~~
~~October 1, 2015~~	~~Non-condensing Furnace~~	~~14~~
~~October 1, 2016~~	~~Weatherized Furnace~~	~~14~~
~~October 1, 2018~~	~~Mobile Home Furnace~~	~~14~~

Table 1 – Residential Fan-Type Central Furnace NOx Limits

Equipment Category	**NOx Emission Limit (ng/J)**
Condensing Furnace	14
Non-Condensing Furnace	14
Weatherized Furnace	14
Mobile Home Furnace	14

(2) On and after the applicable Table 2 compliance date, no person shall manufacture, supply, sell, resell, offer for sale, import, or Install, any Furnace for use in the South Coast AQMD, that exceeds the Table 2 NOx emission limits. The applicable Table 2 compliance dates for New Building types shall be determined based on the construction or alteration completion date.

Table 2 – Zero-Emission Limits and Compliance Schedule

Equipment Category	NOx Emission Limit (ng/J)	Building Type	Compliance Date
Residential Fan-Type Central Furnace[1]	0	New	January 1, 2027
		Existing	January 1, 2029
Mobile Home Furnace	0	New	January 1, 2027
Wall Furnace and Floor Furnace	0	New	January 1, 2027
		Existing	January 1, 2029

[1] Includes Condensing, Non-Condensing, and Weatherized Furnaces.

~~(5) Any manufacturer of fan-type central furnaces regulated by this rule may elect to pay a per unit mitigation fee in lieu of meeting the 14 nanogram/Joule NOx emission limit in Table 1 of paragraph (c)(4) of this rule, provided the manufacturer complies with the following requirements:~~

~~(A) Prior to the phase one mitigation fee start date specified in Table 2, pays a per unit mitigation fee of $200 for each condensing furnace and $150 for each other type of furnace distributed or sold into the South Coast AQMD, disregarding the furnace size.~~

~~(B) On and after the phase one mitigation fee start date but no later than the mitigation fee option end date specified in Table 2, pays a per unit phase one or phase two mitigation fee for each condensing, non-condensing, weatherized or mobile home furnace according to Table 2.~~

~~Table 2 – Alternate Compliance Plan with the Phase One and Phase Two Mitigation Fee Schedules~~

~~Furnace~~		~~Phase One Mitigation Fee~~		~~Phase Two Mitigation Fee~~		
~~Size Range~~	~~Furnace Category~~	~~Phase One Mitigation~~	~~Phase One Mitigation Fee ($/Unit)~~	~~Phase Two Mitigation Fee Start Date~~	~~Phase Two Mitigation Fee ($/Unit)~~	~~Phase Two Mitigation Fee Option End Date~~

		Fee Start Date				
≤ 60,000 BTU/hr	Condensing	May 1, 2018	$275	October 1, 2018	$350	September 30, 2019
	Non-condensing	October 1, 2018	$225	April 1, 2019	$300	September 30, 2019
	Weatherized	October 1, 2018	$225	April 1, 2019	$300	September 30, 2021
	Mobile Home	October 1, 2018	$150	April 1, 2019	$150	September 30, 2025
> 60,000 Btu/hr and ≤ 90,000 BTU/hr	Condensing	May 1, 2018	$300	October 1, 2018	$400	September 30, 2019
	Non-condensing	October 1, 2018	$250	April 1, 2019	$350	September 30, 2019
	Weatherized	October 1, 2018	$250	April 1, 2019	$350	September 30, 2021
	Mobile Home	October 1, 2018	$150	April 1, 2019	$150	September 30, 2025
> 90,000 BTU/hr	Condensing	May 1, 2018	$325	October 1, 2018	$450	September 30, 2019
	Non-condensing	October 1, 2018	$275	April 1, 2019	$400	September 30, 2019
	Weatherized	October 1, 2018	$275	April 1, 2019	$400	September 30, 2021
	Mobile Home	October 1, 2018	$150	April 1, 2019	$150	September 30, 2025

(C) Submits an alternate compliance plan for each 12-month time period after the applicable Table 1 compliance date during which the manufacturer elects to pay the mitigation fee in lieu of meeting the NOx emission limit.

(D) Submits to the South Coast AQMD an alternate compliance plan no later than 60 days prior to the applicable compliance date, or no later than March 16, 2018 for the condensing furnace compliance plan starting on April 1, 2018, which includes the following:

(i) a letter with the name of the manufacturer requesting the mitigation fee compliance option signed by a responsible official identifying the category of fan-type central furnaces and the 12 month alternate compliance period that the mitigation fees cover;

(ii) an estimate of the quantity of applicable Rule 1111 fan-type central furnaces to be distributed or sold into the South Coast AQMD during the alternate compliance period, which estimate shall be based on total distribution and sales records

~~or invoices of weatherized or mobile home fan-type central furnaces that were distributed or sold into the South Coast AQMD during the 12 month period of July 1 to June 30 prior to the applicable compliance date, along with supporting documentation;~~

~~(iii) a completed South Coast AQMD Form 400A with company name, identification that application is for an alternate compliance plan (section 7 of form), identification that the request is for the Rule 1111 mitigation fee compliance option (section 9 of form), and signature of the responsible official;~~

~~(iv) a check for payment of the alternate compliance plan filing fee (Rule 306, subdivision (c)).~~

~~(E) Submits to the Executive Officer a report signed by the responsible official for the manufacturer identifying by model number the quantity of Rule 1111 fan-type central furnaces actually distributed or sold into South Coast AQMD and a check for payment of mitigation fees for the applicable 12 month alternate compliance period for the quantity of applicable Rule 1111 fan-type central furnaces distributed or sold into the South Coast AQMD during the alternate compliance period. The report and the payment of mitigation fees must be submitted to the South Coast AQMD no later than thirty (30) days after the end of each 12-month mitigation fee alternate compliance period.~~

~~(F) Notwithstanding the requirements set forth in subparagraph (c)(5)(E), during the phase one period specified in Table 2, submits a report signed by the responsible official for the manufacturer identifying by model number the quantity of Rule 1111 fan-type central furnaces actually distributed or sold into South Coast AQMD and a check for payment of mitigation fees for the phase one period no later than thirty (30) days after the end of the phase one period. The 12-month compliance plan payment as specified in subparagraph (c)(5)(E) that includes this phase one period shall be reconciled so as not to include the phase one payment.~~

~~(G) For the last and remaining 6-month period of the condensing furnace final alternate compliance plan ending on September 30, 2019,~~

~~specified in Table 2, submits a report signed by the responsible official for the manufacturer identifying by model number the quantity of Rule 1111 fan-type central furnaces – condensing furnaces actually distributed or sold into South Coast AQMD and a check for payment of mitigation fees to the South Coast AQMD no later than October 30, 2019.~~

(~~d~~e) Certification

(1) The manufacturer shall have each ~~appliance~~ Furnace model that is required to be certified to meet Table 1 emission limits tested in accordance with the following:

(A) ~~Oxides of nitrogen~~NOx measurements, test equipment, and other required test procedures ~~shall be~~ in accordance with South Coast AQMD Method 100.1~~.~~; and

(B) Operation of the ~~furnace~~ Furnace ~~shall be~~ in accordance with the procedures specified in:

(i) Section 4.0 of Code of Federal Regulations, Title 10, Part 430, Subpart B, Appendix N~~.~~; or

(ii) South Coast AQMD Rule 1111 Nitrogen Oxides Emissions Compliance Testing for Natural Gas-Fired, Fan-Type Central Furnaces certification protocol.

(2) One of the two formulas shown below shall be used to determine the nanograms of ~~oxides of nitrogen~~NOx per joule of ~~useful heat delivered to the heated space:~~Useful Heat Delivered to the Heated Space:

$$N = \frac{4.566 \times 10^{4} \times P \times U,}{H \times C \times E} \qquad N = \frac{3.655 \times 10^{10} \times P}{(20.9-Y) \times Z \times E}$$

Where:

N = ~~nanograms~~ ng/J of emitted ~~oxides of nitrogen~~NOx ~~per joule~~ of useful heat.

P = concentration (parts per million by~~ppm~~ volume) of ~~oxides of nitrogen~~ NOx in flue gas as tested.

U = volume percent carbon dioxide (CO_2) in water-free flue gas for stoichiometric combustion.

H = gross heating value of fuel, ~~BTU/cu.ft.~~ Btu/ft^3 (60°F, 30-in. Hg).

C = measured volume percent of CO_2 in water-free flue gas, assuming complete combustion and no carbon monoxide ~~CO~~ present.

E = AFUE, percent

Y = volume percent of oxygen ~~O_2~~ in flue gas.

Z = heating value of gas, ~~joules/cu. meter~~ J/m^3 (0.0°C, 1 ~~ATM~~atmosphere).

(3) ~~Prior to the date a furnace model is first shipped to a location in the South Coast AQMD for use in the South Coast AQMD, the manufacturer shall obtain Executive Officer's approval for the emission test protocol and emission test results verifying compliance with the applicable NOx limit specified in Table 1, submitting the following~~When applying for certification of Furnaces, the manufacturer shall submit to the Executive Officer the following:

(A) A statement ~~that~~ indicating the model is in compliance with subdivision ~~(c)~~(d) that is ~~(The statement shall be~~ signed and dated by a ~~responsible official~~ Responsible Official, ~~and dated, and shall~~ attesting to the accuracy of all statements~~.)~~;

(B) General Information, including:

(i) Name and address of manufacturer~~.~~;

(ii) Brand name; and~~.~~

(iii) Model number, as it appears on the ~~furnace~~ Furnace rating plate~~.~~;

(C) A description of the ~~furnace~~ Furnace and specifications for each model being certified~~.~~; and

(D) A source test report verifying compliance with the emission limits in subdivision (d) for each model to be certified. The source test report shall contain all the elements identified in the procedures specified in (e)(2) for each unit tested.

(4) When applying for certification of Furnaces, the manufacturer shall submit the items identified in paragraph (e)(3) no more than 180 days after the date of the source test identified in subparagraph (e)(3)(D).

~~(e) Identification of Compliant Units~~

~~(1) The manufacturer of the furnace complying with subdivisions (c) and (d) shall display the following on the shipping container label and rating plate of the furnaceFurnace:~~

~~(A) Model number;~~

~~(B) Heat input capacity;~~

~~(C) Applicable NOx emission limit in Table 1; and~~

~~(D) Date of manufacture or date code.~~

~~(2) Any non-certified furnace shipped to a location in the South Coast AQMD for distribution or sale outside of the South Coast AQMD shall have a label on the shipping container identifying the furnace as not certified for use in the South Coast AQMD.~~

~~(3) Consumer Notification Requirement~~

~~(A) For the purposes of subparagraph (e)(3)(B), "Informative Materials" shall mean the following:~~

~~(i) The consumer brochure for the furnace;~~

~~(ii) The technical specification sheet for the furnace; and~~

~~(iii) The manufacturer's website that promotes, discusses, or lists the furnace.~~

~~(B) Effective October 1, 2018, for any furnace that is for distribution or sale inside of the South Coast that is using an alternate compliance plan in lieu of meeting the 14 ng/J certification limit, a manufacturer shall only distribute or publish Informative Materials that clearly display the following language: "If installed in South Coast AQMD only: This furnace does not meet the South Coast AQMD Rule 1111 NOx emission limit (14 ng/J), and thus is subject to a mitigation fee of up to $450. This furnace is not eligible for the Clean Air Furnace Rebate Program: www.CleanAirFurnaceRebate.com."~~

~~(C) A manufacturer may use alternative language in lieu of subparagraph (e)(3)(B), provided the alternative language is:~~

~~(i) Similar to the language in subparagraph (e)(3)(B);~~

~~(ii) Submitted to the Executive Officer by August 1, 2018; and~~

~~(iii) Approved by the Executive Officer no later than August 31, 2018.~~

~~The manufacturer shall use the language in subparagraph (e)(3)(B) if the alternative language is not approved.~~

(f) Alternative Compliance Options

(1) Mitigation Fee Alternative Compliance Option for Mobile Home Furnaces

A manufacturer of Mobile Home Furnaces may elect to pay a per unit mitigation fee for selling or enabling distributors, retailers, Resellers, or Installers to sell Mobile Home Furnaces certified to emit 40 ng/J or less of NOx in lieu of complying with the 14 ng/J NOx emission limit in Table 1, provided the manufacturer complies with the following requirements:

(A) Pays a per unit mitigation fee of:

(i) Until September 30, 2025, $150 for each Mobile Home Furnace distributed or sold into or within the South Coast AQMD; and

(ii) On and after October 1, 2025, $100 for each Mobile Home Furnace distributed or sold into or within the South Coast AQMD;

(B) Submits an alternative compliance plan, no later than August 1st, for each 12-month time period that begins on October 1 during which the manufacturer elects to pay the mitigation fee in lieu of meeting the NOx emission limit that includes:

(i) A letter with the name of the manufacturer requesting the Mobile Home mitigation fee compliance option signed by a Responsible Official and the 12-month alternate compliance period that the mitigation fees cover;

(ii) An estimate of the quantity of applicable Mobile Home Furnace to be distributed or sold into or within the South Coast AQMD during the alternate compliance period, which estimate shall be based on total distribution and sales records or invoices of Mobile Home Furnaces that were distributed or sold into or within the South Coast AQMD during the 12-month period of July 1 to June 30 prior to the applicable compliance date, along with supporting documentation;

(iii) A complete South Coast AQMD Form 400A with company name, identification that application is for an alternative compliance plan (section 7 of form), identification that the request is for the Rule 1111 mitigation fee compliance option (section 9 of form), and signature of the Responsible Official; and

(iv) Payment for the alternate compliance plan filing fee pursuant to Rule 306– Plan Fees.

(C) Submits to the Executive Officer a report signed by the Responsible Official for the manufacturer, no later than 90 days after the end of each 12-month mitigation fee alternate compliance period, that shall for the applicable 12-month alternate compliance period:

(i) Identify each model number and the quantity of Mobile Home Furnaces distributed or sold into or within South Coast AQMD; and

(ii) Include the payment of mitigation fees.

(2) Zero-Emission Manufacturer (ZEM) Alternative Compliance Option

Any manufacturer of Furnaces subject to this rule may elect to comply with the ZEM Alternative Compliance Option in lieu of complying with paragraph (d)(2) provided:

(A) The manufacturer submits an alternative compliance plan, no later than November 1, 2026, that includes:

(i) A letter with the name of the manufacturer requesting the ZEM alternative compliance option signed by a Responsible Official;

(ii) A complete South Coast AQMD Form 400A with company name, indicating the application is for a compliance plan (section 7 of form), indicating the request is for the "Rule 1111 ZEM alternative compliance option" (section 9 of form), and signature of the Responsible Official; and

(iii) Payment for the alternate compliance plan filing fee pursuant to Rule 306– Plan Fees.

(B) The manufacturer sells, or enables distributors, retailers, Resellers, or Installers to sell, Zero-NOx Emission Units into or within the South Coast AQMD at a percentage greater than or equal to the Zero-NOx Emission Unit Sales Target specified in Table 3;

(C) The Furnaces sold under this alternative compliance option are certified to emit 14 ng/J or less of NOx;

(D) The manufacturer pays $100 mitigation fee for each Furnace sold; and

(E) The manufacturer submits a report and mitigation fee payment pursuant to paragraph (g)(2) no later than 90 days after the end of each calendar year utilizing this alternative compliance option.

Table 3 – ZEM Alternative Compliance Option Targets and Mitigation Fee Schedule

Compliance phase	Phase 1	Phase 2	Phase 3	Phase 4
Calendar Years	2027 - 2028	2029 - 2032	2033-2035	2036 and after
Zero-NOx Emission Unit Sales Target[1]	30 percent	50 percent	75 percent	90 percent
Furnace Sales Target	70 percent	50 percent	25 percent	10 percent
Mitigation Fee for Furnaces Sold Over Target ($ per Furnace)	$500	$600	$700	$800

[1] Sales target represents the percent of Zero-NOx Emission Units a manufacturer sells in a calendar year into or within the South Coast AQMD compared to the total number of furnaces and Zero-NOx Emission Units sales in a calendar year into or within the South Coast AQMD.

(3) ZEM Alternative Compliance Option Sales Target Deviation

Any manufacturer of Furnaces subject to this rule that elects to comply with the ZEM Alternative Compliance Option pursuant to paragraph (f)(2) that deviates from the applicable Sales Targets in Table 3 shall:

(A) If the annual percentage of Furnaces sold is greater than the applicable calendar year Furnace Sales Target specified in Table 3, pay the mitigation fee specified in Table 3 for each Furnace sold above the sales target; or

(B) If the annual percentage of Zero-NOx Emission Units sold is greater than the applicable calendar year Zero-NOx Emission Unit Sales Target specified in Table 3, apply a discount to their annual mitigation fee required pursuant to subparagraph (f)(2)(D) according to the following equation:

$$Discounted\ Mitigation\ Fee = F - F \times \frac{(P-T)}{(100-T)}$$

Where:
F = Annual Mitigation Fee
P = Reported Percent Zero-NOx Emission Units
T = Sales Target

(g) Labeling, Reporting, and Recordkeeping

(1) Labeling Requirements for Mobile Home Furnace

(A) For any Mobile Home Furnace that is for distribution or sale inside of the South Coast AQMD that is using an alternative compliance plan in lieu of meeting the 14 ng/J certification limit, a manufacturer shall distribute or publish Informative Materials that clearly display the following language: "If installed in South Coast AQMD only: This furnace does not meet the South Coast AQMD Rule 1111 NOx emission limit (14 ng/J), and thus is subject to a mitigation fee of $150 before September 30, 2025, and $100 thereafter."

(B) For the purposes of subparagraph (g)(1)(A), "Informative Materials" shall mean the following:

(i) The consumer brochure for the Furnace;

(ii) The technical specification sheet for the Furnace; and

(iii) The manufacturer's website that promotes, discusses, or lists the Furnace.

(C) A manufacturer may use alternative language in lieu of subparagraph (g)(1)(A), provided the alternative language is:

(i) Similar to the language in subparagraph (g)(1)(A); and

(ii) Submitted to the Executive Officer no later than [90 days after Date of Rule Adoption].

(D) The manufacturer shall use the language in subparagraph (g)(1)(A) if the alternative language is not approved.

(2) Reporting and Recordkeeping Requirements for ZEM Alternative Compliance Option

The manufacturer of a Furnace supplied or offered for use within the South Coast AQMD in accordance with the ZEM alternative compliance option in paragraph (f)(2) shall:

(A) Submit to the Executive Officer a report, signed by the Responsible Official for the manufacturer pursuant to the schedule in paragraph (f)(2)(E), that includes:

(i) Each model number and the quantity of Zero-NOx Emission Units distributed or sold into or within South Coast AQMD for the applicable calendar year; and

(ii) Each model number and the quantity of Furnaces distributed or sold into or within South Coast AQMD for the applicable calendar year;

(B) Maintain records for at least five years, including, but not limited to, the following information and make them available to the Executive Officer upon request:

(i) Model number and serial number of each Zero-NOx Emission Unit;

(ii) Model number and serial number of each Furnace;

(iii) Date and number of Furnaces and Zero-Emission Units sold to a distributor; and

(iv) The distributor's name, address, and phone number.

(3) Labeling and Recordkeeping Requirements for Propane Conversion Kits

If the manufacturer, distributor, Reseller, or Installer of any Furnace elects to comply pursuant to the exemption in paragraph (h)(1):

(A) The shipping carton or the name plate of the furnace shall clearly display: "This furnace is to be installed for propane firing only. Operating in natural gas mode is in violation of the South Coast AQMD Rule 1111"; and

(B) The manufacturer shall submit a report by March 1st of the following calendar year to the Executive Officer, which includes, but not limited to:

(i) The quantity of propane conversion kits for Furnaces distributed or sold for use into South Coast AQMD for the applicable compliance plan period; and

(ii) The quantity of propane conversion kits for Furnaces distributed or sold for use into the South Coast AQMD during the 12 month period of July 1 to June 30 prior to the applicable compliance date.

(4) New and Existing Building Labeling Requirements

For any Furnace , except Mobile Home Furnace, that is supplied or offered for sale for use in the South Coast AQMD, and that is not electing to comply with paragraph (f)(2) for ZEM alternative compliance option during the period of January 1, 2027 to January 1, 2029, the manufacturer of the Furnace shall clearly display on the shipping container, or the name plate of the Furnace, the following:

(A) "If Installed in South Coast AQMD: 1) After January 1, 2027, this furnace shall not be sold for installation in new buildings; and 2) After January 1, 2029, not compliant for use and installation in South Coast AQMD.";

(B) A manufacturer may use alternative language in lieu of subparagraph (g)(4)(A), provided the alternative language is:

(i) Similar to the language in subparagraph (g)(4)(A); and

(ii) Submitted to the Executive Officer prior to October 1, 2025; and

(C) The manufacturer shall use the language in subparagraph (g)(4)(A) if the alternative language is not approved.

(5) The manufacturer of the Furnace complying with subdivisions (d) and (e) shall display the following on the shipping container label and rating plate of the Furnace:

(A) Model number;

(B) Rated Heat Input Capacity;

(C) Applicable NOx emission limit in Table 1; and

(D) Date of manufacture or date code.

(6) Any non-certified Furnace shipped to a location in the South Coast AQMD for distribution or sale outside of the South Coast AQMD shall have a label on the shipping container identifying the Furnace as not certified for use in the South Coast AQMD.

~~(f) Enforcement~~

~~The Executive Officer may periodically conduct such tests as are deemed necessary to ensure compliance with subdivisions (c), (d), and (e).~~

(~~g~~h) Exemptions

~~(1) The provisions of this rule shall not apply to furnaces installed in mobile homes before October 1, 2012.~~

~~(2) For furnaces manufactured, purchased, and delivered to the South Coast AQMD prior to the applicable compliance date in Table 1, any person may, until 300 days after the applicable compliance date, sell, offer for sale, or install such a furnace in the South Coast AQMD, so long as the furnace meets the requirements of paragraph (c)(3) and subdivisions (d) and (e).~~

~~(3) For furnaces that have been encumbered in a contractual agreement, signed prior to January 1, 2018, by a furnace manufacturer or distributor for future or planned construction, the manufacturer shall be allowed to sell the units within the South Coast AQMD at the mitigation fee specified in subparagraph (c)(5)(A), provided:~~

~~(A) An application for exemption is submitted to the Executive Officer prior to April 2, 2018;~~

~~(B) The total quantity of furnaces in application(s) by any one manufacturer does not exceed 15 percent of furnaces distributed and sold in the previous compliance plan period;~~

~~(C) Those furnaces are sold no later than their mitigation fee option end dates specified in Table 2; and~~

~~(D) The following documents and information are provided to the Executive Officer, including but not limited to:~~

~~(i) contractual agreement for the units sold or to be sold in the South Coast AQMD;~~

~~(ii) quantity, model number, and serial number of the subject units;~~

~~(iii) contract execution date; and~~

~~(iv) name(s) of the contractor (s).~~

~~(E) Failure to comply with the requirements specified in subparagraphs (g)(3)(A) through (g)(3)(D) shall result in the requirement to paying or retroactively paying the corresponding mitigation fee specified in paragraph (c)(5) within 30 days upon notification from the Executive Officer.~~

(~~4~~1) The manufacturer of any ~~natural gas furnace~~ Furnace that is not certified to meet the 14 ng/J of NOx emission limit and is to be installed with a propane conversion kit for propane firing only in the South Coast AQMD, is exempt from subdivisions ~~(c)~~(d) and ~~(d)~~(e), provided the manufacturer complies with the labeling and reporting requirements in paragraph (h)(1).~~:~~

~~(A) Effective June 1, 2018, the shipping carton or the name plate of the furnace clearly displays: "This furnace is to be installed for propane firing only. Operating in natural gas mode is in violation of the South Coast AQMD Rule 1111."~~

~~(B) The following documents and information shall be provided to the Executive Officer, accompanying the compliance plan report specified in subparagraphs (c)(5)(E), (c)(5)(F), and (c)(5)(G), including but not limited to:~~

~~(i) The quantity of propane conversion kits for furnaces actually distributed or sold into South Coast AQMD for the applicable compliance plan period;~~

~~(ii) The quantity of propane conversion kits for furnaces distributed or sold into the South Coast AQMD during the 12 month period of July 1 to June 30 prior to the applicable compliance date; and~~

~~(iii) Photographic evidence of the required language set forth in subparagraph (g)(4)(A) as it appears on the carton or unit, including all versions utilized by the manufacturer, for approval by the Executive Officer. The photographs must be sufficient to verify the wording is correct and that it is "clearly visible," taking into account the font type, size, color, and location on the carton or unit.~~

~~(C) The manufacturer of this type of unit which has been installed in the South Coast AQMD without meeting above requirements shall be in violation of South Coast AQMD Rule 1111.~~

(2) Paragraph (d)(2) shall not apply to the following:

(A) Mobile Home Furnaces for installation in Existing Buildings;

(B) Mobile Home Furnaces for installation or use in New Buildings or Existing Buildings located in master-metered Mobile Home parks, which are Mobile Home parks that take electricity through a master meter and then distribute it to park residents through their own system; and

(C) Furnaces that will be installed or used in New Buildings with building permit issued prior to [Date of Adoption] by the appropriate enforcement agency.

~~(5) Condensing or non-condensing furnaces that are certified to meet the 40 ng/J NOx limit and are installed at or above 4,200 feet above sea level are exempt from paragraph (c)(4), if that unit is installed on or before March 31, 2022.~~

~~(6) Effective April 1, 2022, downflow furnaces rated less than 175,000 BTU per hour in heat input capacity and condensing or non-condensing furnaces with rated heat inputat or greater than 100,000 BTU per hour, either of which are installed at elevations at or above 4,200 feet above sea level as a replacement for an existing furnace are exempt from paragraph (c)(4)(d)(1), provided that~~

~~(A) The downflow furnace is certified to meet the 40 ng/J NOx limit, is replacing an existing furnace, and the shipping carton or name plate of the furnace clearly displays: "This furnace must be installed only as a replacement in a downflow configuration at or above 4,200 feet above sea level in the South Coast AQMD. Installation of this furnace for new construction, in any other configuration, or at a lower elevation will be a violation of South Coast AQMD Rule 1111."; or~~

~~(B) The condensing or non-condensing furnace rated at or greater than 100,000 BTU per hour in heat input capacity is certified to meet 40 ng/J NOx limit, is replacing an existing furnace, and the shipping carton or name plate of the furnace clearly displays: "This furnace must be installed only as a replacement at or above 4,200 feet above sea level in the South Coast AQMD. Installation of this furnace for new construction or at a lower elevation will be a violation of South Coast AQMD Rule 1111."~~

~~(7) Effective April 1, 2022 and until September 30, 2022, a manufacturer, distributor, or installer that manufactures, supplies, sells, offers for sale, or installs a natural gas furnace certified to meet 40 ng/J of NOx that is installed and operated as part of a dual fuel system at or above 4,200 feet above sea level in the South Coast AQMD, shall only install such a unit that:~~

~~(A) Is designed by the manufacturer with a system switchover point between heat pump and furnace at the external temperature of 32°F with a nonadjustable system that would prevent any person from changing the external ambient switchover temperature of 32°F;~~

~~(B) Includes installation of an external temperature sensor which acts as the sole method to determine switchover point;~~

~~(C) For systems equipped with condensing, noncondensing, or mobile home furnaces, includes communicating technology between the heat pump and furnace installed at the point of manufacture to prevent system operation without a heat pump and requires operations of only the heat pump at and above the switchover temperature outlined in (g)(7)(A); and~~

~~(D) The shipping carton or the name plate of the furnace clearly displays: "This furnace must be installed only in a dual fuel configuration with an electric heat pump. Installation of this furnace without a heat pump in a dual fuel configuration will be a violation of South Coast AQMD Rule 1111."~~

~~(8) The manufacturer of any furnace that elects to use the exemption in paragraph (g)(4), (g)(5), (g)(6), or (g)(7) shall record the following information and shall make this information available upon request to the Executive Officer:~~

~~(A) Sales date to distributor;~~

~~(B) Distributor's name and full contact information (address and phone number);~~

~~(C) Model number of the furnace and heat pump (if applicable); and~~

~~(D) Serial number of the furnace and heat pump (if applicable).~~

~~(9) The distributor that elects to use the exemption in paragraph (g)(4), (g)(5), (g)(6), or (g)(7) shall record the following information and shall make this information available upon request to the Executive Officer:~~

~~(A) Sales date to installer;~~

~~(B) Installer's name and full contact information (address and phone number);~~

~~(C) Model number of the furnace and heat pump (if applicable); and~~

~~(D) Serial number of the furnace and heat pump (if applicable).~~

~~(10) The installer that elects to use the exemption in paragraph (g)(4), (g)(5), (g)(6), or (g)(7) shall record the following information and shall make this information available upon request to the Executive Officer:~~

~~(A) Installation date;~~

~~(B) Address of furnace installation;~~

~~(C) Model number of the furnace and heat pump (if applicable); and~~

~~(D) Serial number of the furnace and heat pump (if applicable).~~

(Adopted December 1, 1978)(Amended March 10, 1995)(Amended December 10, 1999)
(Amended September 3, 2004)(Amended [Date of Rule Adoption])

PROPOSED AMENDED RULE 1121. ~~CONTROL OF NITROGEN OXIDES~~ REDUCTION OF NO_X EMISSIONS FROM RESIDENTIAL TYPE, NATURAL GAS-FIRED WATER HEATERS

[*RULE INDEX TO BE ADDED AFTER RULE ADOPTION*]

(a) Purpose

The purpose of this rule is to reduce Oxides of Nitrogen (NOx) emissions from Water Heaters as defined in this rule.

(~~a~~b) Applicability

~~This~~ The provisions of this rule ~~applies~~ are applicable to manufacturers, distributors, retailers, Resellers, and ~~installers~~ Installers of natural gas-fired ~~water heaters~~Water Heaters, with ~~heat input~~ a Rated Heat Input Capacity ~~rates~~ less than 75,000 British thermal units (Btu) per hour.

(~~b~~c) Definitions

~~For the purpose of this rule:~~

~~(1) BTU means British thermal unit or units.~~

~~(2) DIRECT-VENT WATER HEATER means a water heater with air intake and exhaust ducts that use a gravity system to collect air from outside a building for combustion and exhaust combustion byproducts to the outside of a building.~~

(1) EXISTING BUILDING means a building that is not a New Building as defined in this rule.

(~~3~~2) HEAT INPUT means ~~the heat of combustion released by fuels burned in a unit based on the higher heating value of fuel.~~ the chemical heat released due to assumed complete combustion of fuel to a Water Heater, using the higher heating value of the fuel. This does not include the ~~enthalpy~~ sensible heat of incoming combustion air.

(~~4~~3) HEAT OUTPUT means ~~the product H_o as defined in Section 9.3 of the Protocol.~~the enthalpy of the working fluid output of the Water Heater.

(~~5~~4) INDEPENDENT TESTING LABORATORY means a testing laboratory that meets the requirements of ~~District~~ the South Coast AQMD Rule 304 – Equipment,

Materials, and Ambient Air Analyses~~, subdivision (k)~~ and is approved by the ~~District~~ South Coast AQMD to conduct certification testing under the Protocol.

~~(6) MITIGATION FEE is an emission reduction option, in which monies collected by the District from water heater manufacturers are placed in a restricted fund and are used to fund stationary and mobile source emission reduction programs targeted at equivalent NOx emission reductions as to those that would have otherwise occurred and have been approved by the District's Governing Board.~~

(5) INSTALL means the action of an Installer to place a Water Heater in a position ready for use.

(6) INSTALLER means a person who Installs a Water Heater and is required to obtain a license issued by the Department of Consumer Affairs Contractors State License Board for a classification related to buildings and appliances.

(~~8~~7) MOBILE HOME means a structure, transportable in one or more sections, that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

(~~7~~8) MOBILE HOME WATER HEATER means a Water Heater ~~closed vessel~~ manufactured exclusively for ~~mobile home~~ Mobile Home use ~~in which water is heated by combustion of gaseous fuel and is withdrawn for use external to the vessel at pressures not exceeding 160 psig, including the apparatus by which heat is generated and all controls and devices necessary to prevent water temperatures from exceeding 210ºF (99ºC)~~.

(9) NEW BUILDING means a building that is newly constructed~~-~~, or a building with a major alteration which changes the occupancy classification of a building, which means a change in the formal designation of the primary purpose of the building pursuant to 2022 Title 24 California Building Code Part 2 Chapter 3 for occupancy classification and use. For Mobile Homes, the newly constructed building includes installation of the Mobile Home onto the property of residence.

(~~8~~10) NOx EMISSIONS means the sum of nitric oxide and nitrogen dioxide ~~in the flue gas,~~ emitted, calculated, and ~~collectively~~ expressed as nitrogen dioxide.

(11) PARTS PER MILLION BY VOLUME (ppmv) means, for the purpose of this rule, Parts Per Million by Volume of a pollutant at a three percent oxygen correction on a dry basis at Standard Conditions.

~~(9) POWER-VENT WATER HEATER means a water heater with a blower installed to assist in the expulsion of exhaust gases.~~

~~(10) POWER DIRECT VENT WATER HEATER means a water heater with an air intake duct outside of a building with a blower installed to assist in the expulsion of exhaust gases.~~

(~~11~~12) PROTOCOL means the most recent version of the South Coast ~~Air Quality Management District~~ AQMD Protocol to ensure standardization of compliance certification test procedures, titled: Nitrogen Oxides Emissions Compliance Testing for Natural Gas-Fired Water Heaters and Small Boilers~~, January 1998~~.

(~~12~~13) RATED HEAT INPUT CAPACITY means ~~the heat input capacity specified on the nameplate of the combustion unit. If the combustion unit has been altered or modified such that its maximum heat input is different from the heat input capacity specified on the nameplate, the new maximum heat input shall be considered as the rated heat input capacity.~~the gross Heat Input of the combustion device, as supported by required documentation.

(~~13~~14) RECREATIONAL VEHICLE means ~~either a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, as defined pursuant to Section 18010 of the California Health and Safety Code.~~any vehicle used for recreational purposes designed to include a Water Heater and licensed to be driven or moved on the highways of California.

(15) RESELLER means anyone who sells Water Heater(s) either retail, wholesale, or on an individual basis.

(16) RESPONSIBLE OFFICIAL means:

(A) For a corporation: a president or vice-president of the corporation in charge of a principal business function or a duly authorized person who performs similar policy-making functions for the corporation, or

(B) For a partnership or sole proprietorship: general partner or proprietor, respectively.

(17) STANDARD CONDITIONS are as defined by Rule 102 – Definition of Terms.

(~~14~~18) WATER HEATER means a closed vessel ~~other than a mobile home water heater in which water is heated by combustion of gaseous fuel and is withdrawn for use~~ that is fired with, or designed to be fired with, natural gas external to the vessel ~~at pressures not exceeding 160 psig~~, including the apparatus by which heat is generated and all controls and devices necessary to prevent water temperatures from exceeding 210ºF ~~(99ºC)~~.

(19) ZERO-NOx EMISSION UNITS means an appliance that provides water heating with heating capacity equivalent to Water Heaters subjected to this rule and emits no more than zero nanograms of NOx per joule of Heat Output (ng/J).

(~~c~~d) Requirements

~~(1) Until July 1, 2002, no person shall manufacture for sale, distribute, sell, offer for sale, or install within the South Coast Air Quality Management District any gas-fired water heaters unless the water heater is certified pursuant to subdivision (d) to a NOx emission level of less than or equal to:~~

~~(A) 40 nanograms of NOx (calculated as NO_2) per joule of heat output (93 lb per billion Btu of heat output); or~~

~~(B) 55 ppmv at 3% O2, dry (71 lb per billion Btu of heat input).~~

~~(2) On or after July 1, 2002, no person shall manufacture for sale, distribute, sell, offer for sale, or install within the South Coast Air Quality Management District any gas-fired water heaters unless the water heater is certified pursuant to subdivision (d) to a NOx emission level of less than or equal to:~~

~~(A) 20 nanograms of NOx (calculated as NO2) per joule of heat output (46.5 lb per billion Btu of heat output); or~~

~~(B) 30 ppmv at 3% O2, dry (35 lb per billion Btu of heat input); or~~

~~(C) the emission limit specified in subparagraph (c)(1)(A) or (c)(1)(B) provided the manufacturer of the water heater meets the requirements of subdivision (e).~~

~~(3) On or after January 1, 2006, for water heaters less than or equal to 50 gallon capacity, excluding direct-vent, power-vent and power direct-vent water heaters; on or after January 1, 2007 for water heaters greater than 50 gallon capacity, excluding direct-vent, power-vent and power direct-vent water heaters; and on and after January 1, 2008 for all direct-vent, power- vent, and power direct-vent water heaters; no person shall manufacture for sale, distribute, sell, offer for sale, or install within the South Coast Air Quality Management District any gas-fired water heaters unless the water heater is certified pursuant to subdivision (d) to a NOx emission level of less than or equal to:~~

~~(A) 10 nanograms of NOx (calculated as NO_2) per joule of heat output (23 lb per billion Btu of heat output); or~~

~~(B) 15 ppmv at 3% O2, dry (17.5 lb per billion Btu of heat input).~~

~~(4) On and after January 1, 2000, no person shall manufacture for sale, distribute, sell, offer for sale, or install within the South Coast Air Quality Management District~~

~~any gas-fired mobile home water heaters unless the water heater is certified pursuant to subdivision (d) to a NOx emission level of less than or equal to:~~

~~(A) 40 nanograms of NOx (calculated as NO2) per joule of heat output (93 lb per billion Btu of heat output); or~~

~~(B) 55 ppmv at 3% O2, dry (71 lb per billion Btu of heat input).~~

~~(5) The manufacturer of any water heater manufactured for sale in the district shall clearly display on the shipping carton and the name plate of the water heater:~~

~~(A) the model number;~~

~~(B) the date of manufacture; and~~

~~(C) the certification status.~~

~~(6) Notwithstanding the requirements in paragraph (c)(3), until July 1, 2006, any person may distribute, sell, offer for sale, or install any gas-fired water heaters less than or equal to 50 gallon capacity that are manufactured prior to January 1, 2006 and in compliance with paragraph (c)(2).~~

~~(7) Notwithstanding the requirements in paragraph (c)(3), until July 1, 2007, any person may distribute, sell, offer for sale, or install gas-fired water heaters greater than 50 gallon capacity that are manufactured prior to January 1, 2007 and in compliance with paragraphs (c)(2).~~

~~(8) Notwithstanding the requirements in paragraph (c)(3), until July 1, 2008, any person may distribute, sell, offer for sale, or install gas-fired direct- vent, power-vent, or power direct-vent water heaters that are manufactured prior to January 1, 2008 and in compliance with paragraphs (c)(2).~~

(1) No person shall manufacture, supply, sell, resell, offer for sale, import, or Install, for use in the South Coast AQMD, any following Water Heater, unless the Water Heater is certified pursuant to subdivision (e) and does not exceed the applicable Table 1 NOx limit, expressed by nanograms of NOx per joule of Heat Output (ng/J) or ppmv:

(A) Any Water Heater prior to the applicable Table 2 compliance date, except for Mobile Home Water Heaters for Existing Buildings; and

(B) Any Mobile Home Water Heater for Existing Buildings.

Table 1 – NOx Emission Limits

Equipment	NOx Emission Limits	
	ng/J	ppmv
Water Heater[1]	10	15
Mobile Home Water Heater	40	55

[1] Excluding Mobile Home Water Heater

(2) On and after the applicable Table 2 compliance dates, no person shall manufacture, supply, sell, resell, offer for sale, import, or Install a Water Heater for use in the South Coast AQMD that exceeds the Table 2 NOx emission limits. The applicable Table 2 compliance dates for New Building types shall be determined based on the construction or alteration completion date.

Table 2 – Zero-Emission Limits and Compliance Schedule

Equipment Category	NOx limit (ng/J)	Building Type	Compliance Date
Water Heater[1]	0	New	January 1, 2027
	0	Existing	January 1, 2029
Mobile Home Water Heater	0	New	January 1, 2027

[1] Excluding Mobile Home Water Heater

(~~d~~e) Certification

(1) The manufacturer shall obtain confirmation that each model of ~~water heater~~Water Heater complies with the applicable requirements of ~~subdivision (c)~~ paragraph (d)(1) from an ~~independent testing laboratory~~ Independent Testing Laboratory prior to applying for certification for a Water Heater. This confirmation shall be based upon emission tests conducted pursuant to the Protocol of a randomly selected unit of each model ~~and the Protocol shall be adhered to during the confirmation testing of all water heaters subject to this rule~~.

(2) When applying for certification of ~~water heaters~~Water Heaters, the manufacturer shall submit to the Executive Officer the following:

(A) A statement that the model is in compliance with ~~subdivision (c)~~ paragraph (d)(1), ~~. The statement shall be~~ signed and dated by the manufacturer ~~and dated, and shall~~ attesting to the accuracy of all statements;

(B) General Information, including:

(i) Name and address of manufacturer~~,~~;

(ii) Brand name, trade name; and

(iii) Model number, as it appears on the ~~water heater~~Water Heater rating plate;

(C) A description of each model being certified; and

(D) A source test report verifying compliance with ~~subdivision (c)~~ paragraph (d)(1) for each model to be certified~~. The source test report shall be~~ , prepared by the confirming ~~independent testing laboratory~~ Independent Testing Laboratory and ~~shall~~ containing all of the elements identified in ~~Section 10 of~~ the Protocol for each unit tested. ~~The source test shall have been conducted no more than ninety days prior to the date of submittal to the Executive Officer.~~

(3) When applying for certification of ~~water heaters~~Water Heaters, the manufacturer shall submit the items identified in paragraph ~~(d)(2)~~(e)(2) no more than ~~ninety~~ 180 days after the date of the source test identified in subparagraph ~~(d)(2)(D)~~(e)(2)(D).

~~(4) When applying for certification of water heaters for compliance with the emission limit specified in paragraph (c)(2) or (c)(3), the manufacturer shall submit the information identified in paragraph (d)(2) at least 90 days prior to the effective compliance date specified in either paragraph (c)(2) or (c)(3), respectively.~~

~~(5) The Executive Officer shall certify a water heater model which complies with the provisions of subdivision (c) and of paragraphs (d)(1), (d)(2), and (d)(3).~~

~~(6) Certification status shall be valid for three years from the date of approval by the Executive Officer. After the third year, recertification shall be required according to the requirements of paragraphs (d)(1) and (d)(2).~~

(f) Alternative Compliance Options

(1) Zero-Emission Manufacturer (ZEM) Alternative Compliance Option

Any manufacturer of Water Heaters subject to this rule may elect to comply with the ZEM Alternative Compliance Option in lieu of complying with paragraph (d)(2) provided:

(A) The manufacturer submits an alternative compliance plan, no later than November 1, 2026, that includes:

(i) A letter with the name of the manufacturer requesting the ZEM alternative compliance option signed by a Responsible Official;

(ii) A complete South Coast AQMD Form 400A with company name, indicating the application is for a compliance plan (section 7 of

form), indicating the request is for the "Rule 1121 ZEM alternative compliance option" (section 9 of form), and signature of the Responsible Official; and

(iii) Payment for the alternate compliance plan filing fee pursuant to Rule 306– Plan Fees; and

(B) The manufacturer sells, or enables distributors, retailers, Resellers, or Installers to sell, Zero-NOx Emission Units into or within the South Coast AQMD at a percentage greater than or equal to the sales target specified in Table 3;

(C) The Water Heaters sold under this alternative compliance option are certified to emit 10 ng/J (or 15 ppmv) or less of NOx;

(D) The manufacturer pays $50 mitigation fee for each Water Heater sold; and

(E) The manufacturer submits a report and mitigation fee payment pursuant to paragraph (f)(1) no later than 90 days after the end of each calendar year utilizing this alternative compliance option.

Table 3 – ZEM Alternative Compliance Option Targets and Mitigation Fee Schedule

Compliance phase	Phase 1	Phase 2	Phase 3	Phase 4
Calendar Years	2027 - 2028	2029 - 2032	2033-2035	2036 and after
Zero-NOx Emission Unit Sales Target[1]	30 percent	50 percent	75 percent	90 percent
Water Heater Sales Target	70 percent	50 percent	25 percent	10 percent
Mitigation Fee for Water Heaters Sold Over Target ($ per Water Heater)	$500	$600	$700	$800

[1] Sales target represents the percent of Zero-NOx Emission Units a manufacturer sells in a calendar year into or within the South Coast AQMD compared to the total number of Water Heaters and Zero-NOx Emission Units sales in a calendar year into or within the South Coast AQMD.

(2) ZEM Alternative Compliance Option Sales Target Deviation

Any manufacturer of Water Heaters subject to this rule that elects to comply with the ZEM Alternative Compliance Option pursuant to paragraph (f)(1) that deviates from the applicable Sales Target in Table 3 shall:

(A) If the annual percentage of Water Heaters sold is greater than the applicable calendar year Water Heater Sales Target specified in Table 3, pay the

mitigation fee specified in Table 3 for each Water Heater sold above the sales target; or

(B) If the annual percentage of Zero-NOx Emission Units sold is greater than the applicable calendar year Zero-NOx Emission Unit Sales Target specified in Table 3, apply a discount to their annual mitigation fee required pursuant to subparagraph (f)(1)(D) according to the following equation:

$$Discounted\ Mitigation\ Fee = F - F \times \frac{(P - T)}{(100 - T)}$$

Where:
F = Annual Mitigation Fee
P = Reported Percent Zero-NOx Emission Units
T = Sales Target

(g) Labeling, Recordkeeping, and Reporting

(1) Labeling Requirements for Mobile Home Water Heaters

(A) For any Mobile Home Water Heater certified to meet the applicable Table 1 NOx emission limit that is for distribution or sale inside of the South Coast AQMD, a manufacturer shall distribute or publish Informative Materials that clearly display the following language: "If installed in South Coast AQMD only: This water heater is only allowed to be installed and used for mobile homes before January 1, 2027; and is only allowed to be installed and used for existing mobile homes on and after January 1, 2027."

(B) For the purposes of subparagraph (g)(1)(A), "Informative Materials" shall mean the following:

(i) The consumer brochure for the Water Heater;

(ii) The technical specification sheet for the Water Heater; and

(iii) The manufacturer's website that promotes, discusses, or lists the Water Heater.

(C) A manufacturer may use alternative language in lieu of subparagraph (g)(1)(A), provided the alternative language is:

(i) Similar to the language in subparagraph (g)(1)(A); and

(ii) Submitted to the Executive Officer no later than 90 days after [Date of Rule Adoption].

(D) The manufacturer shall use the language in subparagraph (g)(1)(A) if the alternative language is not approved.

(2) Reporting, and Recordkeeping Requirements for ZEM Alternative Compliance Option

The manufacturer of a Water Heater supplied or offered for use within the South Coast AQMD in accordance with the ZEM alternative compliance option in paragraph (f)(1) shall:

(A) Submit to the Executive Officer a report, signed by the Responsible Official for the manufacturer pursuant to the schedule in paragraph (f)(1)(E), that includes:

(i) Each model number and the quantity of Zero-NOx Emission Units distributed or sold into or within South Coast AQMD for the applicable calendar year; and

(ii) Each model number and the quantity of Water Heaters distributed or sold into or within South Coast AQMD for the applicable calendar year;

(B) Maintain records for at least five years, including the following information and any other information for compliance demonstration, and make them available to the Executive Officer upon request:

(i) Model number and serial number of each Zero-NOx Emission Unit;

(ii) Model number and serial number of each Water Heater;

(iii) Date and number of Water Heater and Zero-Emission Units sold to a distributor; and

(iv) The distributor's name, address, and phone number.

(3) New and Existing Building Labeling Requirements

For any Water Heater, except Mobile Home Water heater, that is supplied or offered for sale for use in the South Coast AQMD and that is not electing to comply by paragraph (f)(1) for ZEM alternative compliance option during the period of January 1, 2026 to January 1, 2029, the manufacturer of the Water Heater shall prominently display on the shipping container, or the name plate of the Water Heater, the following:

(A) The statement "If Installed in South Coast AQMD: 1) After January 1, 2026, shall not be sold for installation in new buildings; and 2) After January 1, 2029, not compliant for use and installation in South Coast AQMD.";

(B) A manufacturer may use alternative language in lieu of subparagraph (g)(3)(A) provided the alternative language is:

(i) Similar to the language in subparagraph (g)(3)(A); and

(ii) Submitted to the Executive Officer on or before October 1, 2025.

(C) The manufacturer shall use the language in subparagraph (g)(3)(A) if the alternative language is not approved.

(4) The manufacturer of any Water Heater manufactured for sale in the South Coast AQMD shall clearly display on the shipping carton and the name plate of the water heater:

(A) Model number;

(B) Date of manufacture; and

(C) Certification status.

~~(e) Mitigation Fee~~

~~Any manufacturer that elects to submit a mitigation fee to the District to meet the Nox emission level established under subparagraph (e)(2)(C) shall:~~

~~(1) submit a Mitigation Fee Plan to the Executive Officer 180 days prior to complying with the provisions of paragraph (e)(2), where the Mitigation Fee Plan includes:~~

~~(A) the name of the manufacturer;~~

~~(B) the compliance period that the mitigation fee covers shall not exceed a 12-month time period; and~~

~~(C) the number of water heaters sold over the compliance period, which shall be based on sales records or invoices of water heaters in a similar model and size that were sold in the district over the past 12 months.~~

~~(2) receive written verification from the Executive Officer that the Mitigation Fee Plan was approved prior to complying with the provisions of paragraph (e)(2);~~

~~(3) on and after January 1, 2005, pay a mitigation fee at the beginning of the compliance period in the amount of $3.00 per water heater sold as specified in subparagraph (e)(1)(C), over the time period the mitigation fee covers as specified in subparagraph (e)(1)(B); and before January 1, 2005, pay a mitigation fee in the amount of $5,400 per ton of NOx multiplied by the amount of NOx emission reductions needed as specified in Equation 1;~~

~~*Equation 1:*~~

$$MF = \$5{,}400/ton \times [(t \times n \times 190 therms/yr \times (93 - 46.5 lbs/billion Btu\ output) \times 0.76)/(2000 \times 10{,}000)]$$

~~where:~~

~~MF = Mitigation fee, Dollars~~

~~t = Time period that mitigation fee covers as specified in subparagraph (f)(1)(C)~~

~~*n* = Number of water heaters sold as specified in subparagraph (f)(1)(D)~~

~~(4) label water heaters identified in the Mitigation Fee Plan;~~

~~(5) maintain records and report sales of water heaters covered by the Mitigation Fee Plan and if the number of water heaters originally estimated exceed the number of water heaters identified in subparagraph (e)(1)(C), the water heater manufacturer shall update the Mitigation Fee Plan within 60 days after the end of the compliance period. Make these records available to the Executive Officer upon request, for a period of at least three years after the end of the compliance period.~~

~~(f) Enforcement~~

~~The Executive Officer may periodically inspect distributors, retailers, and installers of water heaters located in the District and conduct such tests as are deemed necessary to insure compliance with subdivision (e).~~

(~~g~~h) Exemptions

(1) The provisions of this rule shall not apply to~~:~~ Water Heaters used in Recreational Vehicles.

(2) The provisions of this rule shall not apply to Water Heaters subject to Rule 1146.2 – Emissions of Oxides of Nitrogen from Large Water Heaters and Small Boilers and Process Heaters.

(3) Paragraph (d)(2) shall not apply to the following Water Heaters:

(A) Mobile Home Water Heaters for installation in Existing Buildings;

(B) Mobile Home Water Heaters for installation or use in master-metered Mobile Home parks, which are Mobile Home parks that take electricity through a master meter and then distribute it to park residents through their own system; and

(C) Water Heaters that will be installed or used in New Buildings with building permits issued prior to [Date of Adoption] by the appropriate enforcement agency.

~~(1) Water heaters with a rated heat input capacity of 75,000 Btu per hour or greater.~~

~~(2) Water heaters used in recreational vehicles.~~

~~(h) Final Progress Report~~

~~On or before April 1, 2007, any person that manufacturers direct-vent, power-vent or power direct-vent water heaters for sale within the South Coast Air Basin shall submit to the Executive Officer a final progress report that shall include:~~

~~(1) Identification of efforts that have been made to reach commercialization of direct-vent, power-vent, and power direct-vent water heaters that meet the NOx emission level specified under paragraph (c)(3);~~

~~(2) A description of the technologies used to meet the NOx emission level for direct-vent, power-vent, and power direct-vent water heaters specified under paragraph (c)(3); and~~

~~(3) Complete documentation for at least three laboratory test results each for direct-vent, power-vent, and power direct-vent water heaters developed to meet the NOx emission level specified under paragraph (c)(3) that shall include the emissions rate measured by an independent testing laboratory using the SCAQMD protocol specified under paragraph (b)(11) or other protocol approved in advance by the Executive Officer.~~

~~(i) Program Administration~~

~~On and after September 3, 2004, the Executive Officer is authorized to use up to 5% of the mitigation fee funds collected in any given year for program administration.~~

MARIO SAUCEDO
Mayor

City of
REDLANDS
35 Cajon Street, Redlands, CA 92373
909.798.7510
msaucedo@cityofredlands.org

March 18, 2025

Governing Board
South Coast Air Quality Management District (SCAQMD)
21865 Copley Drive
Diamond Bar, CA 91765

Dear Governing Board,

On behalf of the City Council of the City of Redlands, I write to you to express our opposition to Proposed Amended Rules 1111 and 1121, which would establish zero NOx emission limits for new space and water heating appliance installations.

Unlike most SCAQMD rules that regulate large stationary sources of air pollution like oil refineries and warehouses, Rules 1111 and 1121 specifically target individual homeowners, apartment buildings, and businesses, meaning families and business owners will directly bear the cost of these rules.

Housing affordability is and will remain a top public policy priority for the City of Redlands for the foreseeable future. Local governments are being pressured to build more housing; specifically, housing people can afford. Any regulations that increase these costs deserve scrutiny to ensure that the increased costs are met with an equal or more significant amount of benefit to the consumer. Given Proposed Amended Rules 1111 and 1121 would require retrofitting homes, apartments, and businesses with electrical panel upgrades, extensive new plumbing, and physical renovations to accommodate compliant units, it is uncertain this burden of benefit has been met. As a result, the City of Redlands opposes Proposed Amended Rules 1111 and 1121 and urges the SCAQMD to indefinitely delay or cease consideration of these two regulations immediately.

Mario Saucedo
Mayor
City of Redlands

City Council Meeting **J. 6.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Discussion and possible action relating to the Mid-Year General Fund Budget Review for Fiscal Year 2025 (Management Services/Finance Director Garcia)

MOTION(S):

If the City Council determines that staff's recommendation is appropriate, the following motion is provided:

1. I move to approve additional appropriations and adjustments as outlined in Attachment A-1: FY 2024-25 Mid-Year Adjustments for the General Fund; and
2. I move to waive the addition to the four (4) General Fund Reserve categories per Resolution No. 7346 in favor of other, more targeted adjustments; and
3. I move to receive and file this report.

RECOMMENDATION:

Staff recommends that the City Council approve the additional appropriations and adjustments to revenues and reserves as outlined in Attachment A-1: FY 2024-2025 Mid-Year Adjustments for the General Fund, waive the addition to the four (4) General Fund Reserve categories required per Resolution No. 7346 in favor of other, more targeted additional appropriations and additions to reserves, and receive and file this report.

DISCUSSION:

The Mid-Year Budget Review provides an opportunity to evaluate the City's financial performance in the current fiscal year relative to the Adopted FY 2025 Budget, using actual results from the first seven months of FY 2025. Based on this assessment, the City Manager and staff recommend targeted, additional appropriations for FY 2025 and further contributions to reserves.

This report will review those recommendations, analyze the financial outcomes from FY 2024, assess the City's current fiscal standing, and consider the broader economic conditions and other key factors that may influence the General Fund going forward.

The next major budget discussions will occur in May and June 2025, when the City Council will receive the City Manager's recommendations for potential revisions or adjustments to the adopted biennial budget for FY 2025 and 2026.

Fiscal Year 2024 Results

When comparing the audited results of Fiscal Year 2024 to the 2024 Mid-Biennium Budget Update (also referred to as the 12-Month Estimate for FY 2024), total revenue in the General

Fund performed roughly as expected, with a negative variance of $1,090,759 (0.8%).

Table 1

Revenue Category	FY 2024 Mid-Biennium (12-Month Estimate)	FY 2024 Audited Actual	Difference
Taxes	$ 94,194,186	$ 96,491,436	$ 2,297,250
General Government	12,031,177	14,731,502	2,700,326
Charges for Service	8,430,430	8,806,879	376,449
Transfers In	2,468,172	2,850,161	381,989
Use of Reserves	25,547,540	18,700,768	(6,846,772)
Total	**$ 142,671,505**	**$ 141,580,746**	**$ (1,090,759)**

While the overall revenue variance shows a slight decrease of $1.09 million compared to projections, this is primarily due to the lower-than-expected use of reserves rather than a shortfall in actual revenues. In fact, General Fund revenues outperformed expectations, exceeding the budget by a combined $5.76 million across various categories, including taxes, general government revenues, and charges for service. The reduced use of reserves, which reflects the timing of project expenditures rather than a revenue decline, skews the overall total but does not negatively impact the City's financial stability.

The positive variance in revenue category Taxes of $2.29 million is primarily due to higher-than-anticipated revenues from property tax, Measure T sales tax, and transient occupancy (hotel) tax. While basic sales tax revenue declined by over $1 million compared to mid-biennium projections, likely reflecting moderating consumer demand as price growth stabilizes, the overall impact on revenues was still positive, with a net increase of approximately $2.3 million. Additional revenue gains came from investment income and business license revenue. Investment earnings rose due to higher interest rates, which increased returns on the City’s fixed-income investments. Business license revenue also outperformed expectations, reflecting a stable local economy with room for growth. Revenue from Charges for Service and Transfers In remained close to projections. The variance in Use of Reserves is typical, as most project-specific uses of reserves are not fully completed within one fiscal year. If a reserve-funded project is carried forward in FY 2025, then the use of its corresponding reserve will be as well.

Looking at Table 2 below, in terms of expenditures, FY 2024 saw a positive variance (budget savings) of roughly $7 million compared to the mid-biennium budget update. This variance is a result of several factors that net to the $7 million savings. First, a large portion of department budgets remained unspent as of June 30, 2024; there were savings of $11.5 million realized both from unspent projects as well as staffing vacancies. These savings were offset by unforeseen increases in other expenditures, including higher-than-anticipated transfers to other funds and greater-than-expected contributions to General Fund reserves.

The variance in Transfers Out reflects the impact of multiple offsetting adjustments, where some planned transfers were reduced based on actual expenses while others, such as accounting entries for loan forgiveness, increased the total on paper without affecting cash flow. This fluctuation is a normal result of aligning budgeted estimates with actual financial activity.

The increases to reserves reflect financial commitments and accounting requirements rather than direct expenditures. Two key entries include a $2 million advance to the Museum of Redlands in anticipation of grant reimbursement and a $1 million loan to the museum. Other reserve increases were related to setting aside funds for grants and similar restricted purposes,

ensuring that revenue received for specific uses is properly accounted for and unavailable for general spending. These entries are part of standard financial management practices and do not represent unexpected costs.

These changes are summarized below:

Table 2

Expenditure Category	FY 2024 Mid-Biennium (12-Month Estimate)	FY 2024 Audited Actual	Difference
Department Budgets	$ 118,287,584	$ 106,747,566	$ 11,540,018
Transfers to Other Funds	16,983,070	18,483,341	(1,500,271)
New/Increases to Reserves	0	3,085,583	(3,085,583)
Total	**$ 135,270,654**	**$ 128,316,490**	**$ 6,954,164**

The two tables above summarize two components of the City's budget: revenue and expenditures. Taken together, these two elements combine to impact the General Fund's ending unassigned fund balance as of June 30, 2024. A summary of those impacts is provided below in Table 3.

Table 3

Category	FY 2024 Mid-Biennium Budget (12-Month Estimate)	FY 2024 Audited Actual	Difference / Savings
Beginning Unassigned Fund Balance	$ 36,415,705	$ 36,415,705	-
Revenues/Financial Sources	142,671,505	141,580,746	(1,090,759)
Expenditures/Financial Uses	135,983,070	128,316,490	6,954,164
Surplus / (Deficit)	*7,400,851*	*13,264,256*	*5,863,405*
Ending Unassigned Fund Balance	**$ 43,816,555**	**$ 49,679,961**	**5,863,405**

Fiscal Year 2025 Review

As adopted by the City Council on June 4, 2024, the FY 2025 General Fund budget included the use of roughly $7.2 million in unassigned fund balance to cover certain modifications that were made as a result of labor negotiations, additional staffing to enhance service levels, additional capital projects, and increases in operating expenditures. The use of unassigned fund balance was recommended in order to invest the growing unassigned fund balance levels into services that would benefit the community.

Departmental appropriations increased by 7.8%, rising from the originally budgeted $115,899,075 to $124,967,014. This adjustment reflects the incorporation of projects carried forward from FY 2024, along with additional appropriations approved by the City Council since July 1, 2024.

As part of the Mid-Biennium budget revisions, revenue projections increased by 8.5% ($10.2 million). However, the majority of this increase ($8.3 million) reflects the use of the reserve for encumbrances, which is a designated reserve set aside to cover prior-year obligations that were committed but not yet spent. These funds are carried forward to ensure previously approved expenditures from FY 2024 can be completed in the current fiscal year. The remaining increase stems from various additional appropriations approved by the Council, which were funded through designated reserves to cover the associated expenses.

More adjustments will occur, as they typically do, during the next several months as the City Manager and staff prepare the Fiscal Year 2025 & 2026 Mid-Biennium budget review. This may include revisions to the current fiscal year (2025) as well as FY 2026. All such changes and requests for the upcoming budget year will be presented to City Council. No significant changes are anticipated at this time.

Taking a look at the seven-month actuals presented in the attachment to this report, we will review General Fund revenues as of January 31, 2025.

Property tax, one of the largest revenue categories, is at $24,920,684, or 57.5% of budget, compared to 53.8% of budget last year. The 3-year historical average for property tax revenue in prior years at January 31 is 53.4%, suggesting, along with other analyses, that the City is on track to realize and exceed revenue forecasts for property taxes.

Property taxes are driven by the value of residential and commercial real estate. Because of assessment practices, property tax revenues typically reflect the value of a property anywhere from 18 months to several years prior, so they are less responsive to acute or immediate economic changes than other types of revenue, like sales tax. This makes them a lagging indicator of economic conditions, generally speaking. The better-than-expected performance of property tax revenue in prior fiscal years reflects sizable growth in the City’s assessed value due, in part, to new residential and non-residential development, while the vast majority of this increase is attributed to home sales at prices above their previously assessed value.

Basic sales tax and Measure T sales tax are currently at 41.3% and 40.6% of projections, compared to 37.4% and 40.6% at this time last year. While this may suggest some resilience in consumer spending, it’s important to recognize that sales tax receipts often lag, and several external factors—such as economic shifts, delayed payments from major retailers, and changes in the California Department of Tax and Fee Administration’s (CDTFA) allocation methods—can significantly impact year-to-date figures. Given these uncertainties, caution is warranted in assuming that sales tax will continue to outperform estimates. The percentage realized as of January 31, 2025, aligns with historical trends in years where revenue met or slightly exceeded projections, but it does not necessarily indicate sustained growth moving forward.

Transient occupancy (hotel) tax is at 54.2% realized, compared with 51.2% in the prior fiscal year. This revenue category also experiences a delay in collection. It is somewhat likely that this revenue category will slightly exceed revenue projections for FY 2025.

Franchise fees are received quarterly from Frontier and Time Warner and annually from Southern California Edison and the Gas Company, with the latter contributing the most in this category. In FY 2024, the Gas Company franchise fee was $3,091,084, significantly exceeding its five-year average of approximately $1.9 million. Due to this volatility, revenue for this category was budgeted based on the rolling five-year average.

Annual payments from gas and electrical franchises are expected in April 2025. As of January 31, 2025, only 4.5% of the budgeted revenue had been realized, consistent with historical trends, as these major payments are not received until April. The three-year average realization

rate for this revenue at the same point in the fiscal year is 5%.

Business license revenue at mid-year is at $1.07 million, or 19.7% of budget compared to $1.4 million (or 22.4% of actual) at this time last year. This is typical due to the timing of business license expiration dates and the deadline for payments (in March). Investment income is trending well above budget projections, reflecting higher yields on the City's fixed-income holdings due to rising interest rates. Given prevailing market conditions, further significant earnings in this category are anticipated.

Department charges for service are somewhat higher than the 3-year historical average of 46.3%. As of January 31, charges for service were at $5,377,881, or 60.9% realized. Some of this variance is attributed to higher than anticipated mutual aid reimbursement in the Fire Department, donations to the Animal Shelter, as well as higher permitting revenue in Municipal Utilities and Engineering and Development Services.

Conclusions & Outlook

Since spring 2024 when the economic forecast for the City Manager’s Proposed Biennial Budget for FYs 2025 and 2026 was finalized, the U.S. economy has continued on a steady, stable growth path despite slowing job growth and still-elevated interest rates.

With inflation moderating from recent highs, financial conditions have stabilized. However, policy uncertainty remains a key risk to the City’s economic outlook. Potential shifts in federal trade and other policies under the new administration could have downstream effects on local revenues, economic activity, and labor markets. The City's financial forecast is based on current laws and does not incorporate assumptions regarding potential future policy changes. Additionally, there remains the risk of shifts in monetary policy, particularly if inflationary pressures reemerge due to federal policy adjustments. Such changes could impact interest rates, affecting the City's investment income and borrowing costs. Geopolitical uncertainties also present risks that could influence global supply chains, energy prices, and overall economic stability—factors that may indirectly affect local revenue streams and operational costs.

Several financial risks could impact the City's budget, particularly as they are not currently included in the financial forecast. These risks include future MOU negotiations in FY 2026, the Class and Compensation Study, construction contingencies for Safety Hall, costs associated with the operation of the Museum of Redlands, the construction & staffing of new fire stations, and the Step Up In Redlands Supportive Housing Project. While the precise fiscal impact of these factors remains uncertain, they have the potential to disrupt the structural balance of the budget, particularly if they require substantial ongoing commitments or exceed available funding sources. Given these uncertainties, careful monitoring and strategic financial planning will be essential to mitigate potential long-term budgetary impacts. While the City's budget remains resilient, these external variables warrant continued monitoring to ensure fiscal sustainability and adaptability in the face of evolving economic conditions.

Recommended Actions:

Mid-Year 2025 Summary

Following a review of Fiscal Year (FY) 2025 General Fund revenue and expenditure activity through January 31, 2025, the City Manager and staff recommend the following actions provided the $13.3 million surplus from FY 2024:

1. Additional appropriations in the following amounts:

a. 6th Street Parking Structure Repairs - $744,001 in 101300 8501*
b. Fire Department command & support vehicles - $250,000 in 101250 8706
c. Police Department XTL/XTS in-car radio replacements - $820,031 in 101202 8501
d. Funding for PD Camera replacement (transfer out) - $350,000 in 101501 9901
e. Tyler ERP API Toolkit / ERP Enhancement services - $150,000 in 101501 8703
f. Expand Recreation contract classes (revenue offset) - $100,000 in 101309 6710
g. Transfer out to Liability Fund - $875,000 in 101501 9901

Subtotal: $3,289,032

Other Appropriations: IT Division, 604900 4901 and 8703 - revenue and expense budget for PD Camera Replacements - $350,000

2. Adjustments to the following categories of General Fund Reserves:

a. Addition to the Future Facilities Reserve - $5,000,000 in 101xxx 3319
b. Reallocate Public Safety/Homelessness Reserve - $2,527,356 in 101xxx 3320 to 3319**
c. Addition to the Contingency (“Rainy Day”) Reserve - $1,275,000 in 101xxx 3205
d. Release of Reserve for Parking Improvements - $344,001 in 101xxx 3302

3. Adjustment of budgeted revenues in the following amounts:

a. Increase in Sales & Use Tax - $449,470 in 101501 4001
b. Increase in Measure T Revenue - $300,000 in 101501 4006
c. Increase Recreation Contract Class Revenue - $100,000 in 101309 4530

4. Waive the Addition to the following Reserves required per Resolution No. 7346:

a. Contingency Reserves (Rainy Day Reserve)
b. Reserve for Capital Equipment Over $50,000
c. Reserve for Building & Improvements
d. Reserve for Unfunded Mandates

* This amount is partially offset by a release of $344,001 in the Reserve for Parking Improvements
**Reallocation to Future Facilities Reserve

ALTERNATIVES:

The City Council may choose to approve, modify or table staff recommendations.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

RECOMMENDED BY:
Charles M. Duggan Jr., City Manager

REVIEWED BY:
Janice McConnell, Assistant City Manager
Chris Boatman, Assistant City Manager

Fiscal Impact

Fiscal Year: FY 2025

Discussion:

The fiscal impact associated with these adjustments is as follows:

General Fund Additional Appropriations	Amount	Account String
6th Street Parking Structure Repairs (partially offset by release of Parking Reserve of $344,001)	$744,001	101300 8501*
Fire Department command & support vehicles	250,000	101250 8706
Police Department XTL/XTS in-car radio replacements	820,031	101202 8501
Funding for PD Camera replacement (transfer out)	350,000	101501 9901
Tyler ERP API Toolkit / ERP Enhancement services	150,000	101501 8703
Expand Recreation contract classes (completely offset by revenue)	100,000	101309 6710
Transfer out to Liability/Risk Management Fund	875,000	101501 9901
Total	**$3,289,032**	
Additional Appropriations – Other Funds		
PD Camera Replacement Project	$350,000	604900 8703
PD Camera Replacement Project - transfer in	350,000	604900 4901

Changes to Revenue Forecast	Amount	Account String
Increase in Sales & Use Tax	$449,470	101501 4001
Increase in Measure T Revenue	300,000	101501 4006
Increase Recreation Contract Class Revenue	100,000	101309 4530
Total	**$849,470**	

Adjustments to the following categories of General Fund Reserves:

Adjustment to Reserve	Amount	Account String
Addition to the Future Facilities Reserve	$5,000,000	101xxx 3319
Reallocate Public Safety/Homelessness Reserve to Future Facilities Reserve	2,527,356	101xxx 3320 to 3319**
Addition to the Contingency (“Rainy Day”) Reserve	1,275,000	101xxx 3205
Release of Reserve for Parking Improvements (for Sixth Street Parking Structure)	344,001	101xxx 3302

The above tables summarize the impact on budgeted appropriations, revenues and creation/use of reserves.

Attachments

Attachment A - FY 2025 General Fund Mid-Year Schedule
Attachment B - Mid-Year Comparison of Revenues & Expenditures
Attachment C - 10-Year Trend - Sources & Requirements
Attachment D - General Fund Activity FY 2016-2025
Attachment E - General Fund Committed & Assigned Reserves

ATTACHMENT A

Mid-Year Report - General Fund as of January 31, 2025

AVAILABLE FINANCIAL SOURCES:	FY 2024 AUDITED[1]	FY 2024 1/31/2024	FY 2024 %	FY 2025 ORIG. BUDGET	FY 2025 ADJ. BUDGET	FY 2025 1/31/2025	FY 2025 %
BEGINNING FUND BALANCE - UNASSIGNED	36,415,705	36,415,705		43,816,555	49,679,962	49,679,962	100.0%
REVENUES:							
TAXES:							
PROPERTY	41,700,404	22,444,914	53.8%	41,920,684	41,920,684	24,108,439	57.5%
SALES	27,435,339	10,513,213	38.3%	28,196,803	28,646,273	11,657,661	40.7%
MEASURE T SALES	20,194,305	8,093,770	40.1%	20,142,000	20,442,000	8,169,335	40.0%
PROPERTY TRANSFER	309,078	152,959	49.5%	570,000	570,000	29,980	5.3%
TRANSIENT OCCUPANCY	2,023,049	1,034,891	51.2%	1,900,000	1,900,000	1,028,931	54.2%
FRANCHISE	4,471,469	167,693	3.8%	3,276,284	3,276,284	148,179	4.5%
MINING	357,792	112,041	31.3%	360,000	360,000	103,395	28.7%
TOTAL TAXES	96,491,436	42,519,481	44.1%	96,365,771	97,115,241	45,245,920	46.6%
GENERAL GOVERNMENT:							
BUSINESS LICENSES	6,073,421	1,363,057	22.4%	5,400,000	5,400,000	1,066,417	19.7%
MOTOR VEHICLE FEES	90,001	-	0.0%	65,000	65,000	115,177	177.2%
GENERAL GOVERNMENT SERVICE CHARGE	4,317,335	2,497,325	57.8%	4,310,522	4,310,522	2,501,046	58.0%
INVESTMENT INCOME	3,013,760	5,830,758	193.5%	250,000	250,000	1,655,209	662.1%
OTHER	1,236,985	183,273	14.8%	757,192	757,192	524,379	69.3%
TOTAL GENERAL GOVERNMENT	14,731,502	9,874,413	67.0%	10,782,714	10,782,714	5,862,229	54.4%
CHARGES FOR SERVICES:							
DEVELOPMENT SERVICES	3,686,915	1,891,896	51.3%	3,712,261	3,712,261	2,035,150	54.8%
LIBRARY	20,721	18,889	91.2%	44,200	44,200	2,493	5.6%
POLICE	601,032	263,028	43.8%	707,550	957,550	522,468	54.6%
COMMUNITY SERVICES	563,750	286,824	50.9%	676,290	676,290	343,802	50.8%
FIRE	703,069	203,990	29.0%	435,100	435,100	657,998	151.2%
FACILITIES & ANIMAL SERVICES	2,242,018	1,190,754	53.1%	2,238,963	2,238,963	1,326,230	59.2%
ENGINEERING	989,374	460,296	46.5%	764,000	764,000	489,740	64.1%
TOTAL CHARGES FOR SERVICES	8,806,879	4,315,677	49.0%	8,578,364	8,828,364	5,377,881	60.9%
TOTAL REVENUES	120,029,817	56,709,571	47.2%	115,726,849	116,726,319	56,486,030	48.4%
INTERFUND TRANSFERS FROM OTHER FUNDS:							
GOVERNMENTAL GRANTS (200)	63,648	0	0.0%	-	-		-
GAS TAX (207)	1,980,462	1,202,374	60.7%	2,003,618	2,003,618	1,298,981	64.8%
TRAFFIC SAFETY (223)	155,962	79,231	50.8%	127,000	127,000	81,167	63.9%
WATER (501, 503)	481,635	-	-	285,599	285,599	-	0.0%
SOLID WASTE (511, 513)	103,399	-	-	63,283	63,283	-	0.0%
SEWER (521)	28,758	-	-	27,121	27,121	-	0.0%
EQUIPMENT MAINTENANCE (607)	36,297			-	-		
TOTAL INTERFUND TRANSFERS FROM OTHER FUNDS	2,850,161	1,281,605	45.0%	2,506,621	2,506,621	1,380,148	55.1%
CANCELLATIONS OR DECREASES TO RESERVES:							
RESERVE FOR ENCUMBRANCES	8,617,132	-	0.0%	-	8,256,231	-	0.0%
RESERVE FOR ADVANCES RECEIVABLE	7,690,541	-		-	-	-	0.0%
RESERVE FOR LOANS		-	0.0%	-	-	-	
RESERVE FOR PREPAIDS	22,940	-		-	-	-	0.0%
RESERVE FOR MAINTENANCE: BLDGS. & IMPROV.	500,000			-	-	-	
RESERVE FOR UNFUNDED MANDATES		-	0.0%	850,000	850,000	-	0.0%
RESERVE FOR CAPITAL: >$50,000	401,945	-		-	339,707	525	0.2%
RESERVE FOR PUBLIC BENEFIT	260,663	-	0.0%	607,635	607,635	-	0.0%
RESERVE FOR PARKING IMPROVEMENTS	950,000	-	0.0%	650,000	650,000	-	0.0%
RESERVE FOR FUTURE FACILITIES	257,547	-		-	1,363,358	-	0.0%
TOTAL CANCELLATIONS OR DECREASES TO RESERVES	18,700,768	-	0.0%	2,107,635	12,066,931	525	0.0%
TOTAL AVAILABLE FINANCIAL SOURCES (including beginning Fund Balance - Unassigned)	177,996,451	94,406,881	53.0%	164,157,660	180,979,833	107,546,665	59.4%

ATTACHMENT A

Mid-Year Report - General Fund as of January 31, 2025

	FY 2024			FY 2025			
	AUDITED[1]	1/31/2024	%	ORIG. BUDGET	ADJ. BUDGET	1/31/2025	%
FINANCIAL REQUIREMENTS:							
APPROPRIATIONS/EXPENDITURES:							
CITY COUNCIL	462,429	299,903	64.9%	559,127	559,127	281,062	50.3%
CITY CLERK	269,755	154,315	57.2%	683,460	685,109	192,276	28.1%
CITY MANAGER (INCL. HR IN FY 24)	6,986,773	4,286,363	61.3%	1,639,261	1,643,342	840,912	51.2%
HUMAN RESOURCES (STANDALONE DEPT. IN FY 25 & 26)	-	-	-	5,881,269	6,458,531	3,888,095	60.2%
CITY ATTORNEY	881,943	441,342	50.0%	816,397	816,397	527,445	64.6%
MANAGEMENT SERVICES	2,952,426	1,504,632	51.0%	3,427,215	3,546,521	1,727,072	48.7%
DEVELOPMENT SERVICES	4,866,918	2,841,729	58.4%	5,955,078	7,008,113	3,058,054	43.6%
FACILITIES	21,797,158	10,598,744	48.6%	26,137,105	29,127,116	12,018,336	41.3%
COMMUNITY SERVICES	2,160,350	1,083,268	50.1%	2,490,537	2,767,433	1,242,306	44.9%
ENGINEERING	4,385,115	2,340,134	53.4%	1,727,707	2,173,423	927,572	42.7%
LIBRARY	3,580,553	1,971,075	55.0%	3,610,020	3,639,462	1,877,629	51.6%
POLICE	35,253,763	22,012,927	62.4%	40,562,553	41,311,120	24,315,350	58.9%
FIRE	23,150,383	15,085,072	65.2%	22,409,347	25,231,320	15,785,694	62.6%
TOTAL APPROPRIATIONS	106,747,565	62,619,505	58.7%	115,899,075	124,967,014	66,681,803	53.4%
INTERFUND TRANSFERS TO OTHER FUNDS:							
GOVERNMENTAL GRANTS FUND (200)	405	-	0.0%	-	-	-	0.0%
PARAMEDIC FUND (205)	4,185,998	2,358,790	56.3%	5,426,894	5,426,894	2,627,562	48.4%
DRBA (236)	103,305	-	0.0%	100,294	100,294	-	0.0%
PARKING AUTHORITY (237)	17,872	-	0.0%	15,496	15,496	-	0.0%
PUBLIC FACILITIES DEVELOPMENT (251)	7,690,541	-	0.0%	-	-	-	
STREET LIGHTING DISTRICT (260)		-	0.0%	30,000	30,000	-	0.0%
LANDSCAPE MAINTENANCE DISTRICT (263)	6,200	-	0.0%	26,438	24,438	-	0.0%
SAFETY / CITY HALL FUND (406)	257,547	-	0.0%	-	1,363,358	-	0.0%
WATER SERVICE FUND (501, 503)	34,976			-	-		
SEWER SERVICE FUND (521)	-	-	0.0%	-	-	-	0.0%
CITRUS GROVES (538)	200,658	-	0.0%	-	100,000	-	0.0%
LIABILITY SELF-INSURANCE (602)	5,576,403	-	0.0%	6,043,434	6,043,434	-	0.0%
SUCCESSOR AGENCY (820)	409,436	-	0.0%	-	-	-	0.0%
TOTAL INTERFUND TRANSFERS TO OTHER FUNDS	18,483,341	2,358,790	12.8%	11,642,556	13,103,914	2,627,562	20.1%
NEW OR INCREASES TO RESERVES:							
RESERVE FOR ENCUMBRANCES	-	-	0.0%	-	-	-	0.0%
RESERVE FOR ADVANCES RECEIVABLE	-	-	0.0%	-	-	-	-
RESERVE FOR LOANS	3,012,822	-	0.0%	-	-	-	-
RESERVE FOR PREPAIDS	-	-	0.0%	-	-	-	-
RESERVE FOR DONATIONS	39,678	-	0.0%	-	-	-	-
RESERVE FOR PEG FEES	33,083	-	0.0%	-	-	-	-
TOTAL NEW OR INCREASES TO RESERVES	3,085,583	-	-	0	0	0	
TOTAL FINANCIAL REQUIREMENTS	128,316,489	64,978,295	50.6%	127,541,631	138,070,928	69,309,364	50.2%
AUTHORIZED USE OF UNASSIGNED FUND BALANCE							
SOURCES OVER/(UNDER) REQUIREMENTS	**13,264,257**			(7,200,526)	(6,771,057)		
ENDING FUND BALANCE - UNASSIGNED	**49,679,962** [2]			**36,616,029**	**42,908,905**		

[1] These are audited fiscal year-end figures.

[2] Actual Unassigned Fund Balance: $52,249,769 - the effect of +$2,006,552 in GASB-adjusted investment income and 3 adjustments to fund balance by the City's external auditors with a net effect of +$563,255

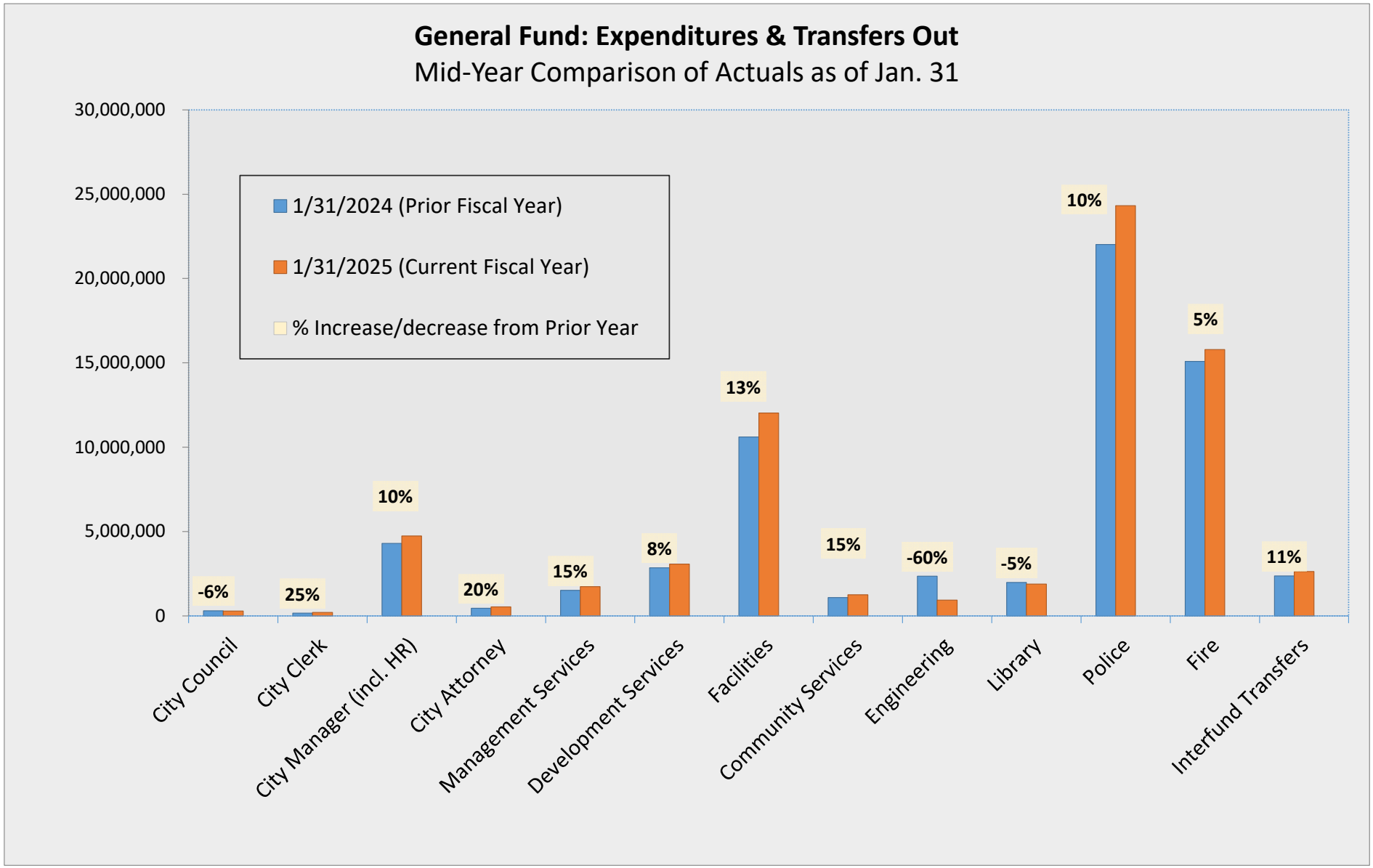
SCHEDULE 1 - ALLOCATION OF SURPLUS FISCAL YEAR - UNASSIGNED FUND BALANCE & REVENUE ADJUSTMENTS

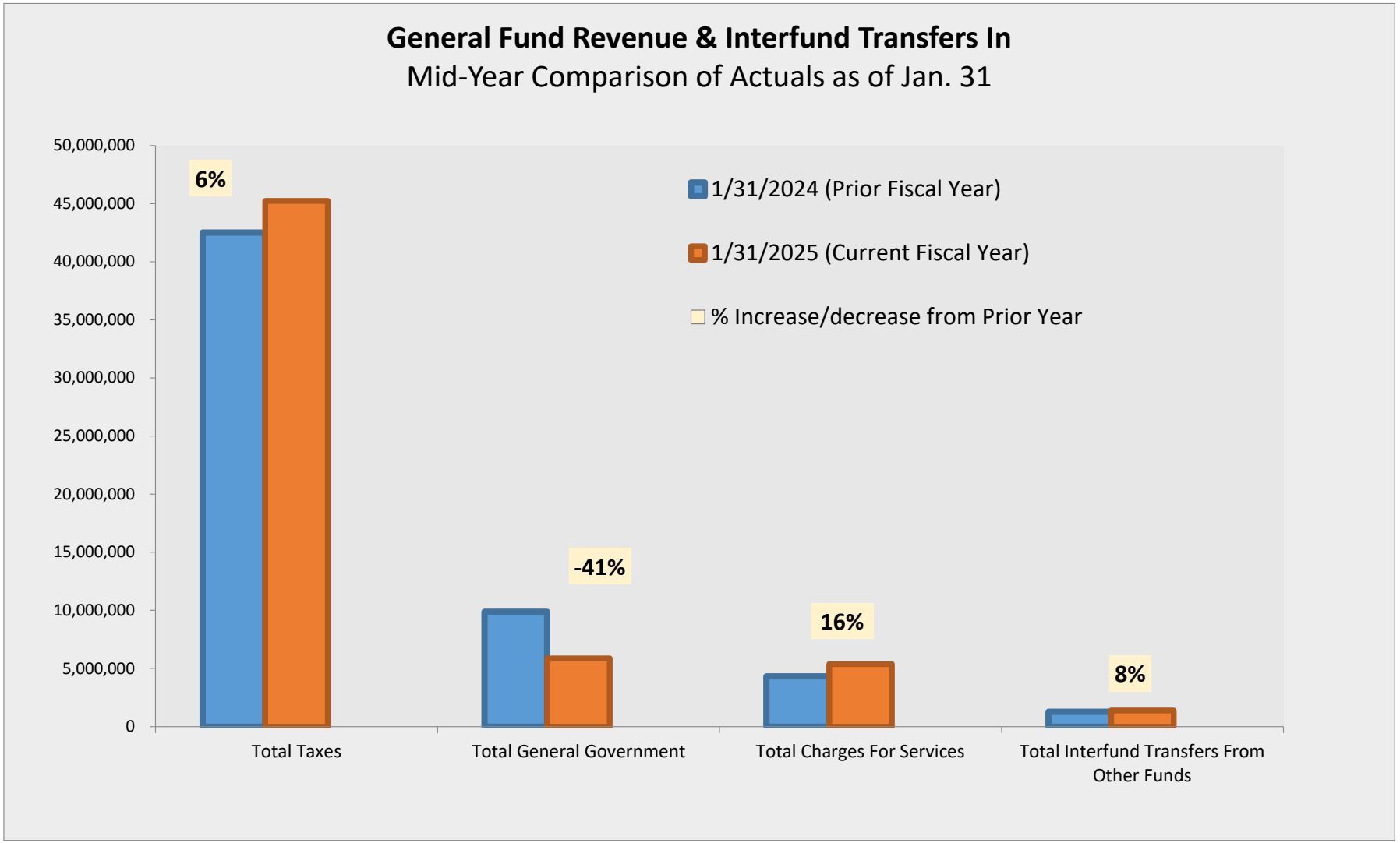
City Manager Recommends that the prior year's surplus allocated to unassigned fund balance be used as follows:

I. Additional Appropriations for Fiscal Year 2024-25	Amount		Fund-Division	Object Code	
6th Street Parking Structure Repairs	744,001	*	101300	8501	*$344,001 partial offset from Parking Improvement Reserve
Fire Department command & support vehicles	250,000		101250	8706	
Police Department XTL/XTS in-car radios	820,031		101202	8501	
PD Camera - Corresponding Transfer Out	350,000		101501	9901	
Tyler ERP API Toolkit / ERP Enhancement	150,000		101501	8703	
Expand Recreation contract classes (revenue offset)	100,000		101309	6710	
Transfer out to Liability Fund	875,000		101501	9901	
	$ 3,289,032				
Funding for PD Camera replacement	350,000		604900	8703	- This amount is appropriated in the IT Division, not the General Fund
Transfer into IT Division Fund	350,000		604900	4901	

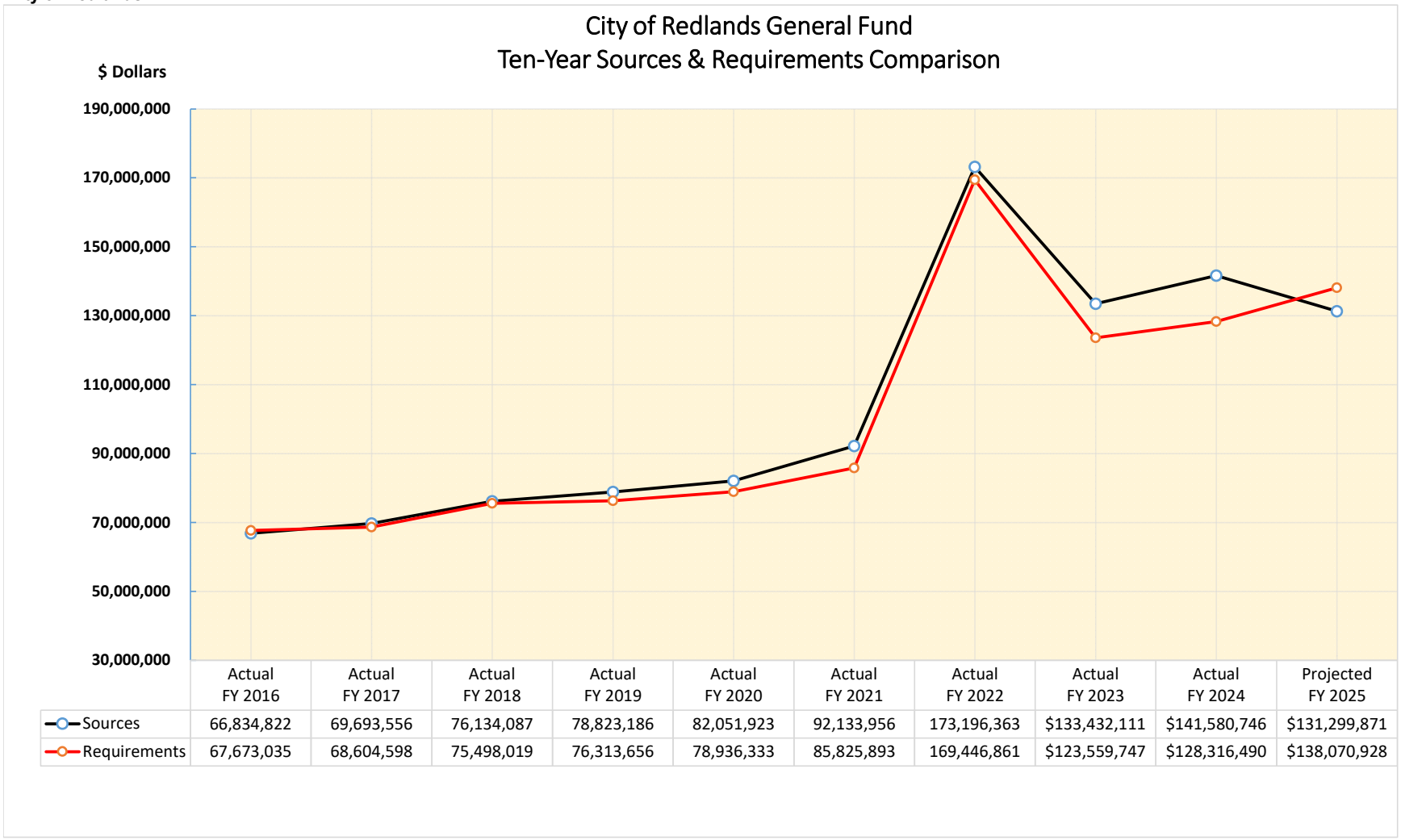
II. Additions to Major Categories of Revenue	Amount	Fund-Division	Object Code
Sales & Use Tax	449,470	101501	4001
Measure T Sales Tax	300,000	101501	4006
Recreation Contract Class Revenue	100,000	101309	4530
	$ 849,470		

III. Adjustments to General Fund Reserves	Amount	Object Code
Future Facilities Reserve	5,000,000	3319
Public Safety Homelessness Reserve to Future Facilities	2,527,356	3320 to 3319
Contingency "Rainy Day" Reserve	1,275,000	3205
Release of Parking Improvements Reserve	344,001	3302


General Fund: Expenditures & Transfers Out
Mid-Year Comparison of Actuals as of Jan. 31
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
1/31/2024 (Prior Fiscal Year)
1/31/2025 (Current Fiscal Year)
% Increase/decrease from Prior Year
-6%
25%
10%
20%
15%
8%
13%
15%
-60%
-5%
10%
5%
11%
City Council
City Clerk
City Manager (incl. HR)
City Attorney
Management Services
Development Services
Facilities
Community Services
Engineering
Library
Police
Fire
Interfund Transfers


General Fund Revenue & Interfund Transfers In
Mid-Year Comparison of Actuals as of Jan. 31
50,000,000
45,000,000
40,000,000
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
6%
-41%
16%
8%
1/31/2024 (Prior Fiscal Year)
1/31/2025 (Current Fiscal Year)
% Increase/decrease from Prior Year
Total Taxes
Total General Government
Total Charges For Services
Total Interfund Transfers From Other Funds

City of Redlands



	Actual FY 2016	Actual FY 2017	Actual FY 2018	Actual FY 2019	Actual FY 2020	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025
Sources	66,834,822	69,693,556	76,134,087	78,823,186	82,051,923	92,133,956	173,196,363	$133,432,111	$141,580,746	$131,299,871
Requirements	67,673,035	68,604,598	75,498,019	76,313,656	78,936,333	85,825,893	169,446,861	$123,559,747	$128,316,490	$138,070,928

ATTACHMENT D

GENERAL FUND ACTIVITY: FY 2016 THROUGH 2025

CITY OF REDLANDS

FINANCIAL SOURCES:	**AUDITED 2016**	**AUDITED 2017**	**AUDITED 2018**	**AUDITED 2019**	**AUDITED 2020**	**AUDITED 2021**	**AUDITED 2022**	**AUDITED 2023**	**AUDITED 2024**	***ADJUSTED* 2025**
BEGINNING FUND BALANCE - UNASSIGNED	$9,973,849	$9,135,636	$10,224,594	$10,860,661	$13,370,190	$16,485,775	$22,793,838	$26,543,340	$36,415,704	$49,679,961
Revenues	$ 61,529,313	$ 65,454,809	70,424,722	72,870,469	74,541,201	82,782,239	107,830,947	116,645,296	120,029,817	116,726,319
Interfund Transfers In	2,498,055	1,768,125	2,125,072	2,802,538	2,568,806	6,379,038	4,083,734	2,307,193	2,850,161	2,506,621
Proceeds from Land Sales	-	-	-	-	-	-	43,393,103	-	-	-
Decrease in Reserve for Advances Receivable [2]	-	-	-	44,913	224,208	155,086	501,100	135,809	7,690,541	-
Decrease in Reserve for Prepaid Items	-	46,941	151,551	192,259	197,202	183,522	209,601	197,266	22,940	-
Decrease in Reserve for Fire Equipment Replacement	136,924	136,924	60,000	-	-	-	-	-	-	-
Decrease in Reserve for General Fund Vehicles	40,570	-	296,924	50,000	-	-	-	-	-	-
Decrease in Reserve for Safety Vehicles	-	-	52,034	-	-	-	-	-	-	-
Decrease in Reserve for Parking Improvements	-	-	-	-	-	-	-	-	950,000	650,000
Decrease in Reserve for General Plan	-	-	-	-	-	-	-	-	-	-
Decrease in Reserve for Maint.: Park Facilities	-	-	-	-	-	-	-	-	-	-
Decrease in Reserve for Maint.: Bldg & Improvements	-	-	50,000	11,030	13,464	-	-	-	500,000	-
Decrease in Reserve for Capital Repl: HVAC, IT Equipl.	-	-	-	-	-	-	-	-	-	-
Decrease in Reserve for Capital Over $50,000	-	-	302,355	108,040	-	84,392	55,863	421,256	401,945	339,707
Decrease in Reserve for Unfunded Mandates	-	-	-	-	100,000	-	-	-	-	850,000
Decrease in Reserve for PEG Fees	-	-	327,464	-	-	901	1,347	7,357	-	-
Decrease in Reserve for Sidewalk Improvements	-	-	-	-	-	-	849,538	-	-	-
Decrease in Reserve for Future Facilities	-	-	-	-	-	-	16,081,616	-	257,547	1,363,358
Decrease in Reserve for Animal Shelter	-	-	-	-	-	-	25,292	-	-	-
Decrease in Reserve for Public Benefit	-	-	-	-	-	-	159,960	747,431	260,663	607,635
Net Activity for donations & deposits reconciliation	-	-	978,450	11,854	122,465	-	-	-	-	-
Decrease in Reserve for Donations	-	-	-	-	-	33,826	4,262	-	-	-
Cancellation of Reserve for Encumbrances	2,629,960	2,286,757	1,365,514	2,732,083	4,284,577	2,514,952	-	12,970,503	8,617,132	8,256,231
TOTAL CURRENT SOURCES	$ 66,834,822	$ 69,693,556	$ 76,134,087	$ 78,823,186	$ 82,051,923	$ 92,133,956	$ 173,196,363	$ 133,432,111	$ 141,580,746	$ 131,299,871
FINANCIAL REQUIREMENTS:										
Expenditures [3]	$ 58,221,707	$ 60,521,061	$ 63,266,834	$ 65,513,765	$ 70,565,921	$ 67,416,595	$ 93,814,566	$ 92,497,314	$ 106,747,566	$ 124,967,014
Interfund Transfers Out	5,453,779	6,102,083	6,072,848	5,423,918	5,475,096	7,128,009	23,386,161	8,937,560	18,483,341	13,103,914
Increase in Reserve for Advances Receivable [2]	915,131	88,913	175,944	-	-	-	31,255	178,015	-	-
Increase in Reserve for Loans	-	-	-	-	-	-	-	-	3,012,822	-
Increase in Reserve for Encumbrances	2,286,757	1,365,514	2,732,083	4,284,577	2,514,952	7,083,392	5,887,111	16,873,363	-	-
Increase in Reserve for Parking Improvements	-	-	1,944,001	-	-	-	-	-	-	-
Increase in Reserve for Prepaids	46,941	151,551	192,259	210,180	183,522	196,623	721,316	-	-	-
Increase in Reserve for Fire Equipment Replacement	-	60,000	50,000	-	-	358,142	-	-	-	-
Increase in Reserve for General Fund Vehicles	-	-	-	-	-	-	-	-	-	-
Increase in Reserve for General Plan	-	-	-	-	-	-	-	-	-	-
Increase in Reserve for General Fund Contingencies	187,180	-	163,344	-	-	-	946,209	562,425	-	-
Increase in Reserve for Maint. Bldgs & Improvements	187,180	-	163,344	-	-	-	946,209	562,425	-	-
Increase in Reserve for Capital Over $50,000	187,180	150,000	163,344	-	108,040	-	946,209	562,425	-	-
Increase in Reserve for Unfunded Mandates	187,180	-	163,344	-	-	-	946,209	562,245	-	-
Increase in Reserve for Maint. Prk Playgrnds, Equip. Facilities	-	-	-	-	-	-	-	-	-	-
Increase in Reserve for Capital Replacememnt:HVAC, IT Equip	-	-	-	-	-	-	-	-	-	-
Increase in Reserve for PEG Fees	-	-	410,675	58,784	76,156	52,844	34,821	41,107	33,083	-
Increase in Reserve for Public Benefit	-	-	-	-	-	-	14,338	13,800	-	-
Increase in Reserve for Animal Shelter	-	-	-	-	-	12,646	-	-	-	-
Increase in Reserve for Donations	-	-	-	-	-	-	51,998	69,068	39,678	-
Restate Special Deposits Reserve	-	-	-	-	12,646	3,577,642	-	-	-	-
Fixed Asset Adjustments	-	-	-	822,432	-	-	-	-	-	-
Increase in Reserve for Future Facilities	-	-	-	-	-	-	38,193,103	2,700,000	-	-
Increase in Reserve for Sidewalk Improvements	-	-	-	-	-	-	1,000,000	-	-	-
Increase in Reserve for Public Safety/Homelessness	-	-	-	-	-	-	2,527,356	-	-	-
Net Other Activity Affecting Fund Balance	-	165,476	-	-	-	-	-	-	-	-
TOTAL CURRENT REQUIREMENTS	$ 67,673,035	$ 68,604,598	$ 75,498,019	$ 76,313,656	$ 78,936,333	$ 85,825,893	$ 169,446,861	$ 123,559,747	$ 128,316,490	$ 138,070,928
CURRENT SOURCES OVER(UNDER) REQUIREMENTS	$ (838,213)	$ 1,088,958	$ 636,067	$ 2,509,530	$ 3,115,590	$ 6,308,063	$ 3,749,502	$ 9,872,364	$ 13,264,256	$ (6,771,057)
ENDING FUND BALANCE - UNASSIGNED [1]	$ 9,135,636	$10,224,594	$10,860,661	$13,370,190	$16,485,775	$ 22,793,838	$ 26,543,340	$ 36,415,704	$ 49,679,961	$ 42,908,904
COMMITTED & ASSIGNED FUND BALANCES (RESERVES)										
COMMITTED FUND BALANCE (STABILIZATION)	$ 8,122,332	$ 8,122,332	$ 8,285,676	$ 8,285,676	$ 8,285,676	$ 8,285,676	$ 9,231,885	$ 9,794,310	$ 9,794,310	$ 9,794,310
ASSIGNED - ALL CATEGORIES	2,267,840	2,130,916	4,063,636	3,894,566	3,889,142	4,188,184	35,166,981	38,399,189	36,029,034	31,126,283
ENDING BALANCE - STABILIZATION & ASSIGNED	$ 10,390,172	$ 10,253,248	$ 12,349,312	$ 12,180,243	$ 12,174,818	$ 12,473,860	$ 44,398,866	$ 48,193,499	$ 45,823,344	$ 40,920,593
City of Redlands Population [4]	68,368	70,851	70,196	71,441	72,863	72,739	72,259	71,972	72,696	72,696
Per Capita Expenditures	$851.59	$854.20	$901.29	$917.03	$968.47	$926.83	$1,298.31	$1,285.18	$1,468.41	$1,719.04

Notes:

[1] Does not include Committed and Assigned Fund Balances

[2] Outstanding loans to the Public Facilities Fund from the General Fund to cover debt service of COPs issued in FY 2003-2004 were forgiven in full in FY 2024

[3] Expenditures are estimated by departments as fully spent, which includes anticipated carryovers and encumbrances.

[4] Department of Finance Population estimates.

City of Redlands
General Fund Committed/Assigned Fund Balance (Reserves)
Fiscal Year 2025

Object	Fund Balance	Audited Balance 6/30/2024	Approved Increases To Date	Approved (Decreases) To Date	Proposed Increases/ (Decreases)	Estimated Balance 6/30/2025
	Committed:					
3205	Contingency	$ 9,794,310	$ -	$ -	$ 1,275,000	$ 11,069,310
	Assigned:					
3208	Reserve for Nevada Palmetto - Parks & Rec.	692,729		(607,635)		85,094
3209	Reserve for Nevada Palmetto - Trails Develpmt.	850,460				850,460
3209	Reserve for Nevada Palmetto - Open Space	857,606				857,606
3210	Reserve for Nevada Palmetto - Other Imprvmts	36,930				36,930
3302	Reserve for Parking Improvements	994,001		(650,000)	(344,001)	-
3303	Reserve for Maintenance: Park Facilities	100,000				100,000
3304	Reserve for Maintenance: Bldgs. & Improv.	1,753,968				1,753,968
3306	Reserve for Unfunded Mandates	1,928,462		(850,000)		1,078,462
3307	Reserve for Capital: HVAC & IT Equip.	200,000				200,000
3308	Reserve for Capital: >$50,000	912,471		(339,707)		572,764
3309	Reserve for Vehicle Replacement	62,506				62,506
3312	Reserve for Fire Equipment	408,142				408,142
3318	Reserve for Sidewalk Improvements	150,462				150,462
3319	Reserve for Future Facilities	18,805,890		(1,363,358)	7,527,356	24,969,888
3320	Reserve for Public Safety Facility/Homelessness	2,527,356			(2,527,356)	-
		30,280,984	-	(3,810,700)	4,655,999	31,126,283
		40,075,294	-	$ (3,810,700)	$ 5,930,999	$ 42,195,593

City Council Meeting **K. 1.**

DATE: 03/18/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Public hearing to consider Resolution No. 8669 for Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65) and update the sign regulations within the Transit Villages Specific Plan including the following items:

a. Require uniform sign programs for multi-tenant developments that meet specific criteria;
b. Allow freestanding multi-tenant signs in unified centers under defined conditions;
c. Remove a restriction on building sign location;
d. Remove certain restrictions and review procedures applying to murals; and,
e. Other minor text edits to improve clarity and consistency.

(Mayor to declare meeting open as a public hearing)
(Development Services Director Desatnik)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

If the City Council determines that the Planning Commission's recommendation is appropriate, the following motion is provided:

I move that the City Council adopt Resolution No. 8669 and approve Amendment No. 2 to the Transit Villages Specific Plan, and I further move that the City Council determine that the proposal is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of the CEQA Guidelines.

RECOMMENDATION:

On January 28, 2025, the Planning Commission held a public hearing and recommended that the City Council approve the proposed amendment with no modifications. The commission did not have any concerns regarding the proposal.

DISCUSSION:

The Transit Villages Specific Plan (Specific Plan No. 65) was adopted on October 22, 2022. The accompanying Environmental Impact Report was also certified and adopted on October 22, 2022. The entire Transit Villages Specific Plan (TVSP) area, which covers approximately 947 acres (or 1.5 square miles), has the following general boundaries: to the west by Kansas Street, Redlands Boulevard, Alabama Street, and Tennessee Street; to the north by Interstate 10, Colton Avenue, and Sylvan Boulevard; to the east by Judson Street; and to the south by Citrus Avenue, Central Avenue, Redlands Boulevard, Olive Avenue, Brookside Avenue, Ash Street, Pine Avenue, Tennessee Street, and State Street. The TVSP area also includes the parcels along both sides of Orange Street between Colton Avenue and Lugonia Avenue (see Attachment A).

The proposed amendment focuses on changes to sign regulations which would apply throughout the specific plan area. Additionally, the proposed text amendment includes minor edits to Chapter 4 to improve clarity and consistency. These edits do not change existing regulations. The attached resolution includes the text of the proposed amendment, and the following sections summarize the proposed changes and their consistency with the General Plan.

A) Sign Regulations

The proposed changes aim to provide more flexibility for signage, especially for multi-tenant developments (referred to as "unified centers") as described below.

1. Sign Program Requirements

The amendment would establish a definition for 'Unified Center' (i.e.,

multi-tenant developments) and require the preparation of uniform sign programs for new unified centers constructed within the specific plan area. The proposed definition would exclude properties having less than 150 feet of street frontage. The amendment includes a definition to be added to Section 4.17 (Definitions), to state,"A development with: a) one or more buildings designed for occupancy by two (2) or more businesses; and, b) for which vehicular access to parking and/or the parking area itself is shared by two (2) or more tenants either physically or through legal instrument (such as an easement or shared parking agreement); and, c) located on a legal lot(s) with a minimum street frontage of 150 feet."

2. Freestanding Sign Allowance

The amendment would add an allowance for up to one freestanding monument multi-tenant sign within existing unified centers (i.e., those that were established prior to the effective date of the specific plan) subject to Planning Commission approval. The amendment would establish site eligibility criteria consistent with the existing Redlands Sign Code (RMC Chapter 15.36) for other areas of Redlands, and provide that a multi-tenant sign is only allowed if the planning commission finds that unique site circumstances (such as constrained visibility and building orientation) exist to justify the need for a multi-tenant sign. Attachment C provides a map showing the location of existing developments within the Transit Villages Specific Plan area which potentially qualify as 'unified centers' (based on having multiple tenants and at least 150 feet of frontage), and therefore, may be eligible for a multi-tenant sign under the proposed amendment.

3. Wall Sign Location

The amendment would remove the current general sign design standard which prohibits signs on building facades which do not have a pedestrian entrance. Currently, the general sign design standard under section 4.9.D states, "In order to avoid sign clutter, signage shall only be allowed on facades that have building entrances." The proposed amendment would remove this standard, and also add language to the standards for wall signs under section 4.9.F, clarifying that other sides of a building may be used for a wall sign under certain conditions. The amendment states (proposed new text is underlined), "Maximum of one (1) wall sign per business on each building frontage facing a public street or private/public parking area. In multi-tenant buildings, only businesses with ground floor frontage along the sidewalk, internal plaza, or pedestrian passage shall be allowed a wall sign."Overall, these changes are intended to promote flexibility for new sign installations within pre-existing developments that have unique layouts that do not fully conform to the street-oriented urban design standards under the specific plan. The current sign standards are problematic as they are too restrictive concerning allowed sign locations, particularly for those developments which are not oriented towards public frontage. The amendment would relax sign location restrictions, but would not change the overall number

of signs allowed per building.

4. Mural Sign Standards

The amendment would revise development standards applicable to 'mural' signs within the Specific Plan area. Currently, TVSP Section 4.9(F)(13) provides very restrictive dimensional standards for murals, and also requires all new murals to undergo Cultural Arts Commission review (whether on private property or public property). These provisions for artwork (i.e., not a commercial message or business signage) are not consistent with sign regulations that should pertain to business identification or commercial messaging. The dimension limitations (height, width, and area) would be removed for artwork. Murals, as artwork on private property, are not reviewed by the City's Cultural Arts Commission whose duties include reviewing public arts programs (not private artwork on private properties).The specific plan would continue to prohibit the display of off-site advertising, product placement, or business identification through murals. Any business identification function or other commercial messaging content would continue to be subject to the normal sign regulations in Section 4.9 for other types of signs (e.g., wall signs, sidewalk signs, awning or canopy signs, window signs, projecting signs, etc.).

B) General Plan Consistency

The proposed text amendment is consistent with the 2035 General Plan and will continue to implement the General Plan's guiding strategy and unifying principle known as the Transit Village Concept. The proposed amendment is also consistent with the original design intent of the Transit Villages Specific Plan.

No specific findings are required for the proposed amendment, other than determining the proposal is consistent with the General Plan. The proposed amendment is consistent with the applicable provisions of California Government Code Sections 65453 and 65454 pertaining to specific plans, including the requirements for amending a specific plan.

C) Environmental Review

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed text amendment, which is limited to minor changes to existing development regulations that would not fundamentally alter the zoning plan, may have a significant effect on the environment.

ALTERNATIVES:

1. The City Council can continue consideration of the Specific Plan Amendment and direct staff to bring back additional information or modify as directed; or,

2. The City Council may vote against adoption of the Resolution.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Brian Desatnik, Development Services Director

RECOMMENDED BY:
Charles M. Duggan Jr., City Manager

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Christopher Boatman, Assistant City Manager
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Kevin Beery, Senior Planner

Fiscal Impact

Fiscal Year:	24-25
Revenue Generating:	No
Appropriation Required Y/N:	No

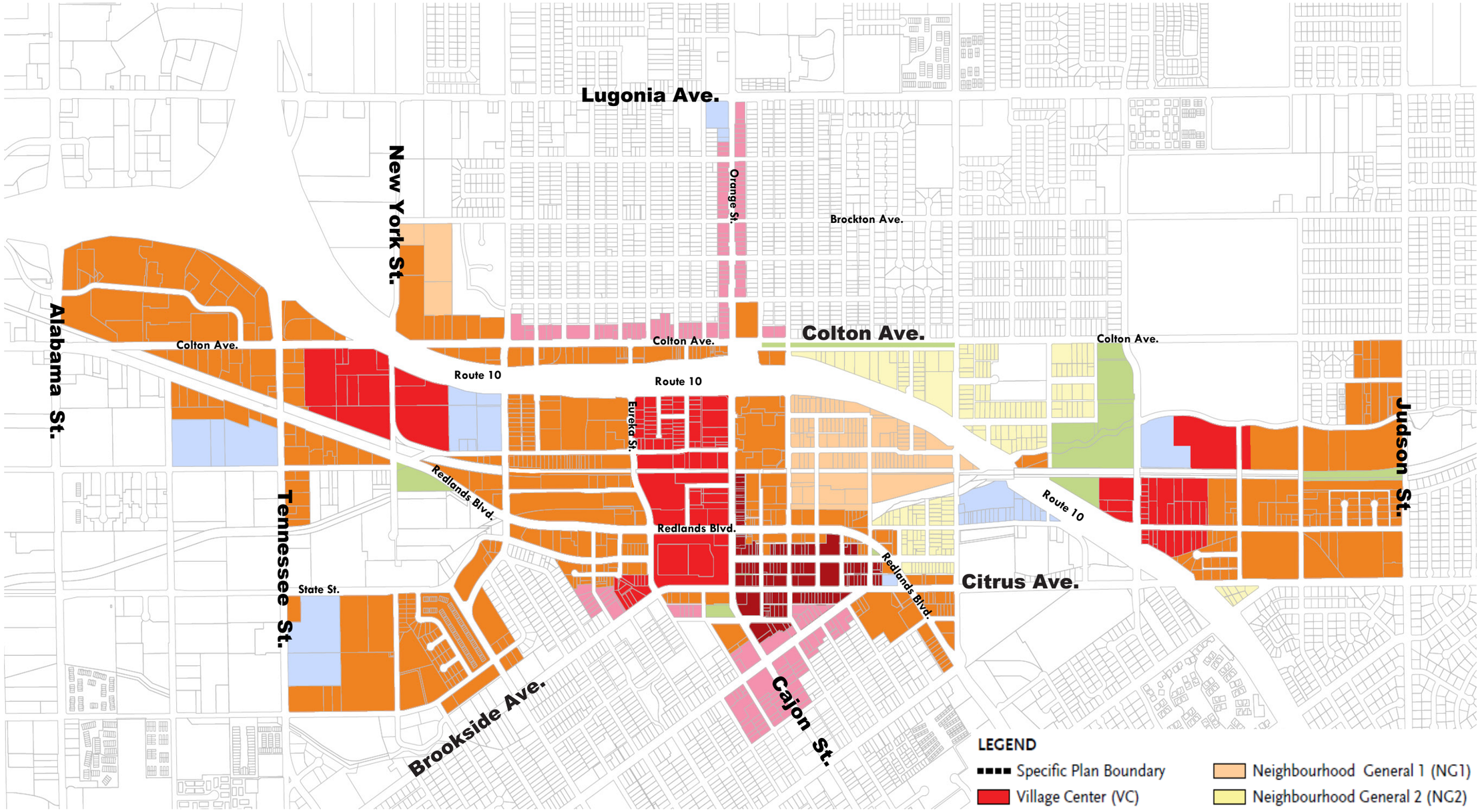
Discussion:

There is no fiscal impact associated with the proposed specific plan amendment.

Attachments

Attachment A: TVSP Location and District Map
Attachment B: TVSP Chapter 4 (Development Code)
Attachment C: Existing Unified Centers
Amendment D: Resolution No. 8669

Location Map



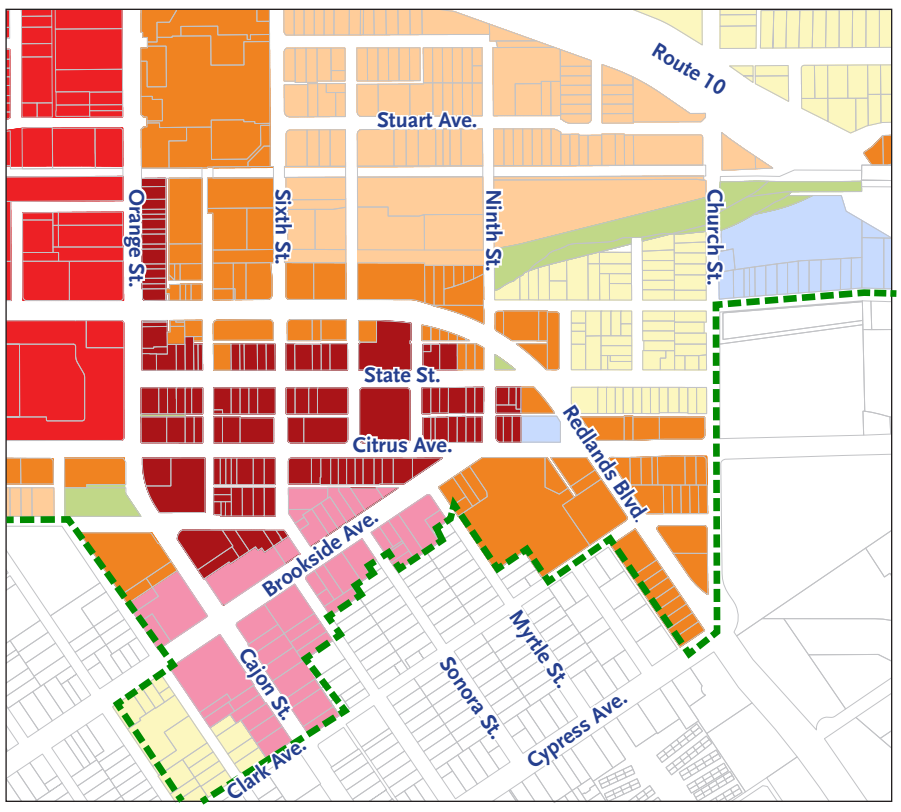
CHAPTER 4: DEVELOPMENT CODE

4.0. INTRODUCTION

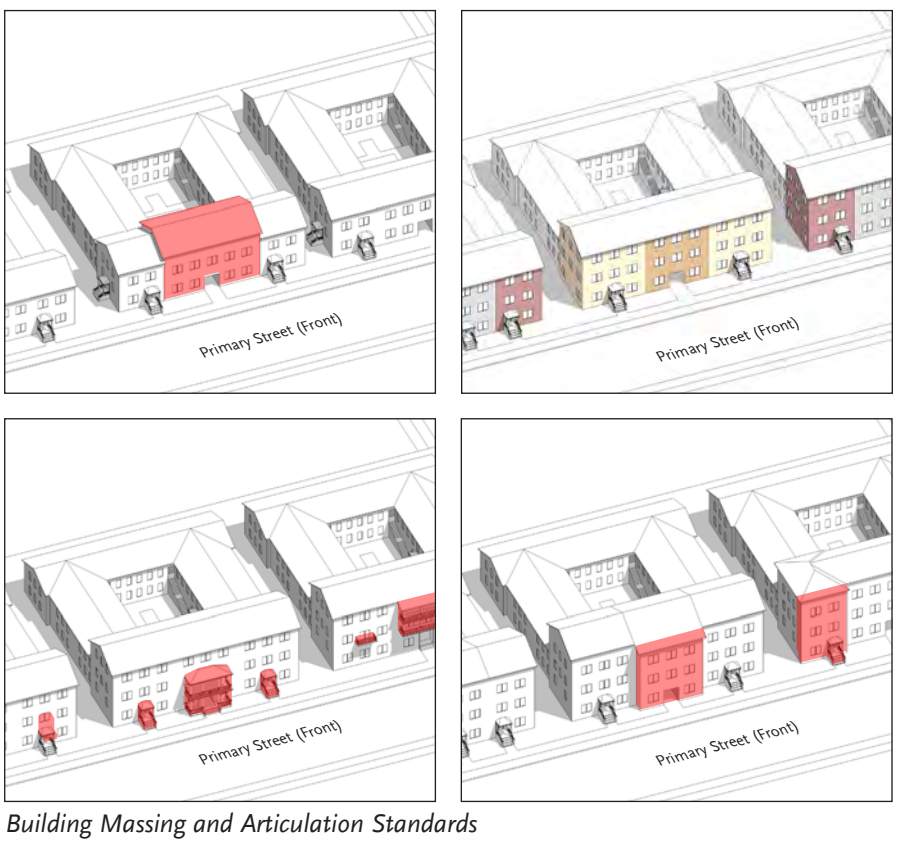
The Development Code provides standards for implementing the City's goals of meeting State of California mandates to increase housing supply, especially near transit stations, and of creating walkable, mixed-use districts and neighborhoods comprised of beautiful streets and open spaces that are fronted by buildings that accommodate a variety of housing, office, and retail opportunities within walking and biking distance of the three proposed Redlands Passenger Rail stations, the Downtown commercial district, Smiley and Sylvan Parks, and the Esri and University of Redlands campuses.

To this end, the Development Code provides land use and design standards for the development of buildings on private property that face and are accessed from the street through appropriate frontage types; locate parking either subterranean or at the center of the block; have massing and articulation that resembles a series of smaller scale buildings in keeing with Redlands' small town character; and that provide on-site open spaces conceived as outdoor rooms, not just leftover space to be landscaped. The Development Code also provides street and block standards designed to break up the automobile-oriented megablocks surrounding each station through the introduction of pedestrian-scaled streets and blocks that are consistent in scale with the those of Downtown and the surrounding pre-World War II residential neighborhoods. Development Code Sections are:

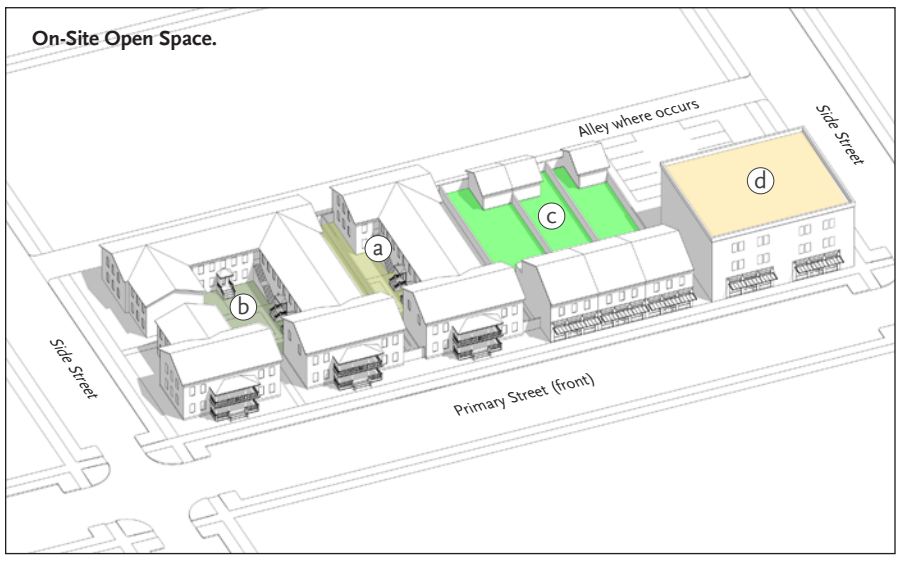
4.1. Purpose and Applicability 4:2
4.2. Regulating Plan, Zones, and Land Use Standards 4:4
4.3. Development Standards 4:15
4.4. On-Site Open Space and Fence/Wall Standards 4:28
4.5. Building Articulation and Massing Standards 4:34
4.6. Frontage Standards 4:37
4.7. Building Design Standards 4:44
4.8. Emergency Shelter Standards 4:52
4.9. Signage Standards 4:53
4.10. Service and Utility Placement Standards 4:62
4.11. On-Site Landscape, Outdoor Lighting, and Public Art Standards 4:63
4.12. Parking Design Standards 4:64
4.13. Sustainable Stormwater Management Guidelines 4:67
4.14. Block and Special Lot Design Standards 4:68
4.15. Street and Streetscape Design Standards 4:72
4.16. Park, Plaza, and Open Space Design Standards 4:74
4.17. Definitions 4:75

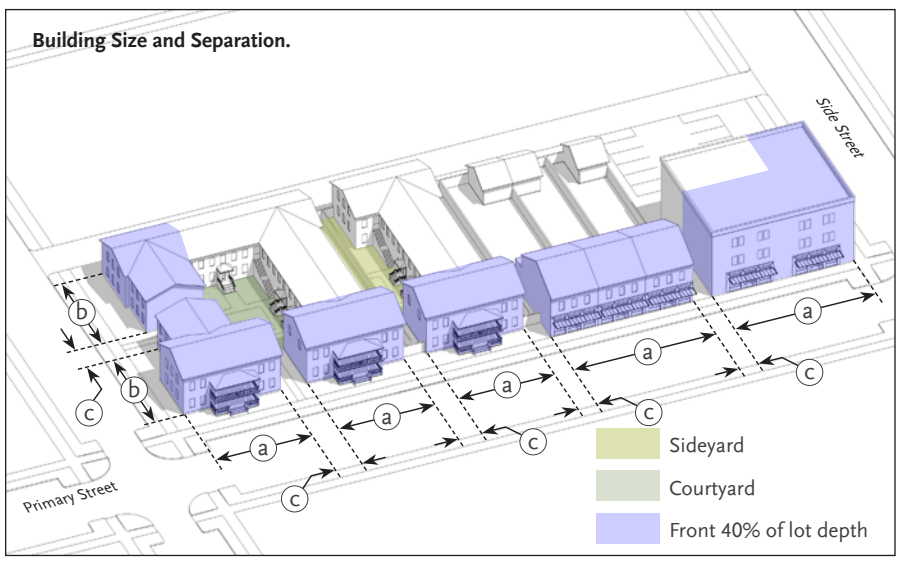


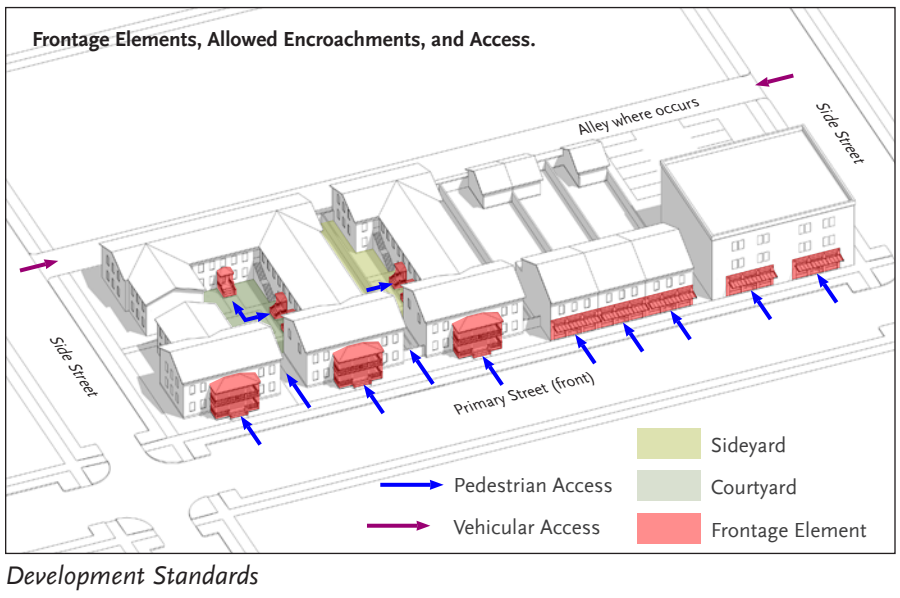
Regulating Plan.



Building Massing and Articulation Standards







Development Standards

4. DEVELOPMENT CODE

4.1. PURPOSE AND APPLICABILITY

4.1.1. PURPOSE AND APPLICABILITY

A. Purpose. This Chapter of the Transit Villages Specific Plan (TVSP) provides detailed regulations for development and new land uses within the specific plan area, and describes how these regulations will be used as part of the City's development review process. These provisions supersede and replace regulations in the Redlands Zoning Code (Title 18 of the *Redlands Municipal Code*) as noted in Section 4.1.2.G (Relationship to Zoning Code). This Development Code is intended to provide for the continuing evolution of the Plan Area into a place where:

- A mixture of land uses including shops, restaurants, entertainment venues, workplaces, and residences are within walking distance of the New York Street, Downtown, and University Street Passenger Rail stations;
- Streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and motorists;
- New and remodeled buildings define the pedestrian-oriented space of the public streets and are harmonious with each other and the desired character of each Station Area.
- Active building frontages enhance the pedestrian activity of the streets.
- Parking is seamlessly integrated through on-street and on-site subterranean parking and lined parking garages.

B. Applicability.

1. The provisions of this Development Code chapter are applicable to all properties within the Transit Villages Specific Plan area.
2. The regulations, development standards, and guidelines as contained in this Development Code Chapter shall apply in their entirety to the review of development proposals. Where the development standards and guidelines of this Development Code chapter do not provide adequate direction, the City of Redlands Municipal Code shall prevail.

4.1.2. ADMINISTRATION

A. Administration and Enforcement. It shall be the duty of the City of Redlands to enforce the provisions set forth in the Transit Villages Specific Plan. All officers, employees, and officials of the City of Redlands who are vested with the duty or authority to issue permits or licenses shall comply with the provisions of the Transit Villages Specific Plan, and shall not issue any permit or license or approve any use or building that would be in conflict with the Transit Villages Specific Plan. Any permit, license, or approval issued that is in conflict with the requirements of the Transit Villages Specific Plan shall be considered null and void.

B. Relationship to Zoning Code. This Specific Plan is adopted by ordinance and is therefore a specific zoning regulatory document that replaces the requirements of the Redlands Zoning Code, Title 18 of the *Redlands Municipal Code*. Otherwise applicable requirements of the Zoning Code that are not covered by this Development Code apply to development within the specific plan area, as noted in this Development Code chapter. If a conflict occurs between a requirement of this Development Code and the *Redlands Municipal Code*, the provisions of this Development Code shall control.

C. Relationship to Building Code, Fire Code, Health Code and other Requirements and Regulations. The implementation of all development standards and provisions of this Development Code are subject to the requirements and regulations of the California Building Code, Fire Code, Health and Safety Code, and other applicable State and Federal regulations.

D. Effect of Specific Plan Changes on Projects in Progress. An application for a Building Permit, Commission review and approval, Subdivision Permit, Conditional Use Permit, or Variance that has been accepted by the Development Services Department as complete prior to the effective date of this Specific Plan or any amendment shall be processed in compliance with the requirements in effect when the application was accepted as complete.

A project that is under construction on the effective date of this specific Plan or any amendment, need not be changed to satisfy any new or different requirements of this Specific Plan, provided that the approved use of the site shall be established, including the completion of all structures and other features of the project as shown on the approved permit, before the expiration of the permit, or applicable time extension.

E. Nonconforming Buildings and Nonconforming Uses. Nonconforming buildings and nonconforming uses of land within the Specific Plan area are subject to Section 18.184 (Nonconforming Buildings and Uses) of the *Redlands Municipal Code*, as incorporated herein by this reference.

F. Historic and Potentially Historic Buildings.

1. **Rehabilitations and Additions.** All rehabilitations and additions to historic buildings shall conform to the recommendations of the Secretary of the Interior's *Standards for Rehabilitation* and *Illustrated Guidelines for Rehabilitation of Historic Structures* and/or the *Redlands Historic Architectural Design Guidelines*.
2. **Project sites adjacent to historic structures.** Buildings on project sites located immediately adjacent to lots (i.e., that share side or rear property lines) that have designated or eligible historic structures on them shall be designed per the requirements of this Specific Plan and per the recommendations of the *Secretary of the Interior's Standards for Rehabilitation* and *Illustrated Guidelines for Rehabilitation of Historic Structures* and/or the *Redlands Historic Architectural Design Guidelines*.

G. Effect on properties designated for civic buildings, parks, or parking structures. A property designated by the Regulating Plan as a potential site for a civic building, park, or parking structure may continue to be used as follows:

1. Existing land uses and development may continue on the site in compliance with Subsection 4.1.2.D, above;
2. The property owner may choose to propose new development and land uses in compliance with this code; and
3. The property owner may choose to work with the city to develop the proposed public facility.

H. Minor Deviations. Minor deviations from the standards and guidelines of the Transit Villages Specific Plan are permitted per the requirements of Section 18.196.130 (Modifications to Property Development Standards) of the *Redlands Municipal Code*, as incorporated herein by this reference.

I. Submittal Requirements. Development applications and processing fees shall be submitted according to the development types shown in Table 4-1 (Submittal Requirements) and *Redlands Municipal Code* Section 18.12.080 (Site Plan Approval and Procedures) and Section 18.12.170 (Architectural Review; Criteria).

TABLE 4-1. *SUBMITTAL REQUIREMENTS*

Development Code Standard	Development Code Section	Applicable Development Code Sections				
		Renovation of Existing Buildings	Additions to Existing Buildings Less than 20% of Existing Floor Area	Additions to Existing Buildings More than 20% of Existing Floor Area	New Buildings	Parcels Larger than 3.5 acres in Area
Land Use Standards	**4.2**					
Allowable Land Uses and Planning Permit Requirements	4.2.2 and Table 4-2	Required	Required	Required	Required	Required
Development Standards	**4.3**					
Building Setback Standards	4.3.1.A, 4.3.2.A, 4.3.3.A, 4.3.4.A, 4.3.5.A, or 4.3.6.A		Required	Required	Required	Required
Building Height Standards	4.3.1.B, 4.3.2.B, 4.3.3.B, 4.3.4.B, 4.3.5.B, or 4.3.6.B			Required	Required	Required
Parking Placement Standards	4.3.1.C, 4.3.2.C, 4.3.3.C, 4.3.4.C, 4.3.5.C, or 4.3.6.C			Required	Required	Required
Parking Requirement Standards	4.3.1.D, 4.3.2.D, 4.3.3.D, 4.3.4.D, 4.3.5.D, or 4.3.6.D	Required	Required	Required	Required	Required
On-Site Open Space Standards	4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E			Required	Required	Required
Building Size and Separation Standards	4.3.1.F, 4.3.2.F, 4.3.3.F, 4.3.4.F, 4.3.5.F, or 4.3.6.F			Required	Required	Required
Frontage Elements, Allowed Encroachments, and Access	4.3.1.G, 4.3.2.G, 4.3.3.G, 4.3.4.G, 4.3.5.G, or 4.3.6.G		Required	Required	Required	Required
Design Standards and Guidelines	**4.4 - 4.14**					
On-Site Open Space Standards	4.4				Required	Required
Building Articulation and Massing Standards	4.5				Required	Required
Frontage Standards	4.6	Required	Required	Required	Required	Required
Building Design Standards	4.7	Required	Required	Required	Required	Required
Emergency Shelter Standards	4.8	Required	Required	Required	Required	Required
Signage Standards	4.9	Required	Required	Required	Required	Required
Service and Utilities Placement and Screening Standards	4.10	Required	Required	Required	Required	Required
On-Site Landscape, Outdoor Lighting, and Public Art Standards	4.11	Required	Required	Required	Required	Required
Parking Design Standards	4.12	Required	Required	Required	Required	Required
Sustainable Storm Water Management Guidelines	4.13			Required	Required	Required
Block and Special Lot Design Standards	4.14					Required
Public Realm Design Standards	**4.15 - 4.16**					
Street and Streetscape Design Standards	4.15					Required
Park, Plaza, and Open Space Design Standards	4.16					Required

4. DEVELOPMENT CODE

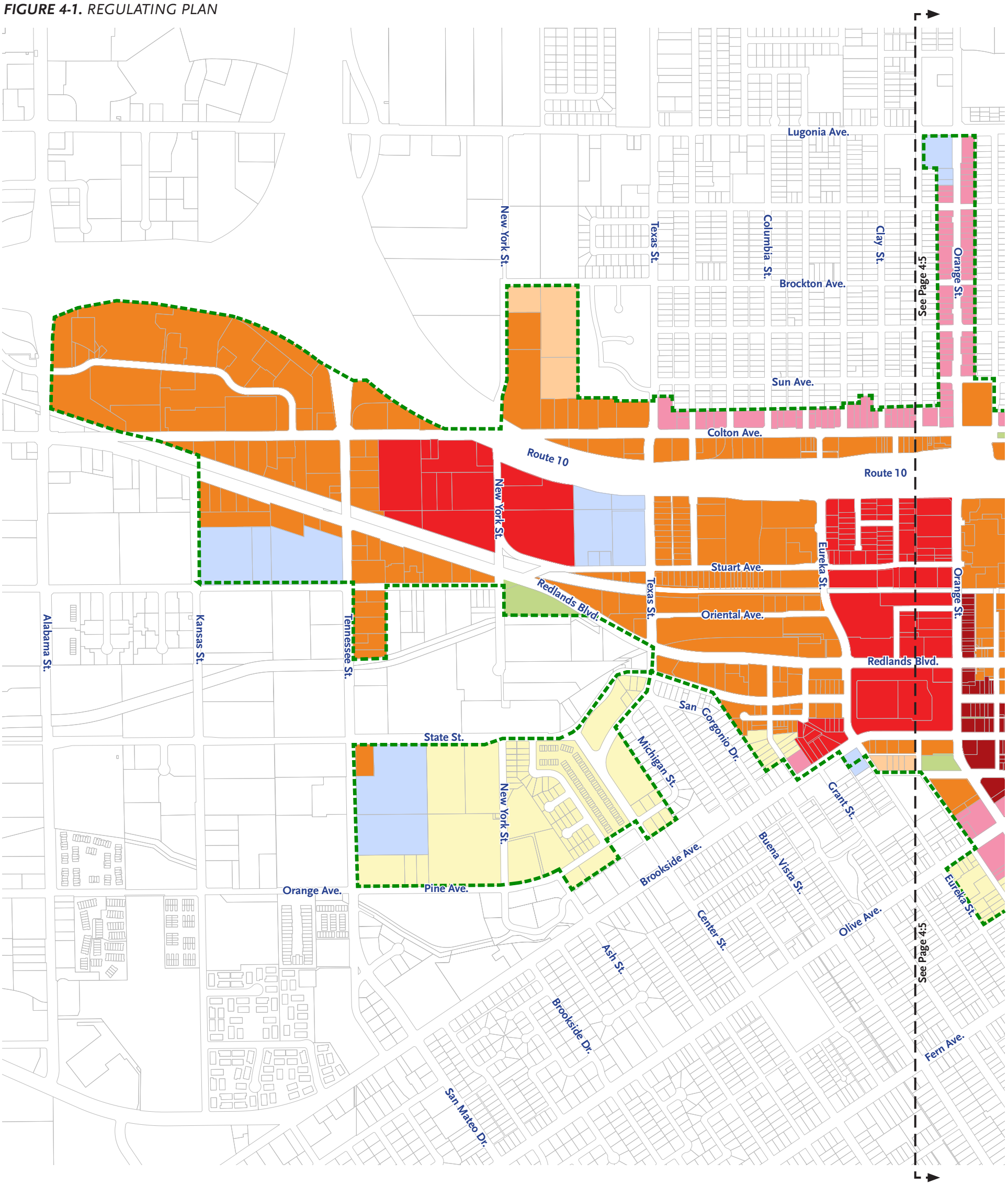
4.2. REGULATING PLAN, ZONES, AND LAND USE STANDARDS

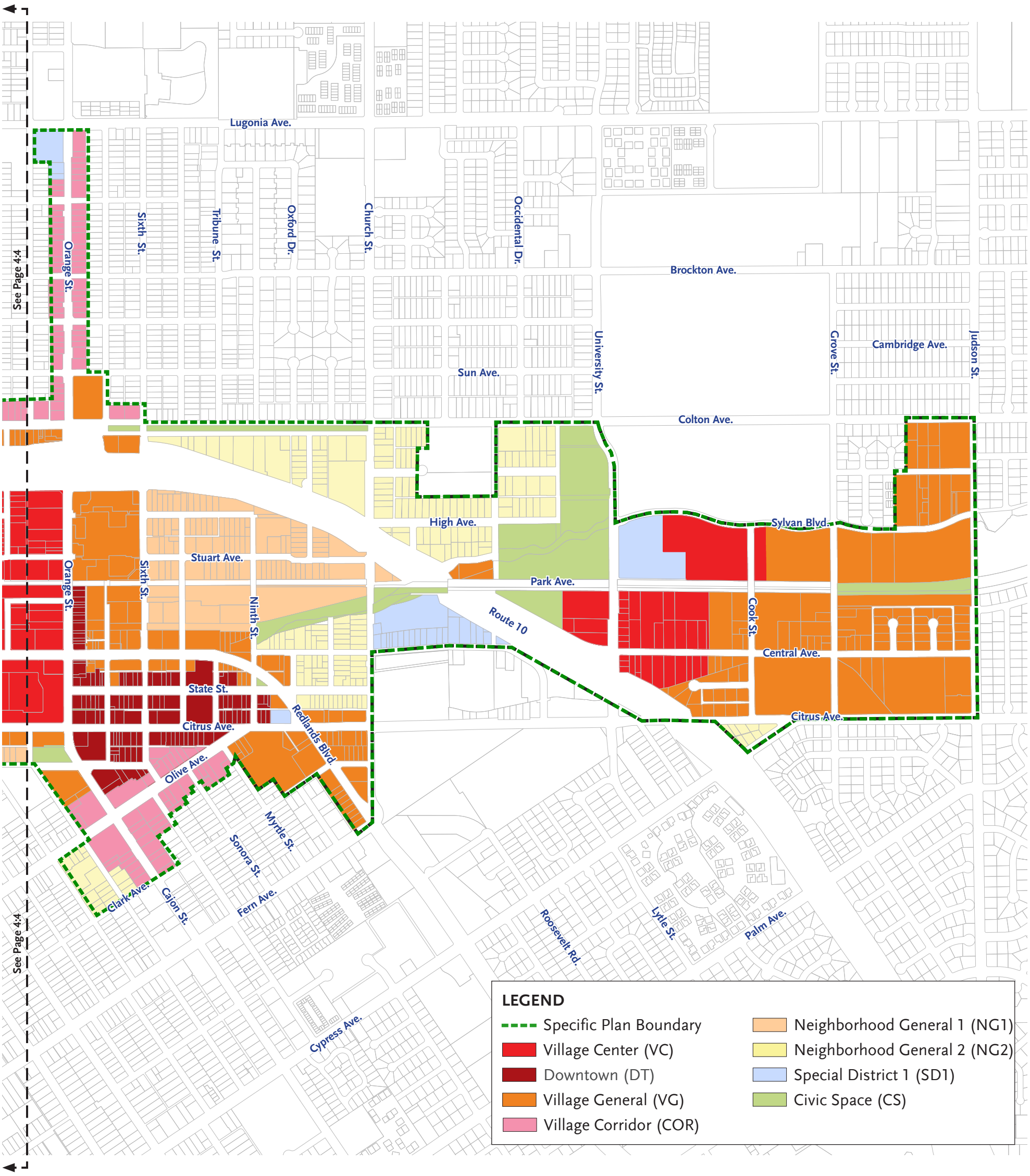
4.2.1. REGULATING PLAN AND ZONES

A. Purpose. This Section establishes the zones applied to property within the specific plan area. The Regulating Plan (Figure 4-1 on pages 4:3-4:4) divides the specific plan area into separate zones that are based on intensities that range from the most intense types of development and land use within the specific plan area to the least intense types, with all zones allowing a broad and varied mixture of land uses.

Each zone allocates land uses and provides detailed standards for building placement, height, massing, articulation, frontage, landscape, and parking.

FIGURE 4-1. *REGULATING PLAN*




Lugonia Ave.
See Page 4:4
Orange St.
Sixth St.
Tribune St.
Oxford Dr.
Church St.
Occidental Dr.
Brockton Ave.
University St.
Grove St.
Cambridge Ave.
Judson St.
Sun Ave.
Colton Ave.
High Ave.
Sylvan Blvd.
Stuart Ave.
Park Ave.
Ninth St.
Route 10
Cook St.
Central Ave.
State St.
Citrus Ave.
Redlands Blvd.
Olive Ave.
Myrtle St.
Sonora St.
Clark Ave.
Cajon St.
Fern Ave.
Roosevelt Rd.
Lytle St.
Palm Ave.
Cypress Ave.
LEGEND
Specific Plan Boundary
Village Center (VC)
Downtown (DT)
Village General (VG)
Village Corridor (COR)
Neighborhood General 1 (NG1)
Neighborhood General 2 (NG2)
Special District 1 (SD1)
Civic Space (CS)

4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

B. Zones established. The following zones are hereby established by this Specific Plan, and are applied to property within the Specific Plan Area as shown on the Regulating Plan (Figure 4-1).

1. Village Center (VC)

The Village Center zone applies to the parcels immediately surrounding the three stations. Harkening back to the three- and four-story buildings that lined State and Orange Streets prior to World War II, new buildings reach an average height of four stories and are mixed-use, all residential, or all office. Retail ground floors are located at the back of sidewalk, while residential ground floors are set back behind small front yards. Buildings are accessed directly from the sidewalk via shopfront, stoop, terrace, or lobby frontage types. Parking is located behind buildings or subterranean

2. Downtown (DT)

The Downtown zone applies to parcels facing State Street east of Orange Street and along the east side of Orange Street between the railroad right of way and State Street. New buildings up to three-stories in height accommodate a mix of uses with commercial ground floors and residential or commercial upper floors. New buildings are located at the back of sidewalk, and accessed via shopfronts or lobbies. Parking is located behind buildings, subterranean, or in park-once lots or structures.

3. Village General (VG)

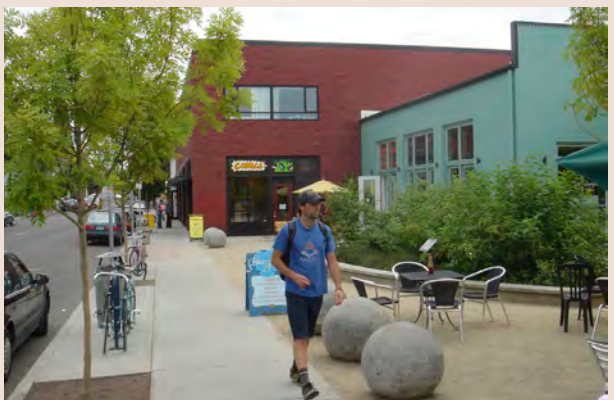
Applying to parcels located around the periphery of the three stations, the Village General zone enables multi-family and mixed-use buildings with an average height of three stories. Retail ground floors, accessed via shopfronts, are located at the back of sidewalk, while residential ground floors, accessed via stoops, terraces, or lobbies, are located behind small front yards. Parking is located behind buildings or subterranean

4. Village Corridor (COR)

The Village Corridor zone applies to parcels located along the north side of Colton Avenue, both sides of Orange Street north of the I-10 freeway, and both sides of Olive Avenue. The Village Corridor zone enables small-scale mixed-use buildings up to two stories in height with commercial ground floors and residential or commercial upper floors. Building access is directly from the sidewalk via shopfront, stoop, terrace, or lobby frontage types. Parking is located behind and to the sides of buildings, subject to minimum street-facing building frontage requirements

5. Neighborhood General 1 (NG1)

The Neighborhood General 1 zone applies to parcels located between Sixth Street and Church Street. The Neighborhood General 1 zone enables small-scale commercial and house-form buildings that accommodate commercial, light industrial, and live-work uses. New buildings are up to two stories in height and located at or near the back of sidewalk. Parking is allowed behind and to the side of buildings, subject to minimum street-facing building frontage requirements



6. Neighborhood General 2 (NG2)

The Neighborhood General 2 zone enables house-form buildings that accommodate residential and office uses. New buildings are up to two stories in height and are set back from the sidewalk behind front yards. Parking is located behind buildings. New buildings match or complement prevalent building setbacks along the length of the block and complement building heights and massing of adjacent buildings or buildings across the street.

7. Special District 1 (SD1)

The Special District 1 zone applies to school and other institutional sites. New buildings accommodate educational, religious, and other civic uses. Parking is located in surface parking lots or garages. Development standards are negotiated between the institutional entity and the City. Signs located on SD1 properties shall be subject to the provisions of Redlands Municipal Code Chapter 15.36 (Sign Code) that are applicable to properties within the C-3, General Commercial District of RMC Title 18.

8. Civic Space (CS)

The Civic Space zone applies to parks, plazas, greens, and other open spaces within the Specific Plan area. These open spaces may accommodate small structures such as gazebos, restrooms, and community centers.

4.2.2. ALLOWABLE LAND USES AND PLANNING PERMIT REQUIREMENTS

A. Allowable land uses. A parcel or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-2 within the zone assigned to the site as shown on the Regulating Plan.

1. **Multiple uses.** Any one or more land uses identified by Table 4-2 as being allowable within a specific zone may be established on any parcel within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.
2. **Use not listed.** When a use is not specifically listed in Table 4-2:
   a. The Planning Commission shall have the authority to decide as an administrative act (with review of an application for entitlement) whether the proposed use is permitted based on the determination that the use is similar to, and no more detrimental than, those permitted in the district. Uses not listed, or otherwise determined by the Planning Commission to not be permitted, shall be prohibited.
   b. For ministerial actions (such as review of a building permit application, zone clearance form for a business license, etc.), the Development Services Director shall have the authority to determine whether the proposed use is permitted based on the determination that the use is similar to, and no more detrimental than, those permitted in the district. Uses not listed, or otherwise determined by the Director to not be permitted, shall be prohibited.

B. Permit requirements. Table 4-2 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Specific Plan. These are shown as "P" uses in the table;
2. Allowed subject to the approval of a Conditional Use Permit in compliance with *Redlands Municipal Code* 18.192, and shown as "CUP" uses in the table;
3. Allowed subject to the approval of a Administrative Use Permit in compliance with *Redlands Municipal Code* 18.193, and shown as "AUP" uses in the table
4. Not allowed in particular zones, and shown as a "-" in the table.

C. Standards for specific land uses.

1. **Additional Regulations.** Where the last column in Table 4-2 ("Additional Regulations per *Redlands Municipal Code*") includes a section number, the regulations in the referenced section of *Redlands Municipal Code* apply to the use. Provisions in other sections of the *Redlands Municipal Code* may also apply.

2. **Outdoor display and of retail goods.** Outdoor display and vending of retail goods and products in front of stores is permitted in the Village Center (VC), Downtown (DT), Village General (VG), and Village Corridor (COR) zones, subject to he following requirements:
   a. Goods and products may be displayed on private property or on public sidewalk, but may only be displayed in front of the building/business vending the goods and products.
   b. Good and products may be displayed for no more than four (4) consecutive days in any calendar month, and with at least four (4) days without display between any outdoor display periods.
   c. Outdoor displays shall maintain any necessary ADA-accessibility (four feet minimum clearance) on any required Path of Travel or public sidewalk area.

TABLE 4-2. *ALLOWED LAND USES AND PERMIT REQUIREMENTS*

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
ADMINISTRATIVE / PROFESSIONAL								
Architectural, design, and engineering design services	P	P	P	P	P	P	—	
Art studios with less than 15% sales area	P	P	P	P	P	P	—	
Attorney/legal services	P (2)	P	P	P	P	P	—	
Banks, credit unions, financial institutions, emote ATMs (stand-alone - without drive-through)	P	P	P	P	P	—	—	
Banks, credit unions, financial institutions, remote ATMs (with drive-through)	CUP	—	CUP	CUP	CUP	—	—	
Brokerage firms and financial institutions	P (2)	P	P	P	P	—	—	
Business management services	P (2)	P	P	P	P	—	—	
Exhibit halls and galleries with 15% or less retail sales area (for galleries with more than 15% retail sales area – see Art Gallery use under General Merchandise/Retail Trade)	P	P	P	P	P	P	—	
General administrative offices	P (2)	P	P	P	P	—	—	
Insurance and accounting offices	P (2)	P	P	P	P	P		
Massage, acupressure, reflexology as primary use	CUP	CUP	CUP	CUP	CUP	—	—	RMC §5.28
Massage, acupressure, reflexology as ancillary use to a primary permitted use – less than 40% of gross floor area of business	AUP	AUP	AUP	AUP	AUP	—	—	RMC §5.28
Offices for medical, dental, chiropractic, acupuncture, and similar uses – see use in Medical/Health Services	P	P	P	P	P	—	—	
Real estate, escrow, property management offices	P (2)	P (2)	P	P	P	P	—	
Recording or film studios	CUP	CUP	CUP	—	—	—	—	
ANIMAL SERVICES								
Feed/tackle supplies	—	—	—	—	—	—	—	
Pet day care (no overnight boarding)	CUP	CUP	CUP	CUP	CUP	—	—	
Pet grooming/training (no outdoor activities)	P	P	P	P	P	—	—	
Pet hospitals and boarding/kennels	—	—	CUP	CUP	CUP	—	—	
Pet sales and supplies retail sales (no outdoor storage)	P	P	P	P	P	—	—	
Veterinarian office (no boarding of pets)	P	P	P	P	P	—	—	
Veterinarian office or clinic (with overnight boarding of pets)	—	—	CUP	CUP	CUP	—	—	

Key to Zone Symbols:

VC	Village Center	NG1	Neighborhood General 1
DT	Downtown	NG2	Neighborhood General 2
VG	Village General	SD1	Special District 1
COR	Village Corridor		

Key to Permit Types

P	Permitted Use
CUP	Conditional Use Permit Required
SEP	Special Event Permit Required
—	Use not allowed

Notes

(1) Use permitted or conditionally permitted only on parcels directly fronting Redlands Boulevard.
(2) Use allowed only on upper floors.
(3) Occupational uses allowed within Live-Work spaces include "Business and Professional Offices," "Artist Studio/Gallery," and other occupational activity compatible with a residential use.

TABLE 4-2. *ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)*

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
GENERAL MERCHANDISE / RETAIL TRADE								
Antique retail sales (antique furniture, housewares, or clothing)	P	P	P	P	P	—	—	
Art gallery with retail sales	P	P	P	P	P	—	—	
Art supplies, framing, arts and crafts	P	P	P	P	P	—	—	
Beauty supplies	P	P	P	P	P	—	—	
Bicycles and parts sales, with repair services	P	P	P	P	P	—	—	
Books and magazines	P	P	P	P	P	—	—	
Camera and photographic supplies	P	P	P	P	P	—	—	
Cannabis sales or commercial activities	—	—	—	—	—	—	—	Ord. 2851
Clothing/shoes stores (new merchandise)	P	P	P	P	P	—	—	
Cigar/cigarette/smoke shops/electronic cigarettes as primary use	CUP	CUP	CUP	CUP	CUP	—	—	
Consignment clothing and merchandise sales (used merchandise) and thrift stores	P	P	P	P	P	—	—	
Consumer personal electronics, computer or software, phone or telecommunication equipment retail sales or store	P	P	P	P	P	—	—	
Convenience stores	CUP	CUP	CUP	CUP	CUP	—	—	
Discount variety/volume liquidation/cut-rate merchandise stores, or military/army surplus	—	—	CUP	CUP	CUP	—	—	
Equipment sales/rentals, with or without outdoor storage	—	—	—	—	—	—	—	
Fabric stores	P	P	P	P	P	—	—	
Farmers market	SEP	SEP	SEP	—	SEP	—	—	RMC §18.195
Florists, gift shops	P	P	P	P	P	—	—	
Food/drug and kindred products	P	P	P	P	P	AUP	—	
Food and beverage retail sales	P	P	P	P	P	AUP	—	
Food truck	SEP	SEP	SEP	—	SEP	—	—	
Furniture, appliances, office, home furnishings store (no outdoor display or storage)	P	P	P	P	P	—	—	
General merchandise, specialty retail, gift, craft items, housewares, and variety (non-discount) stores	P	P	P	P	P	—	—	
Hardware stores (under 10,000 square-feet GFA)	P	P	P	P	P	—	—	
Hardware, home improvement stores (10,000 square-feet or more GFA)	—	—	—	—	—	—	—	
Herbal, health, botanical stores	P	P	P	P	P	—	—	
Hobbies, toys, and game stores	P	P	P	P	P	—	—	
Hookah lounge, cigar lounge, smoking room (as primary or ancillary use)	CUP	CUP	CUP	CUP	CUP	—	—	
Indoor swap meet, concession malls	—	—	—	—	—	—	—	
Interior decorating, linen, bath stores	P	P	P	P	P	—	—	
Music, records, tape, or video sales	P	P	P	P	P	—	—	
Musical instruments, with or without repair services	P	P	P	P	P	—	—	
Office supplies, stationary/cards	P	P	P	P	P	—	—	
Nurseries, garden supplies retail sales (under 10,000 square-feet GFA)	—	CUP	CUP	—	CUP	—	—	
Pet stores, pet supplies retail sales	P	P	P	P	P	—	—	
Pharmacies, drug stores (without drive-through)	P	P	P	P	P	—	—	
Pharmacies, drug stores (with drive-through)	—	—	CUP	CUP	—	—	—	
Shoe stores	P	P	P	P	P	—	—	
Sporting goods and equipment retail sales	P	P	P	P	P	—	—	
Vision aids, opticians/optometry, hearing aids, prosthetic sales	P	P	P	P	P	—	—	

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4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

TABLE 4-2. *ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)*

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
ALCOHOLIC BEVERAGE SALES								
Alcohol sales for off-site consumption, with or without tasting room	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
Bar or lounge as primary use, without a restaurant	—	CUP	—	—	—	—	—	RMC §18.190
On-site sales and consumption in connection with a restaurant, alcoholic beverage sales do not exceed 50% of all sales (with or without ancillary bar or lounge)	P	P	P	P	P	—	—	RMC §18.190
On-site sales and consumption in connection with a restaurant, alcoholic beverage sales are 50% or more of all sales	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
On-site sale and consumption without restaurant, ancillary to primary use	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
Manufacturing, wholesale and distribution, including winery or micro-brewery, with or without tasting room and no restaurant	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Micro-brewery in connection with restaurant	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Tasting room as primary use, with or without food service	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
Wine sales as primary use (off-sale license)	P	P	P	P	P	—	—	RMC §18.190
PERSONAL SERVICES								
Arts and crafts studio – retail, indoors only	P	P	P	P	P	—	—	
Barbers, hair/nail/skincare/tanning salons and day spas	P	P	P	P	P	—	—	
Body art (tattooing, body piercing, or permanent cosmetics)	—	—	CUP	—	CUP	—	—	
Check cashing, payday advance uses with or without ancillary services	—	—	CUP	CUP	CUP	—	—	
Consumer personal electronics, computer and phone/telecommunication equipment repair	P	P	P	P	P	—	—	
Drapery and carpet service	—	—	P	P	P	—	—	
Dry cleaners (under 5,000 square-feet GFA)	P	P	P	P	P	—	—	
Fortune telling, tarot, psychic reading, or similar services	—	—	—	—	—	—	—	
Funeral services, without morgue or crematory	—	—	CUP	CUP	CUP	—	—	
Laundromat, self-serve or coin operated	AUP	—	P	P	—	—	—	
Locksmith and key shop	P	P	P	P	P	—	—	
Pawn shop, cash for gold and diamonds (as primary use)	—	—	—	—	—	—	—	
Photocopying and photo developing - retail	P	P	P	P	P	—	—	
Photography studios	P	P	P	P	P	—	—	
Postal services, mailbox rental	P	P	P	P	P	—	—	
Shoe repair	P	P	P	P	P	—	—	
Tailor and alterations	P	P	P	P	P	—	—	
RESIDENTIAL / LODGING								
Assisted living facilities	—	—	—	—	—	—	—	
Bed and breakfast facilities	—	—	CUP	CUP	CUP	CUP	—	RMC §18.156, Article III
Community care facilities (licensed or unlicensed, 7 or more residents)	—	—	CUP	CUP	CUP	CUP	—	
Convalescent home or care	—	—	—	—	—	—	—	
Emergency shelter	—	—	—	—	P	—	—	See section 4.8
Group care 7 or more people	—	—	CUP	CUP	CUP	CUP	—	
Home Occupations	P	P	P	P	P	P	—	RMC §18.160
Hotels and motels	CUP	CUP	CUP	CUP	CUP	—	—	
Live/Work dwelling units (commercial use on ground floor only)	P (2)	P (2)	P (2)	P (2)	P (2)	—	—	
Multi-family attached, apartments	P	—	P	—	—	P	—	

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TABLE 4-2. *ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)*

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
RESIDENTIAL / LODGING (CONTINUED)								
Residential units within mixed use development having a commercial component (may include senior and other types of apartments)	P	P (1, 2)	P (2)	P (2)	P (2)	—	—	
Residential accessory use or structure	—	—	—	P	P	P	—	
Senior housing	P	P (1)	P	P	P	P	—	
Single-family attached, condominiums	P	P (1)	P	P	P	P	—	RMC §18.156, Article IV
Single-family detached	—	—	—	—	—	P	—	
Student housing/dormitory	—	—	—	—	—	CUP	—	
Supportive housing and Transitional housing	P	P (1)	P	P	P	P	—	
Residential use of existing residential development	P	P	P	P	P	P	P	
MOTOR VEHICLE SERVICES								
Auto body repair and/or painting as primary use	—	—	—	—	—	—	—	
Automobile broker office	—	—	AUP	AUP	AUP	—	—	
Automobile car washes	—	—	CUP	CUP	CUP	—	—	
Automobile rental agencies with parking for vehicle rentals	—	—	CUP	—	CUP	—	—	
Automobile or motorcycle sales – new vehicles	—	—	CUP	CUP	—	—	—	
Automobile or motorcycle sales – used vehicles in connection with (and ancillary to) new vehicle sales	—	—	CUP	CUP	—	—	—	
Automobile/motorcycle parts or accessories sales, with installations (within an enclosed building only)	—	—	P	—	P	—	—	
Automobile/motorcycle repair – general, including quick lube, smog check or repair, transmission repair, engine repair, tune-up	—	—	CUP	—	—	—	—	
Boat or RV sales – new or used	—	—	CUP	—	—	—	—	
Commercial parking lots and garages, private, as primary use	CUP	CUP	CUP	CUP	CUP	—	CUP	
Electric vehicle (EV) charging stations, as ancillary use only	P	P	P	P	P	P	P	
Gas/fuel station	—	—	CUP	CUP	CUP	—	—	
Gas/fuel station, with mini-mart, automatic car wash, or restaurant	—	—	CUP	CUP	CUP	—	—	
Limousine service with parking lot for limousine vehicles	—	—	CUP	—	CUP	—	—	
Truck, trailer, and small or large equipment rental	—	—	—	—	—	—	—	
EDUCATIONAL / INSTRUCTIONAL / DAY CARE USES								
Adult day care	—	—	CUP	—	—	—	—	
Adult vocational classes, trade schools, computer classes or training, traffic/driving schools, and similar uses – greater than 500 Sq. Ft.	CUP (1)	CUP (1)	CUP	CUP	CUP	—	P	
Adult vocational classes, trade schools, computer classes or training, traffic/driving schools, and similar uses – less than 500 Sq. Ft.	AUP (1)	AUP (1)	AUP	AUP	AUP	—	P	
Children's daycare, as primary use	AUP	AUP	AUP	AUP	AUP	—	AUP	
Children's daycare, ancillary to major employment center	P	P	P	P	P	—	P	
Children's tutorial services	AUP (1)	AUP (1)	AUP	AUP	AUP	—	P	
Colleges or online educational institutions – new	CUP (1)	CUP (1)	CUP	—	—	—	CUP	
Colleges or online educational institutions – existing	—	—	—	—	—	—	P	
Elementary, junior, and high schools – private	—	—	—	CUP	—	CUP	CUP	

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4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

TABLE 4-2. *ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)*

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
EDUCATIONAL / INSTRUCTIONAL / DAY CARE USES (CONTINUED)								
Personal physical arts studio (e.g., music, art, dance, gymnastics, yoga, martial arts instruction, talent/acting studio) – greater than 1,500 Sq. Ft.	CUP	CUP	CUP	CUP	CUP	—	—	
Personal physical arts studio (e.g., music, art, dance, gymnastics, yoga, martial arts instruction, talent/acting studio) – less than 1,500 Sq. Ft.	AUP	AUP	AUP	AUP	AUP	—	—	
Ancillary uses to primary permitted uses	P	P	P	P	P	—	P	
MEDICAL / HEALTH SERVICES								
Acute care/walk-in medical services	—	—	CUP	—	CUP	—	—	
Ambulance facility/services	—	—	—	—	—	—	—	
Hospitals	—	—	—	—	—	—	—	
In-patient treatment facilities	—	—	—	—	—	—	—	
Offices for medical, dental, chiropractic, acupuncture, podiatry, audiology, psychology/ psychiatry, or other medical office uses	P (1, 2)	P (1, 2)	P	P	P	—	—	
Offices, clinics, or facilities for occupational therapy or physical therapy	P (1, 2)	P (1, 2)	P	P	P	—	—	
Optometry related services and sales	P	P	P	P	P	—	—	
Outpatient treatment facility	—	—	—	—	—	—	—	
Overnight treatment facility	—	—	—	—	—	—	—	
Surgical centers or facilities	—	—	—	—	—	—	—	
PUBLIC FACILITIES / UTILITIES								
Wireless telecommunications antennas, facilities, or towers	CUP	CUP	CUP	CUP	CUP	—	CUP	
Government office uses	P (2)	P	P	P	P	—	P	
Government maintenance yard and other non-office uses	—	—	—	—	—	—	P	
Public parks and other recreational or community facilities	P	P	P	P	P	P	P	
Public utility structures	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public or semi-public utility outdoor storage yard or fleet vehicle parking	—	—	—	—	—	—	—	
Radio and transmitter towers	—	—	—	—	—	—	—	
FOOD / RESTAURANTS / EATING ESTABLISHMENTS								
Alcohol for on-site consumption – see Alcoholic Beverage Sales								
Bakery – primarily retail sales	P	P	P	P	P	—	—	
Banquet hall or event rental facility	CUP	CUP	CUP	CUP	CUP	—	—	
Convenience stores – see General Merchandise/Retail Trade	CUP	CUP	CUP	CUP	CUP	—	—	
Food markets – see General Merchandise/ Retail Trade	P	P	P	P	P	AUP	—	
Ice cream, yogurt, juice, tea, and candy shops	P	P	P	P	P	—	—	
Restaurants – dine-in or quick-serve (no drive-through)	P	P	P	P	P	—	—	
Restaurants – dine-in or quick-serve (with drive-through)	—	—	CUP	—	—	—	—	RMC §18.156, Article V
Restaurants – take-out or delivery as primary use	—	—	P	P	P	—	—	
Restaurants – walk-up window	AUP	AUP	AUP	AUP	AUP	—	—	
Retail food including specialty food markets - see Food/drug and kindred products under General Merchandise/Retail Trade	P	P	P	P	P	AUP	—	

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Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
RECREATION / ENTERTAINMENT								
Adult-oriented businesses	—	—	—	—	—	—	—	RMC §8.76
Billiards and pool halls, game and video arcades	CUP	CUP	CUP	—	—	—	—	
Golf course and driving ranges	—	—	—	—	—	—	—	
Health club/fitness club/gym or similar commercial exercise facilities (within an enclosed building – no outdoor activities)	CUP	—	CUP	—	CUP	—	—	
Indoor uses – amusement/recreation/skating/soccer/batting cages/roller hockey facilities/shooting range (not within a public park)	CUP	—	CUP	—	CUP	—	—	
Outdoor uses – amusement/recreation/skating/soccer/batting cages/ roller hockey facilities/shooting range (not within a public park)	—	—	CUP	—	CUP	—	—	
Nightclub, with or without live entertainment	CUP (1)	CUP (1)	CUP	—	CUP	—	—	RMC §18.190
Public assembly/meeting halls/private clubs/ auditoriums – new	CUP	CUP	CUP	CUP	CUP	—	—	
Theatres (live stage, movies) and concert halls	CUP	CUP	CUP	CUP	CUP	—	—	
SERVICE / NON-PROFIT ORGANIZATIONS								
Churches/places of worship, and related accessory uses	CUP (1)	CUP (1)	CUP	CUP	CUP	CUP	CUP	
Office for philanthropic, charitable, and service organizations	P (1)	P (1)	P	P	P	P	—	
Second-hand clothing/household goods sales or distribution – see Discount variety/volume liquidation/cut-rate merchandise, or surplus under General Merchandise/Retail Trade	—	—	CUP	CUP	CUP	—	—	
Social clubs/service clubs	P (1)	P (1)	P	P	P	—	—	
Social services agencies or facilities	CUP (1)	CUP (1)	CUP	CUP	CUP	—	—	
Temporary political campaign offices and headquarters	P	P	P	P	P	—	—	
TEMPORARY / SPECIAL USES								
Commercial or office use of residential structures (ground floor only) – see Live/Work under Residential / Lodging	P (2)	P (2)	P (2)	P (2)	P (2)	—	—	
Fruit stands	—	—	—	—	—	—	—	
Holiday tree and pumpkin sales	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
Small collection recycling centers and reverse vending units	AUP	AUP	AUP	AUP	AUP	—	—	RMC §18.156, Article XI
Parking lot sale	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
Temporary outdoor displays, sales, storage, or provision of services	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
Temporary parking lots	AUP	AUP	AUP	AUP	AUP	—	—	
Temporary use of structures for carnivals, famer's markets, circuses, and religious gatherings	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
MANUFACTURING / INDUSTRIAL USES								
Apparel/textile products	—	—	—	—	—	—	—	
Assembly of products	—	—	—	—	—	—	—	
Bakery – commercial with ancillary sales	—	—	—	—	—	—	—	
Blueprint services	—	—	—	—	—	—	—	
Cannabis cultivation	—	—	—	—	—	—	—	Ord. 2851
Cannabis products manufacture, packaging, or testing	—	—	—	—	—	—	—	Ord. 2851
Catalog/online distribution with no retail sales on the premises	—	—	—	—	—	—	—	

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4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

TABLE 4-2. *ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)*

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
MANUFACTURING / INDUSTRIAL USES (CONTINUED)								
Electronic, optical, and scientific products	—	—	—	—	—	—	—	
Equipment repair, machine repair, appliance repair	—	—	—	—	—	—	—	
Food and kindred products	—	—	—	—	—	—	—	
Furniture and household products	—	—	—	—	—	—	—	
Funeral parlors and mortuaries	—	—	—	—	—	—	—	
Furniture refinishing/upholstery, antique restoration	—	—	—	—	—	—	—	
Limited retail in conjunction with permitted manufacturing/industrial use	—	—	—	—	—	—	—	
Laundry/dry cleaners – commercial (5,000 square-feet or more GFA)	—	—	—	—	—	—	—	
Lumber/wood products assembly, processing, or distribution	—	—	—	—	—	—	—	
Manufacturing as a minor ancillary use to a permitted use	CUP	—	CUP	—	CUP	—	—	
Metalwork fabrication, welding, assembly, or distribution	—	—	—	—	—	—	—	
Micro-brewery, winery, distillery – manufacture, wholesale, tasting – see use under Alcoholic Beverage Sales	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Micro-brewery in connection with restaurant – see use under Alcoholic Beverage Sales	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Morgue or crematory – see funeral services, without morgue or crematory, under Personal Services	—	—	—	—	—	—	—	
Outside operations with permitted manufacturing/industrial use	—	—	—	—	—	—	—	
Paper products	—	—	—	—	—	—	—	
Photocopying, computer publishing and related personal services	—	—	—	—	—	—	—	
Plumbing, heating, HVAC supply and services	—	—	—	—	—	—	—	
Printing/publishing – commercial, large volume/heavy equipment	—	—	—	—	—	—	—	
Research, development, and testing of products	—	—	—	—	—	—	—	
Sand and gravel extraction, aggregate processing	—	—	—	—	—	—	—	
Stone, clay, and glass products	—	—	—	—	—	—	—	
Water resource development	—	—	—	—	—	—	—	
Wholesale or distribution as primary use	—	—	—	—	—	—	—	
WAREHOUSING / STORAGE USES								
Cannabis products storage, warehousing, distribution or wholesale	—	—	—	—	—	—	—	Ord. 2851
Mini-storage/warehouse facilities	—	—	—	—	—	—	—	
Indoor storage as primary use	—	—	—	—	—	—	—	
Outdoor storage as primary use	—	—	—	—	—	—	—	
Outdoor storage as ancillary use to a permitted use in a building	CUP	CUP	CUP	CUP	CUP	—	—	
Outdoor storage for gardening/landscape companies	—	—	—	—	—	—	—	
Parcel delivery service, with or without customer pick-up	—	—	—	—	—	—	—	
Warehouse as primary use	—	—	—	—	—	—	—	
Warehouse distribution/operations	—	—	—	—	—	—	—	
Warehouse fulfillment center, with or without customer pick-up	—	—	—	—	—	—	—	
Wholesale building materials, with or without outdoor storage	—	—	—	—	—	—	—	

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4.3. DEVELOPMENT STANDARDS

A. Purpose and Intent. This Section establishes standards to ensure that proposed development within the Specific Plan area promotes a pedestrian-friendly environment along the street by placing buildings at the front of the site and locating parking at the center or the back of the site; provides adequate open space either on-site or in a park, plaza, or other open space within walking distance of the project; consists of buildings with heights and lengths in scale with the intended character of the zone and that are accessed from the sidewalk via appropriate frontage types. Unless stated otherwise, all requirements are expressed as "minimums" and may be exceeded (e.g., 1 parking space required and 2 provided) in compliance with all applicable provisions of this code and the *City of Redlands Municipal Code*.

B. Applicability. Each proposed improvement and building shall be designed in compliance with the development standards of this Section for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.

C. Requirements for All Zones.

1. Building Setback Standards.

a. Street-facing facades shall be built parallel to the right-of-way.

b. For corner lots:

i. Primary Street side of the lot shall be the short side of the lot, and

ii. Side Street side of the lot shall be the long side of the project site.

iii. Applicability of standards for reverse corner lots, through lots, or irregularly shaped lots shall be interpreted by the Development Services Director.

2. Building Heights Standards.

a. Buildings, roofs and roof equipment shall comply with the height requirements described in Sections 4.3.1.B, 4.3.2.B, 4.3.3.B, 4.3.4.B, 4.3.5.B, and 4.3.6.B.

b. Measurement of Building Height.

i. Building height shall be measured at the front of the building between the finished sidewalk, finished grade, and/or 1% (100-year) base flood plain elevation and the top of plate of the top floor of the building. Buildings within the flood plain are subject to review by the Development Services Director to ensure building frontage and access is consistent with the intent of Section 4.6 (Frontage Standards).

ii. For buildings located at the back of sidewalk, building height shall be measured from the adjacent sidewalk and/or 1% (100-year) base flood plain elevation (see Figure 4-2).

iii. For building located behind front yard setbacks, building height shall be measured from the average elevation of the finished grade and/or 1% (100-year) base flood plain elevation (see Figure 4-3).

iv. Building height shall be measured every 60 feet along the building frontage.

v. Chimneys, elevator shafts, and vents may project beyond the maximum building height as allowed by the California Building Code.

c. Average building heights.

i. Buildings within the Village General (VG) zones may exceed the maximum allowed base building height by one story for up to 30% of the building footprint area provided an equal amount of building footprint area is one story shorter than the maximum allowed base building height (see Figure 4-4).

ii. Additional height may be located anywhere on the site.

3. Corner Cutoffs. Buildings on corner lots shall be designed in conformance with the corner cutoff and traffic sight safety requirements of Chapter 18.168 of the *Redlands Municipal Code*.

FIGURE 4-2. *BUILDING HEIGHT AT SIDEWALK*

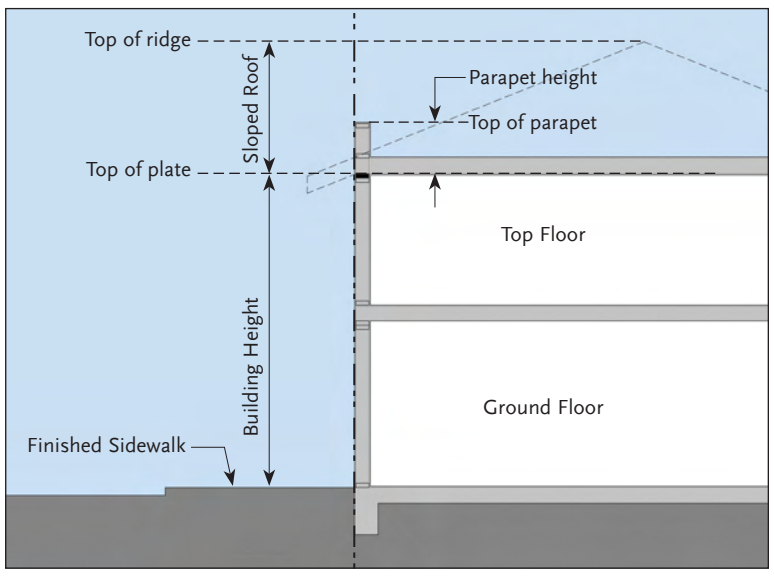


FIGURE 4-3. *BUILDING HEIGHT AT SETBACK*

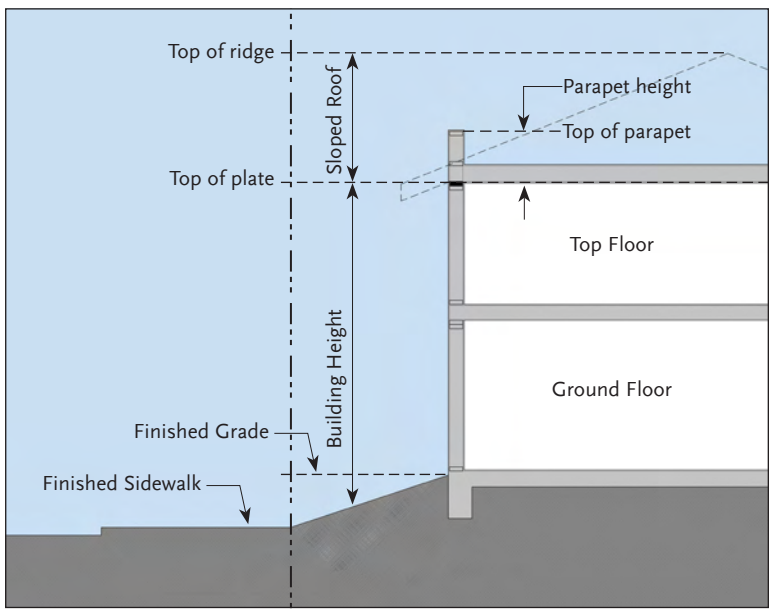
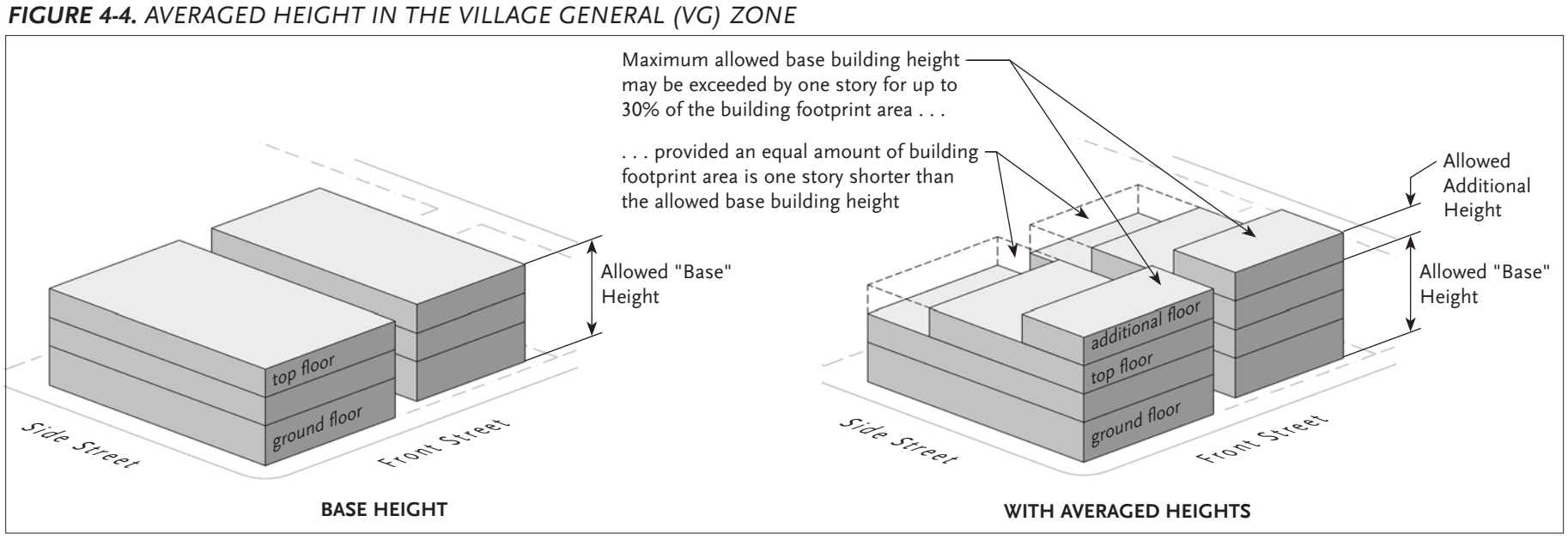


FIGURE 4-4. *AVERAGED HEIGHT IN THE VILLAGE GENERAL (VG) ZONE*

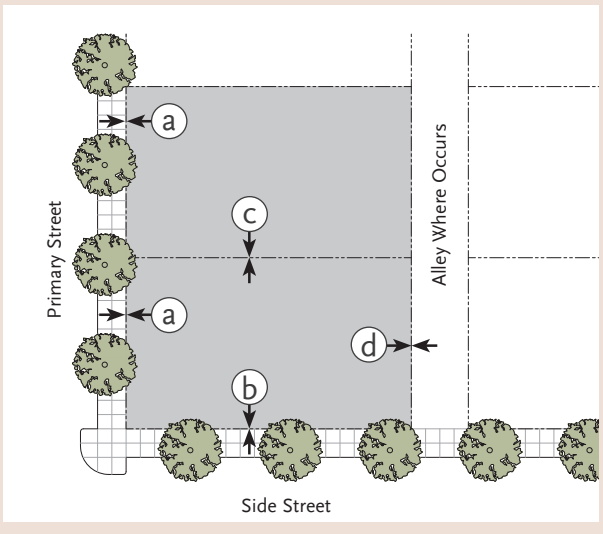


4.3.1. VILLAGE CENTER

A. Building Setbacks as measured from property lines

1. Buildings shall be located on the site as indicated below and shown at right and shall be located no closer than 12 feet from the face of curb. Setbacks shall apply to all floors (for example, if the ground floor is set back 5 ft. from the Primary Property Line, upper floors shall be set back a minimum of 5 ft. from the Primary Property Line).

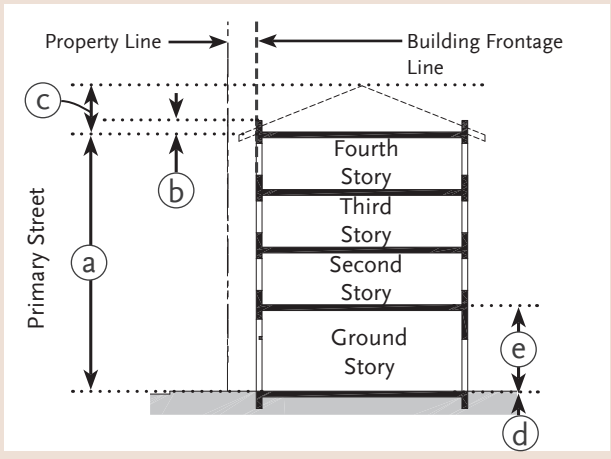
(a) Primary Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential	5 ft. min. / 10 ft. max.
(b) Side Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential and Upper Floors	5 ft. min. / 10 ft. max.
(c) Side Yard Setback	
i. Non-Residential	0 ft.
ii. Residential	8 ft. min.
(d) Rear Setback	
i. With Alley	5 ft. min.
ii. Without Alley	15 ft. min.



B. Building Height

1. Building heights shall comply with the below standards and as shown at right.

(a) Top of plate height above adjacent sidewalk (max.)	4 stories / 55 ft.
(b) Top of parapet height above top of plate (max.)	4 ft.
(c) Pitched roof height above top of plate (max.)	allowed
(d) Ground floor above grade at building setback line (max.)	
i. Non-residential	0 ft. [1]
ii. Residential	3.5 ft. max.
(e) Ground story floor to floor height (min.)	
i. Non-residential	15 ft. min.
ii. Residential	12 ft. min.

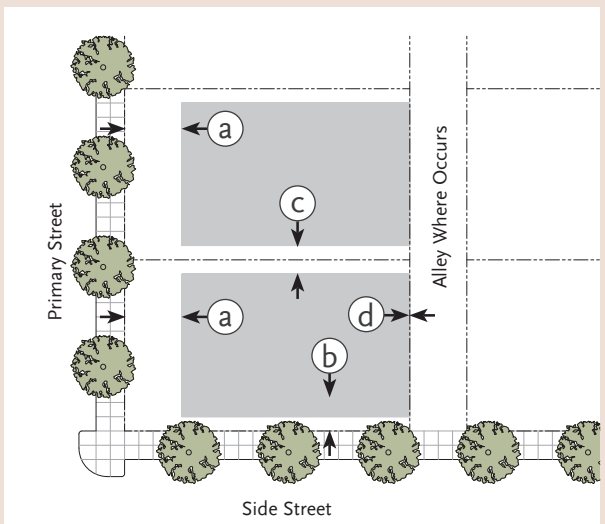


[1] *The intent of non-residential ground floor height above grade is to enable direct access from the adjacent sidewalk into ground floor commercial spaces. Ground floor height may be higher than zero (0) ft. in response to existing sloping grades, subject to Director of Development Services approval.*

C. Parking Placement

1. On-site parking shall be located as indicated below and shown at right. See Section 4.12 (Parking Design Standards) for additional standards.

(a) Primary Street Setback	
i. Surface	25 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	0 ft.
(b) Side Street Setback	
i. Surface	20 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	0 ft.
(c) Side Yard Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	0 ft.
(d) Rear Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	0 ft.



D. Parking Requirements

1. Minimum off-street parking spaces shall be provided for each land per the below standards. See Section 4.12 for additional parking requirements.

a. Residential
   - i. Units up to 999 sf: 1.0 space/unit
   - ii. Units between 1,000 – 1,499 sf: 1.5 spaces/unit
   - iii. Units 1,500 sf and greater: 2.0 spaces/unit
   - iv. Guest: 0.25/unit

b. Lodging: 0.75 space/room

c. Live/Work
   - i. Units up to 1,499 sf: 1.0 space/unit
   - ii. Units 1,500 sf and greater: See Commercial

d. Commercial (Retail/Office/Restaurant)
   - i. Ground floor commercial: 1/300 sf gross ground floor building area
   - ii. Upper Floor commercial: 1/350 sf gross upper floor building area

e. Standalone Restaurant*: 1/150 sf gross restaurant area

f. Civic: 1/350 sf gross building area

g. Mixed-Use: See Section 4.12.C.4 (Spaces for Multiple Uses and Mixed-use Developments).

* A single restaurant, café, or similar business in a single building on a single parcel with on-site parking dedicated to the single restaurant use.

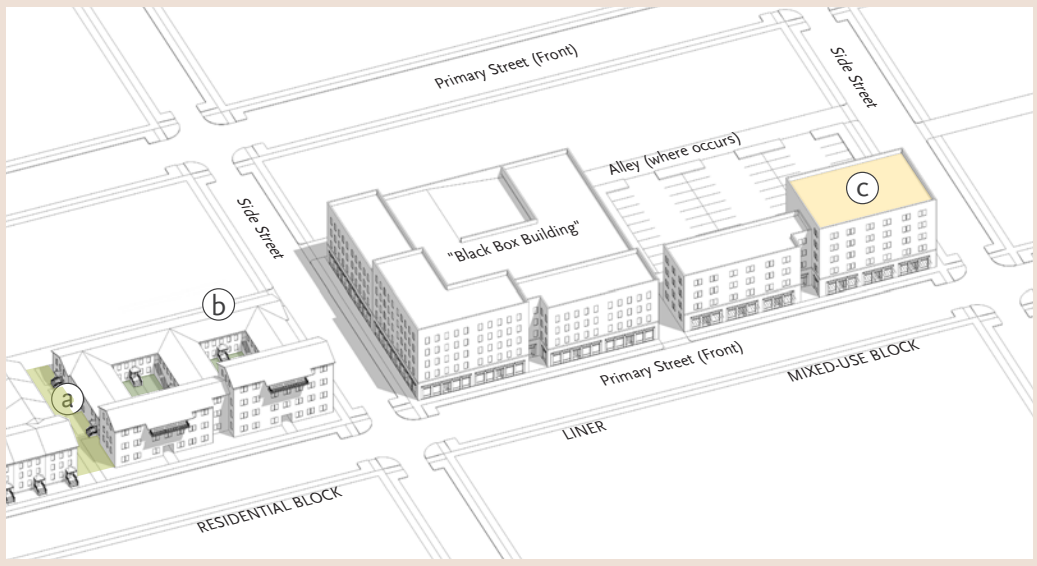
E. On-Site Open Space. See Section 4.4 (On-Site Open Space Types) for additional standards.

1. **Common On-Site Open Space.** One (1) or more of the On-Site Open Space Types listed below shall be provided on each lot that accommodates residential uses. The required On-Site Open Space shall be generally rectangular in form, per the below-listed minimum size requirements, and must be accommodated behind the Primary Street setback line.

Open Space Type	Minimum Area	Minimum Dimensions
(a) Side Garden	10% of total lot area	20 ft. x 20 ft.
(b) Courtyard	10% of total lot area	20 ft. x 20 ft.
(c) Roof Deck	10% of total lot area	20 ft. x 20 ft.

2. **Private On-Site Open Space.** Private open space in the form of a yard, balcony, or roof deck shall be provided for each residential unit. Min. area: 40 square feet. Min. width: 5 feet.

3. **Exceptions.** Permitted exceptions, subject to payment of parks and open space in-lieu fees: on-site open space (common or private) not required for buildings that line

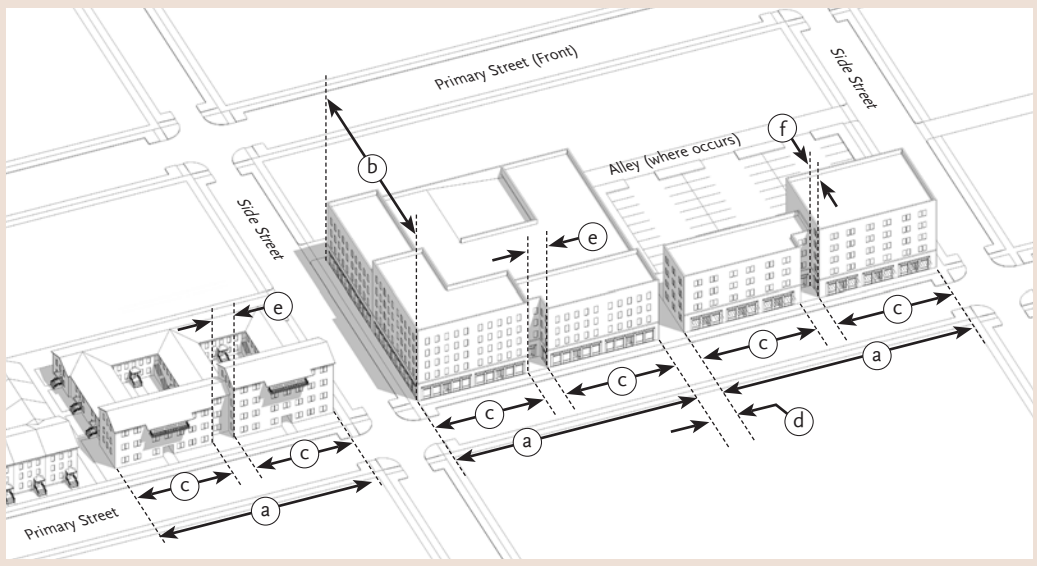


"black box" buildings such as parking garages and theaters, and/or if building is located within 1/4-mile walking distance of a park or plaza that is at least 0.5 acres in size.

F. Building Size and Separation. See Section 4.5 (Building Articulation and Massing) for additional standards.

1. Buildings shall be designed per the following building length and facade increment standards. Facade increments shall be designed according to the massing and articulation strategies described in Section 4.5 (Building Articulation and Massing):

(a) Building length along Primary Street (max.)	180 ft.
(b) Building length along Side Street (max.)	120 ft.
(c) Length between facade breaks (max.)	80 ft.
(d) Building separation along Primary Street (min.)	20 ft.
(e) Facade break length (min.)	20 ft.
(f) Facade break depth (min.)	20 ft.



G. Frontage Elements, Allowed Encroachments, and Access. See Section 4.6 (Frontage Standards) for additional standards.

1. **Required Frontage Elements.** All Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. Required Frontage Elements may encroach into the Primary Street and Side Street setbacks or right-of-way as measured from the building facade as identified below.

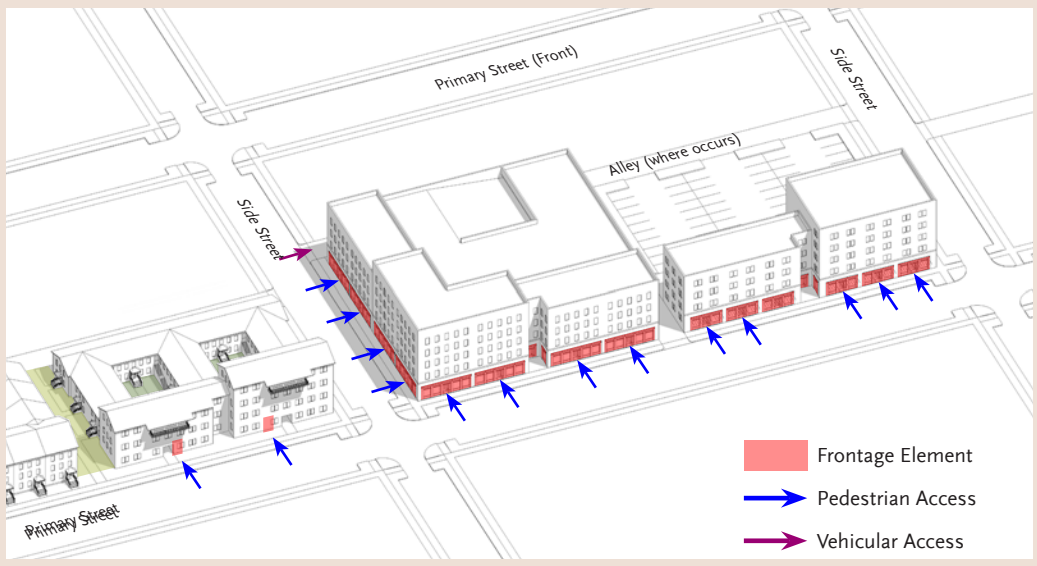
Frontage Element	Encroachment
a. Arcade, Gallery	Within 2 ft. of curb
b. Shopfront	0 ft.
c. Stoop	5 ft. into setback
d. Door Yard	To R.O.W. line

2. **Optional Frontage Elements.** The following Frontage Elements may be provided on all Street- and Courtyard-facing facades. Optional Frontage Elements may encroach into in the Primary Street and Side Street setbacks or right-of-way as measured from the building facade as identified below.

Frontage Element	Encroachment
a. Balcony*	3 ft. into R.O.W. or setback
b. Bay Window	3 ft. into R.O.W. or setback
c. Cantilevered Room*	2 ft. into setback
d. Awning, Canopy	Within 2 ft. of curb

* *Architectural Element only permitted on upper floors*

3. **Pedestrian Access.**
   a. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate Frontage Element, Lobby, or On-site Open Space, such as a Court or Side Garden.
   b. Upper floor uses may be accessed through an Exterior Stair, Interior Stair, or Lobby.



4. **Vehicular Access.**
   a. Parking shall be accessed from an alley.
   b. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible.
   c. Parking/service areas for corner lots shall be accessed from side street.

H. Signage. See Section 4.9 (Sign Standards) for additional standards.

1. **Allowed Signage Types.** A maximum of two of the below sign types are allowed per business. See Section 4.9(F) "Sign Standards" of this Chapter for the specific types and numbers of signs that are allowable. Encroachment requires a separate permit.

Signage Type	Encroachment	Signage Type	Encroachment
a. Awning, Canopy	Within 2 ft. of curb	f. Roof	0 ft.
b. Projecting	3 ft.	g. Marquee Display	Within 2 ft. of curb
c. Wall/Bldg. ID	Sign Thickness	h. Blade	5 ft.
d. Window Sign	0 ft.	i. Directory	Sign Thickness
e. Sidewalk	Within 2 ft. of curb	j. Mural	Within 2 ft. of curb

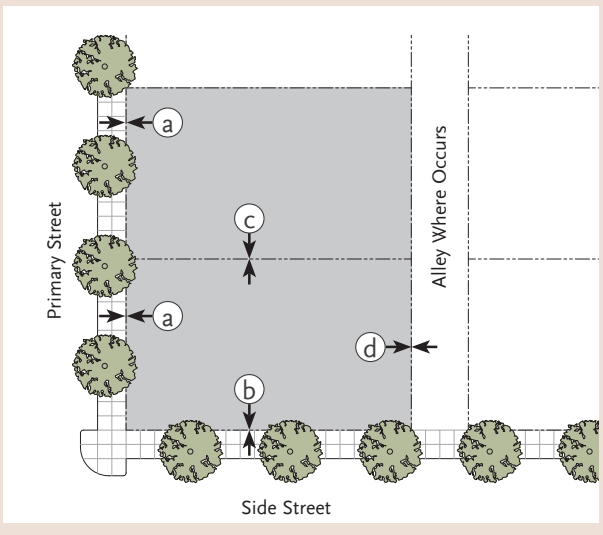
4.3. DEVELOPMENT STANDARDS (CONTINUED)

4.3.2. DOWNTOWN

A. Building Setbacks as measured from property lines

1. Buildings shall be located on the site as indicated below and shown at right and shall be located no closer than 12 feet from the face of curb. Setbacks shall apply to all floors (for example, if the ground floor is set back 5 ft. from the Primary Property Line, upper floors shall be set back a minimum of 5 ft. from the Primary Property Line).

(a) Primary Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential	n/a
(b) Side Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential and Upper Floors	n/a
(c) Side Yard Setback	
i. Non-Residential	0 ft.
ii. Residential	n/a
(d) Rear Setback	
i. With Alley	5 ft. min.
ii. Without Alley	15 ft. min.

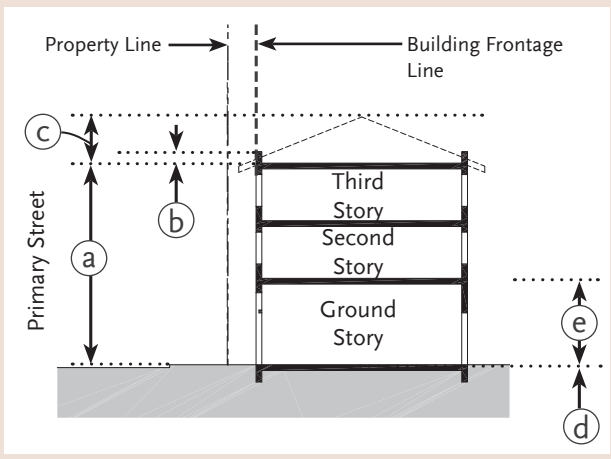


B. Building Height

1. Building heights shall comply with the below standards and as shown at right.

(a) Top of plate height above adjacent sidewalk (max.)	3 stories / 45 ft.
(b) Top of parapet height above top of plate (max.)	4 ft.
(c) Pitched roof height above top of plate (max.)	allowed
(d) Ground floor above grade at building setback line (max.)	
i. Non-Residential	0 ft. [1]
ii. Residential	n/a
(e) Ground story floor to floor height (min.)	
i. Non-Residential	15 ft. min.
ii. Residential	n/a

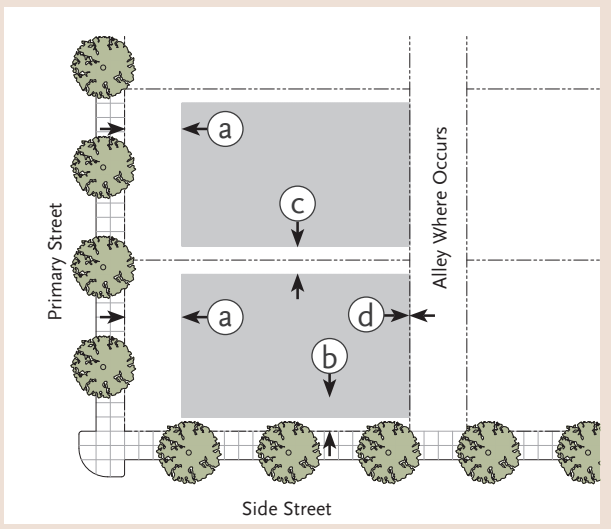
[1] *The intent of non-residential ground floor height above grade is to enable direct access from the adjacent sidewalk into ground floor commercial spaces. Ground floor height may be higher than zero (0) ft. in response to existing sloping grades, subject to Director of Development Services approval.*



C. Parking Placement

1. On-site parking shall be located as indicated below and shown at right. See Section 4.12 (Parking Design Standards) for additional standards.

(a) Primary Street Setback	
i. Surface	35 ft. min.
ii. Podium	35 ft. min.
iii. Subterranean	0 ft.
(b) Side Street Setback	
i. Surface	20 ft. min.
ii. Podium	35 ft. min.
iii. Subterranean	0 ft.
(c) Side Yard Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	0 ft.
(d) Rear Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	0 ft.



D. Parking Requirements

1. Off-street parking spaces shall be provided for each land per the below standards. See Section 4.12 for additional parking requirements.

a. Residential
   - i. Units up to 999 sf: 1.0 space/unit
   - ii. Units between 1,000 – 1,499 sf: 1.5 spaces/unit
   - iii. Units 1,500 sf and greater: 2.0 spaces/unit
   - iv. Guest: 0.25/unit

b. Lodging: 0.75 space/room

c. Live/Work
   - i. Units up to 1,499 sf: 1.0 space/unit
   - ii. Units 1,500 sf and greater: See Commercial

d. Commercial (Retail/Office/Restaurant)
   - i. Ground floor commercial: 1/300 sf gross ground floor building area
   - ii. Upper Floor commercial: 1/350 sf gross upper floor building area

e. Standalone Restaurant*: 1/150 sf gross restaurant area

f. Civic: 1/350 sf gross building area

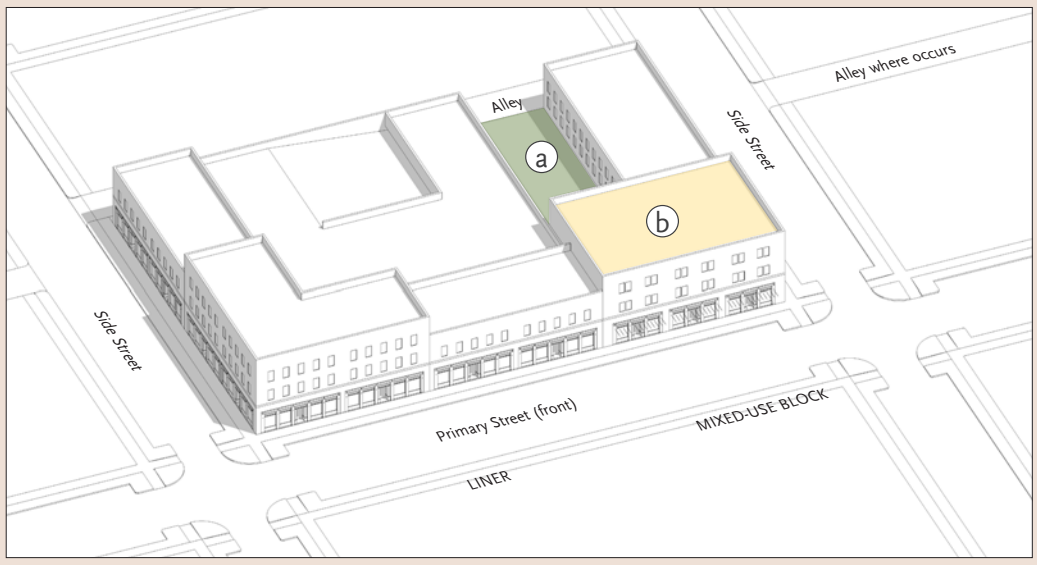
g. Mixed-Use: See Section 4.12.C.4 (Spaces for Multiple Uses and Mixed-use Developments).

* A single restaurant, café, or similar business in a single building on a single parcel with on-site parking dedicated to the single restaurant use.

E. On-Site Open Space. See Section 4.4 (On-Site Open Space Types) for additional standards.

1. Common On-Site Open Space. One (1) or more of the On-Site Open Space Types listed below shall be provided on each lot that accommodates residential uses. The required On-Site Open Space shall be generally rectangular in form, per the below-listed minimum size requirements, and must be accommodated behind the Primary Street setback line.

Open Space Type	Minimum Area	Minimum Dimensions
(a) Courtyard	10% of total lot area	20 ft. x 20 ft.
(b) Roof Deck	10% of total lot area	20 ft. x 20 ft.



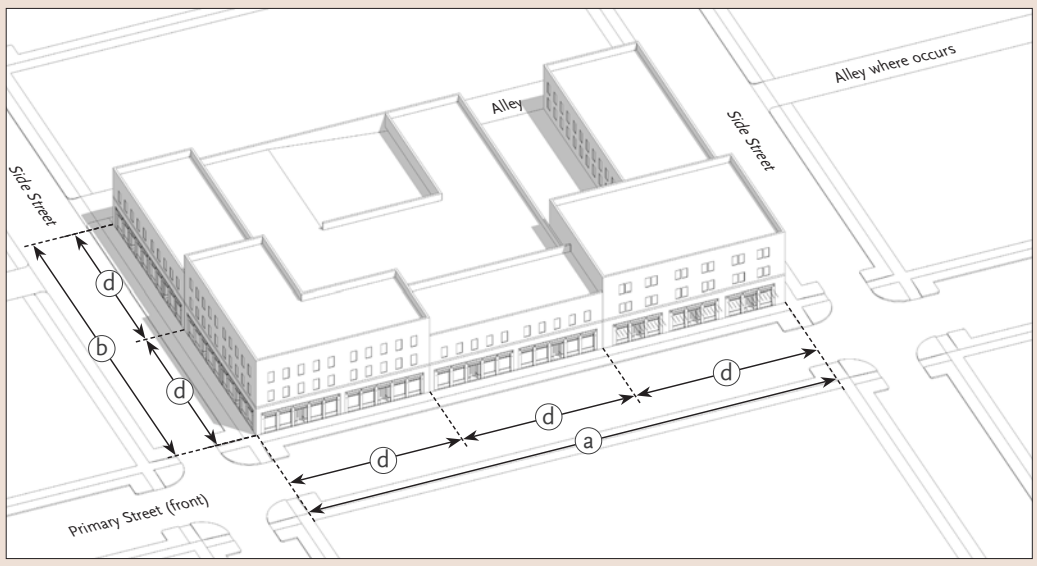
2. Private On-Site Open Space. Private open space in the form of a yard, balcony, or roof deck shall be provided for each residential unit. Min. area: 40 square feet. Min. width: 5 feet.

3. Exceptions. Permitted exceptions, subject to payment of parks and open space in-lieu fees: on-site open space (common or private) not required for buildings that line "black box" buildings such as parking garages and theaters, and/or if building is located within 1/4-mile walking distance of a park or plaza that is at least 0.5 acres in size.

F. Building Size and Separation. See Section 4.5 (Building Articulation and Massing) for additional standards.

1. Buildings shall be designed per the following building length and facade increment standards. Facade increments shall be designed according to the massing and articulation strategies described in Section 4.5 (Building Articulation and Massing):

(a) Building length along Primary Street (max.)	280 ft.
(b) Building length along Side Street (max.)	120 ft.
(c) Building separation along Primary Street (min.)	0 ft.
(d) Facade increment (max.)	50 ft.
(c) Facade break length (min.)	0 ft.
(d) Facade break depth (min.)	0 ft.



G. Frontage Elements, Allowed Encroachments, and Access. See Section 4.6 (Frontage Standards) for additional standards.

1. Required Frontage Elements. All Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. Required Frontage Elements may encroach into the Primary Street and Side Street setbacks as measured from the building facade as identified below.

Frontage Element	Encroachment
a. Arcade, Gallery	To R.O.W. line
b. Shopfront	0 ft.
c. Stoop	5 ft.
d. Door Yard	To R.O.W. line

2. Optional Frontage Elements. The following Frontage Elements may be provided on all Street- and Courtyard-facing facades. Optional Frontage Elements may encroach into in the Primary Street and Side Street setbacks or right-of-way as measured from the building facade as identified below.

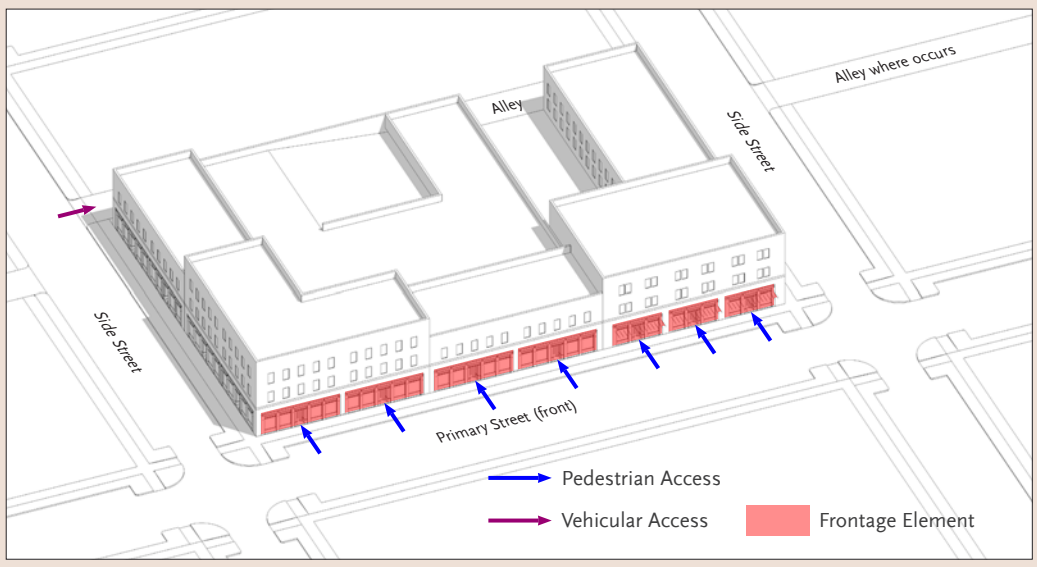
Frontage Element	Encroachment
a. Balcony*	3 ft. into R.O.W. or setback
b. Bay Window	3 ft. into R.O.W. or setback
c. Cantilevered Room*	2 ft. into setback
d. Awning, Canopy	Within 2 ft. of curb

* *Architectural Element only permitted on upper floors*

3. Pedestrian Access.

a. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate Frontage Element, Lobby, or On-site Open Space, such as a Court.

b. Upper floor uses may be accessed through an Exterior Stair, Interior Stair, or Lobby.



4. Vehicular Access.

a. Parking shall be accessed from an alley.

b. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible.

c. Parking/service areas for corner lots shall be accessed from side street.

H. Signage. See Section 4.9 (Sign Standards) for additional standards.

1. Allowed Signage Types. A maximum of two of the below sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

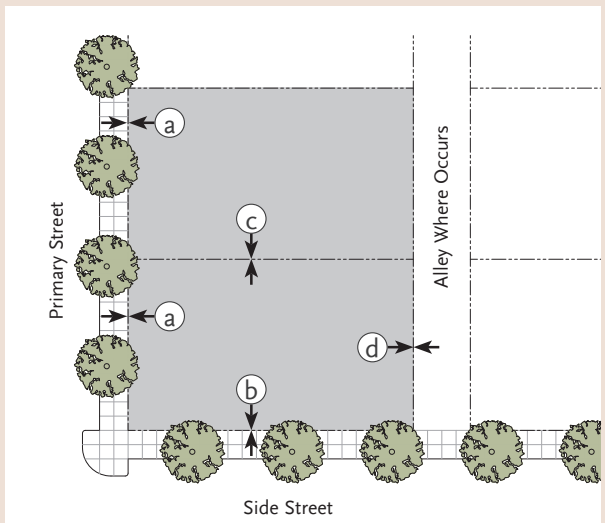
Signage Type	Encroachment	Signage Type	Encroachment
a. Awning, Canopy	Within 2 ft. of curb	f. Roof	0 ft.
b. Projecting	3 ft.	g. Marquee Display	Within 2 ft. of curb
c. Wall/Bldg. ID	Sign Thickness	h. Blade	5 ft.
d. Window Sign	0 ft.	i. Directory	Sign Thickness
e. Sidewalk	Within 2 ft. of curb	j. Mural	Within 2 ft. of curb

4.3.3. VILLAGE GENERAL

A. Building Setbacks as measured from property lines

1. Buildings shall be located on the site as indicated below and shown at right and shall be located no closer than 12 feet from the face of curb. Setbacks shall apply to all floors (for example, if the ground floor is set back 5 ft. from the Primary Property Line, upper floors shall be set back a minimum of 5 ft. from the Primary Property Line).

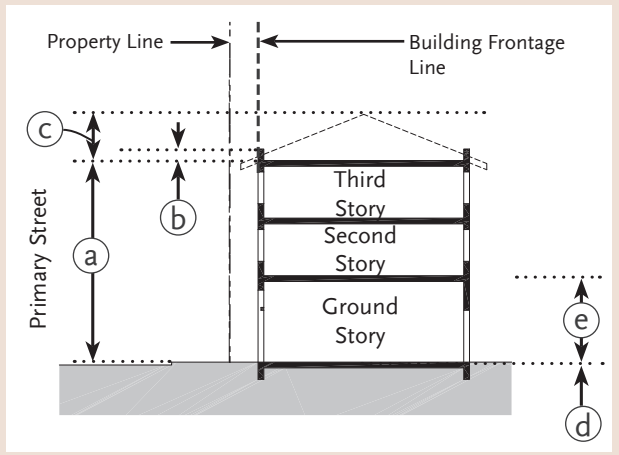
(a) Primary Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential and Upper Floors	10 ft. min. / 15 ft. max
(b) Side Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential	10 ft. min. / 15 ft. max
(c) Side Yard Setback	
i. Non-Residential	0 ft.
ii. Residential	8 ft. min.
(d) Rear Setback	
i. With Alley	5 ft. min.
ii. Without Alley	15 ft. min.



B. Building Height

1. Building heights shall comply with the below standards and as shown at right.

(a) Top of plate height above adjacent sidewalk (max.)	3 stories average / 45 ft. [1, 2]
(b) Top of parapet height above top of plate (max.)	4 ft.
(c) Pitched roof height above top of plate (max.)	allowed
(d) Ground floor above grade at building setback line (max.)	
a. Non-Residential	0 ft. [3]
b. Residential	3.5 ft. max.
(e) Ground story floor to floor height (min.)	
a. Non-Residential	15 ft. min.
b. Residential	12 ft. min.



[1] *Up to 30% of building footprint area may be four (4) stories/55 ft. to top of plate, provided an equal amount of building footprint area is no taller than two (2) stories/30 ft. to top of plate (see Figure 4-4 on page 4:15).*

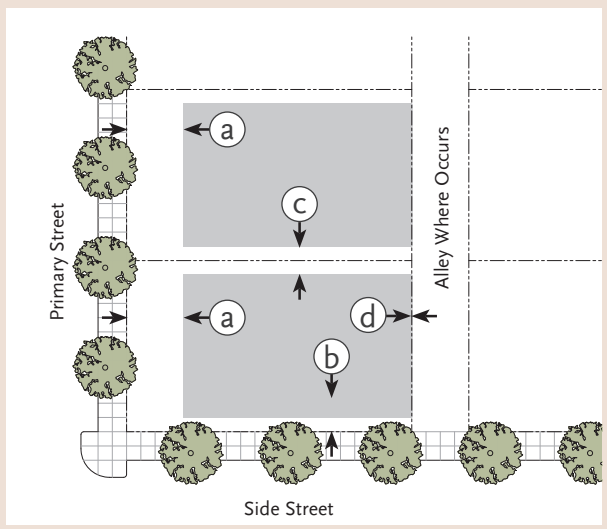
[2] *Buildings on parcels located abutting single-family zoned parcels must step down to two (2) stories/25 ft. to top of plate for a distance of 25 ft. from the adjoining single-family zoned parcel.*

[3] *The intent of non-residential ground floor height above grade is to enable direct access from the adjacent sidewalk into ground floor commercial spaces. Ground floor height may be higher than zero (0) ft. in response to existing sloping grades, subject to Director of Development Services approval.*

C. Parking Placement

1. On-site parking shall be located as indicated below and shown at right. See Section 4.12 (Parking Design Standards) for additional standards.

(a) Primary Street Setback	
i. Surface	25 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	0 ft.
(b) Side Street Setback	
i. Surface	20 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	0 ft.
(c) Side Yard Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	0 ft.
(d) Rear Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	0 ft.



D. Parking Requirements

1. Off-street parking spaces shall be provided for each land per the below standards. See Section 4.12 for additional parking requirements.

a. Residential
   - i. Units up to 999 sf — 1.0 space/unit
   - ii. Units between 1,000 – 1,499 sf — 1.5 spaces/unit
   - iii. Units 1,500 sf and greater — 2.0 spaces/unit
   - iv. Guest — 0.25/unit

b. Lodging: 0.75 space/room

c. Live/Work
   - i. Units up to 1,499 sf — 1.0 space/unit
   - ii. Units 1,500 sf and greater — See Commercial

d. Commercial (Retail/Office)
   - i. Ground floor commercial — 1/300 sf gross ground floor building area
   - ii. Upper Floor commercial — 1/350 sf gross upper floor building area

e. Restaurant, Cafes, or similar
   - i. Up to 24.99% gross building area — 1/300 sf restaurant area
   - ii. 25% of gross building area or greater — 1/300 sf restaurant for first 24.99%; per *RMC* Section 18.164.240

f. Civic — 1/350 sf gross building area

g. Mixed-Use: See Section 4.12.C.4 (Spaces for Multiple Uses and Mixed-use Developments).

E. On-Site Open Space. See Section 4.4 (On-Site Open Space Types) for additional standards.

1. One (1) or more of the On-Site Open Space Types listed below shall be provided on each lot. The required On-Site Open Space shall be generally rectangular in form with the below-listed minimum size requirements and must be accommodated behind the Primary Street setback line. See Section 4.4 (On-Site Open Space Types) for additional standards.

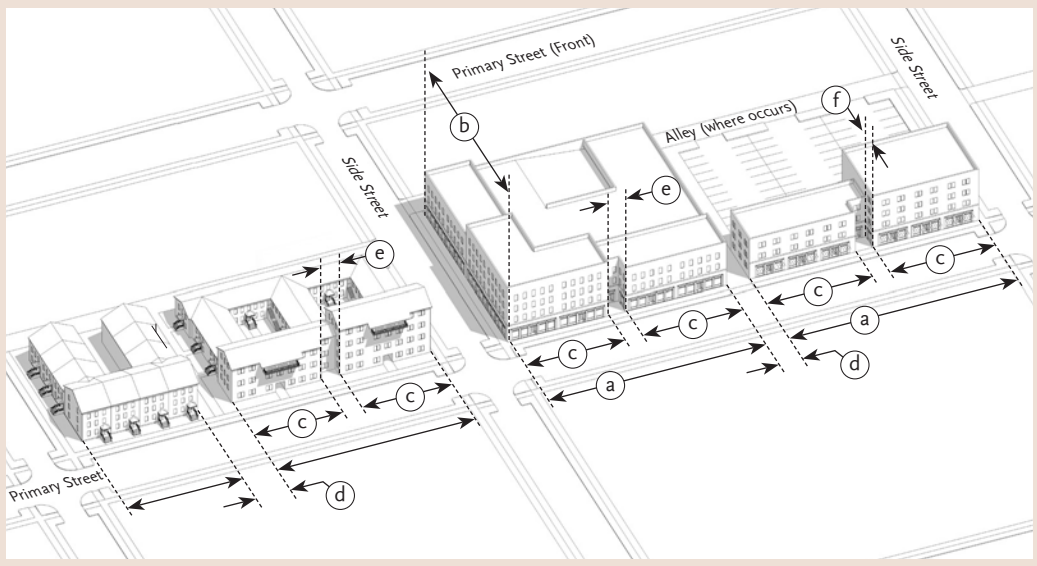
Open Space Type	Minimum Area	Minimum Dimensions
(a) Side Garden	15% of total lot area	20 ft. x 20 ft.
(b) Courtyard	15% of total lot area	20 ft. x 20 ft.
(c) Back Yard	15% of total lot area	20 ft. x 20 ft.
(d) Roof Deck	15% of total lot area	20 ft. x 20 ft.

2. Private open space in the form of a yard, balcony, or roof deck shall be provided for each residential unit. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

F. Building Size and Separation. See Section 4.5 (Building Articulation and Massing) for additional standards.

1. Buildings shall be designed per the following building length and facade increment standards. Facade increments shall be designed according to the massing and articulation strategies described in Section 4.5 (Building Articulation and Massing):

(a) Building length along Primary Street (max.)	150 ft.
(b) Building length along Side Street (max.)	100 ft.
(c) Length between facade breaks (max.)	65 ft.
(d) Building separation along Primary Street (min.)	15 ft.
(e) Facade break length (min.)	15 ft.
(f) Facade break depth (min.)	15 ft.



G. Frontage Elements, Allowed Encroachments, and Access. See Section 4.6 (Frontage Standards) for additional standards.

1. **Required Frontage Elements.** All Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. Required Frontage Elements may encroach into the Primary Street and Side Street setbacks as measured from the building facade as identified below.

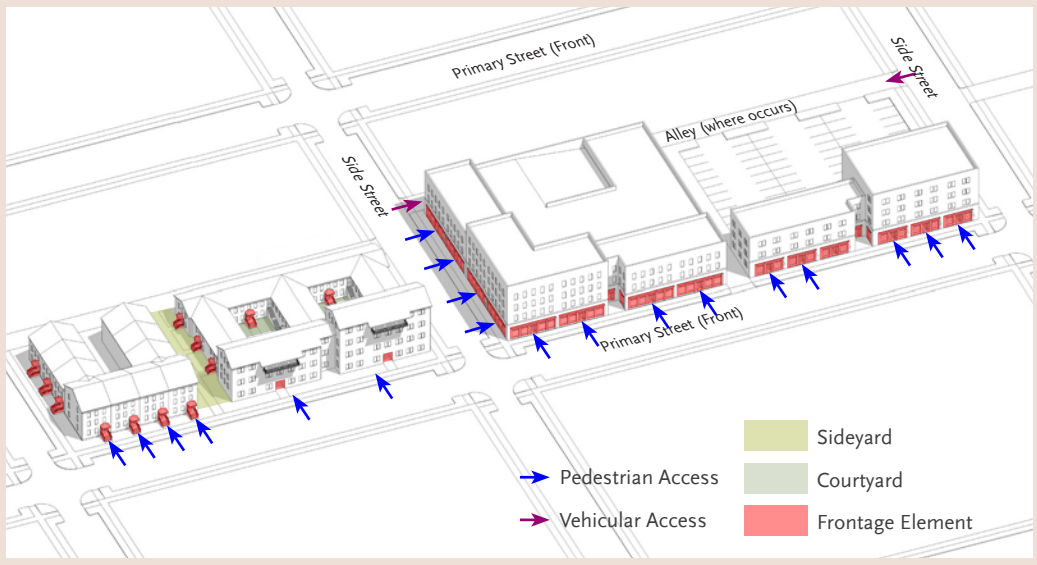
Frontage Element	Encroachment
a. Arcade, Gallery	To R.O.W. line
b. Shopfront	n/a
c. Stoop	5 ft.
d. Door Yard	To R.O.W. line

2. **Optional Frontage Elements.** The following Frontage Elements may be provided on all Street- and Courtyard-facing facades. Optional Frontage Elements may encroach into in the Primary Street and Side Street setbacks and right-of-way as measured from the building facade as identified below.

Frontage Element	Encroachment
a. Balcony*	3 ft. into R.O.W. or setback
b. Bay Window	3 ft. into R.O.W. or setback
c. Cantilevered Room*	2 ft. into setback
d. Awning, Canopy	Within 2 ft. of curb

* *Architectural Element only permitted on upper floors*

3. **Pedestrian Access.**
   a. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate Frontage Element, Lobby, or On-site Open Space, such as a Court or Side Garden.
   b. Upper floor uses may be accessed through an Exterior Stair, Interior Stair, or Lobby.



4. **Vehicular Access.**
   a. Parking shall be accessed from an alley.
   b. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible.
   c. Parking/service areas for corner lots shall be accessed from side street.

H. Signage. See Section 4.9 (Sign Standards) for additional standards.

1. **Allowed Signage Types.** A maximum of two of the below sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

Signage Type	Encroachment
a. Awning, Canopy	Within 2 ft. of curb
b. Projecting	3 ft.
c. Wall	Sign Thickness
d. Bldg. ID Sign	Sign Thickness

Signage Type	Encroachment
e. Window Sign	0 ft.
f. Blade	3 ft.
g. Directory	Sign Thickness

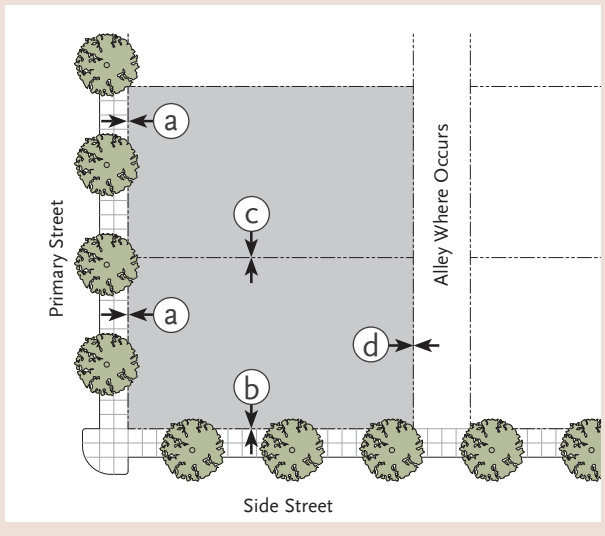
4.3. DEVELOPMENT STANDARDS (CONTINUED)

4.3.4. VILLAGE CORRIDOR

A. Building Setbacks as measured from property lines

1. Buildings shall be located on the site as indicated below and shown at right and shall be located no closer than 12 feet from the face of curb. Setbacks shall apply to all floors (for example, if the ground floor is set back 5 ft. from the Primary Property Line, upper floors shall be set back a minimum of 5 ft. from the Primary Property Line).

(a) Primary Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential and Upper Floors	n/a
(b) Side Street Setback	
i. Ground Floor Non-Residential	0 ft. min. / 5 ft. max
ii. Ground Floor Residential and Upper Floors	n/a
(c) Side Yard Setback	
i. Non-Residential	5 ft.
ii. Residential	n/a
(d) Rear Setback	
i. With Alley	10 ft. min.
ii. Without Alley	15 ft. min.

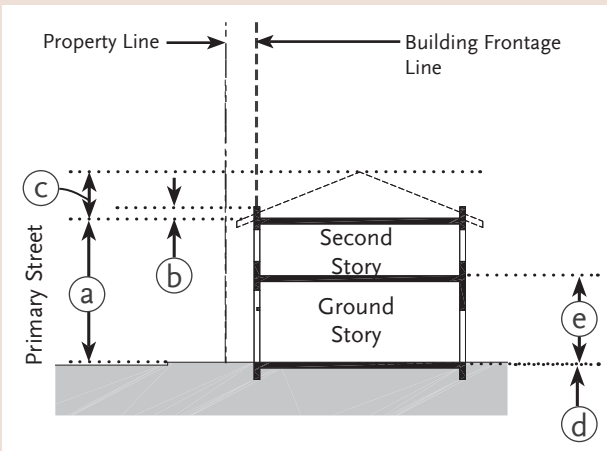


B. Building Height

1. Building heights shall comply with the below standards and as shown at right.

(a) Top of plate height above adjacent sidewalk (max.)	2 stories / 30 ft.
(b) Top of parapet height above top of plate (max.)	4 ft.
(c) Pitched roof height above top of plate (max.)	allowed
(d) Ground floor above grade at building setback line (max.)	
i. Non-residential	0 ft. [1]
ii. Residential	n/a
(e) Ground story floor to floor height (min.)	
i. Non-residential	15 ft. min.
ii. Residential	n/a

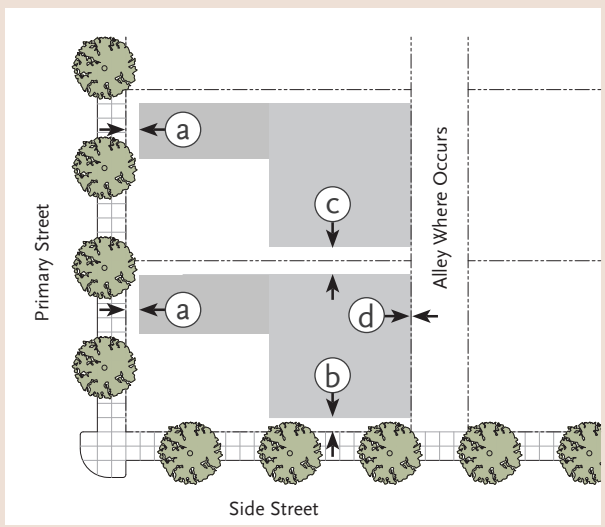
[1] *The intent of non-residential ground floor height above grade is to enable direct access from the adjacent sidewalk into ground floor commercial spaces. Ground floor height may be higher than zero (0) ft. in response to existing sloping grades, subject to Director of Development Services approval.*



C. Parking Placement

1. On-site parking shall be located as indicated below and shown at right. See Section 4.12 (Parking Design Standards) for additional standards.

(a) Primary Street Setback	
i. Surface	5 ft. min. for 34% max. of lot width; 50% of lot depth for remaining 66% of lot width; parking prohibited on corners.
ii. Podium	50% of lot depth
iii. Subterranean	10 ft. min.
(b) Side Street Setback	
i. Surface	5 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	5 ft.
(c) Side Yard Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	5 ft. min.
(d) Rear Setback	
i. Surface	5 ft. min.
ii. Podium	20 ft. min.
iii. Subterranean	5 ft. min.



D. Parking Requirements

1. Off-street parking spaces shall be provided for each land per the below standards. See Section 4.12 for additional parking requirements.

a. Residential
   - i. Units up to 999 sf — 1.0 space/unit
   - ii. Units between 1,000 – 1,499 sf — 1.5 spaces/unit
   - iii. Units 1,500 sf and greater — 2.0 spaces/unit
   - iv. Guest — 0.25/unit

b. Lodging: 0.75 space/room

c. Live/Work
   - i. Units up to 1,499 sf — 1.0 space/unit
   - ii. Units 1,500 sf and greater — See Commercial

d. Commercial (Retail/Office)
   - i. Ground floor commercial — 1/300 sf gross ground floor building area
   - ii. Upper Floor commercial — 1/350 sf gross upper floor building area

e. Restaurant, Cafes, or similar
   - i. Up to 24.99% gross building area — 1/300 sf restaurant area
   - ii. 25% of gross building area or greater — 1/300 sf restaurant for first 24.99%; per *RMC* Section 18.164.240

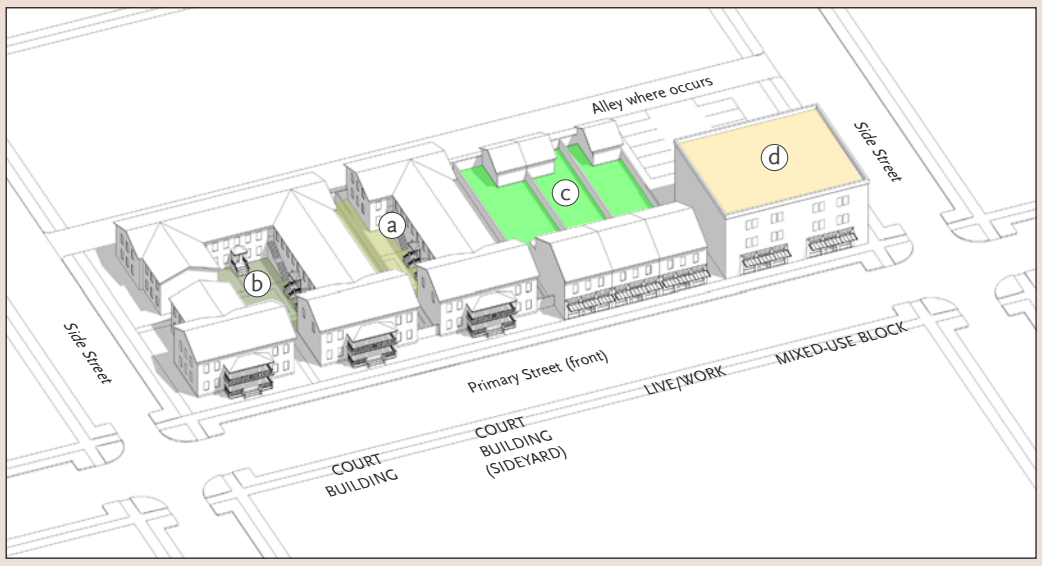
f. Civic — 1/350 sf gross building area

g. Mixed-Use: See Section 4.12.C.4 (Spaces for Multiple Uses and Mixed-use Developments).

E. On-Site Open Space. See Section 4.4 (On-Site Open Space Types) for additional standards.

1. One (1) or more of the On-Site Open Space Types listed below shall be provided on each lot. The required On-Site Open Space shall be generally rectangular in form with the below-listed minimum size requirements and must be accommodated behind the Primary Street setback line. See Section 4.4 (On-Site Open Space Types) for additional standards.

Open Space Type	Minimum Area	Minimum Dimensions
(a) Side Garden	10% of total lot area	20 ft. x 20 ft.
(b) Courtyard	10% of total lot area	20 ft. x 20 ft.
(c) Back Yard	10% of total lot area	20 ft. x 20 ft.
(d) Roof Deck	10% of total lot area	20 ft. x 20 ft.

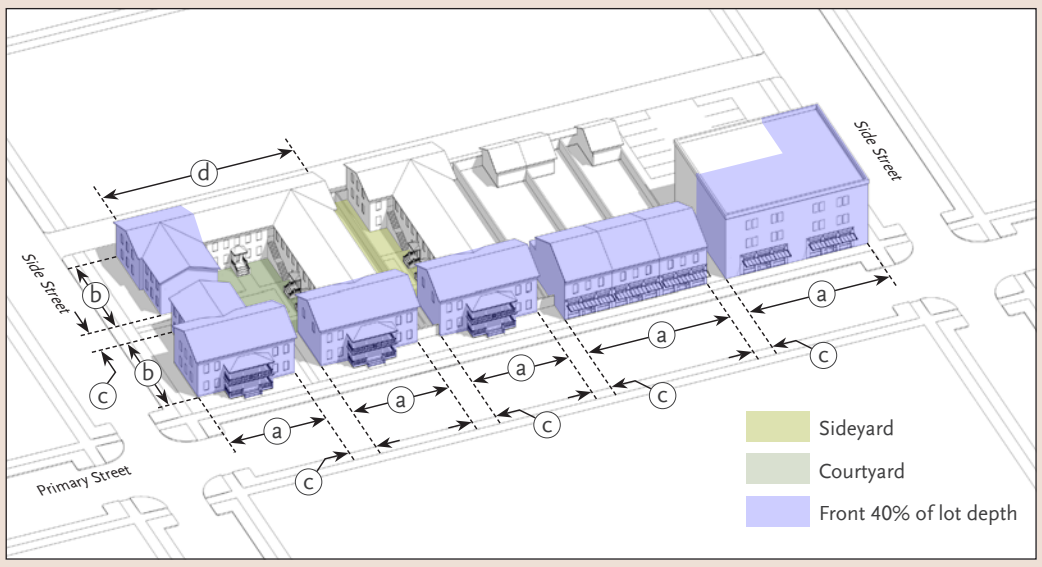


2. Residential projects without a Back Yard shall provide for each residential unit a private open space in the form of a Balcony, Door Yard, or Yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

F. Building Size and Separation. See Section 4.5 (Building Articulation and Massing) for additional standards.

1. Buildings shall be designed according to the following building length and building separation standards:

(a) Building length along Primary Street on front 40% of lot depth (max.)	75 ft.
(b) Building length along Side Street for 40% of lot width (max.)	75 ft.
(c) Building separation along front 40% of lot (min.). Building separation must extend entire lot depth or width or lead to Courtyard.	15 ft.
(d) Building length along rear property line.	150 ft.



G. Frontage Elements, Allowed Encroachments, and Access. See Section 4.6 (Frontage Standards) for additional standards.

1. **Required Frontage Elements.** All Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. Required Frontage Elements may encroach into the Primary Street and Side Street setbacks as measured from the building facade as identified below.

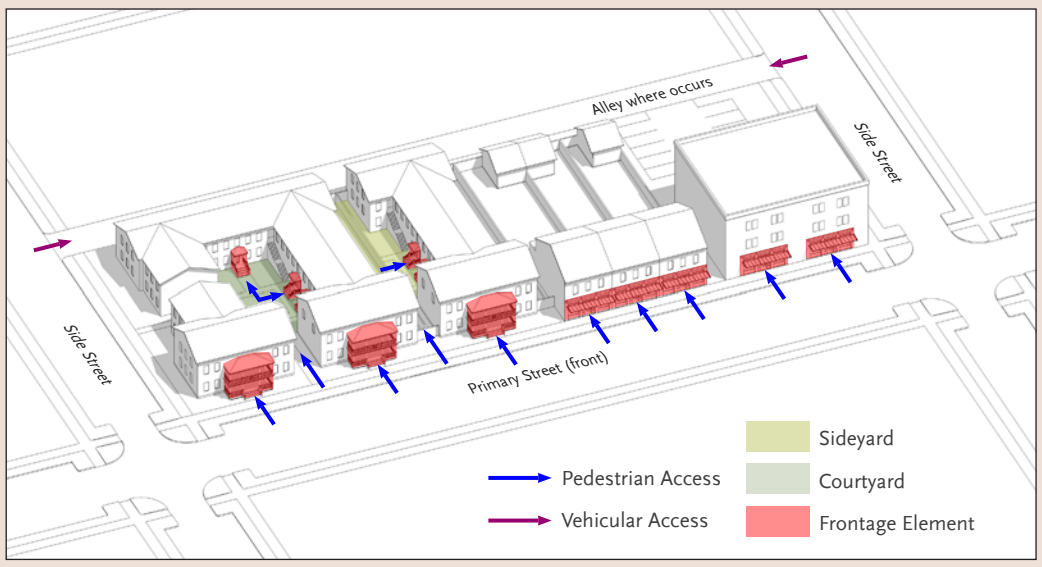
Frontage Element	Encroachment
a. Arcade, Gallery	To R.O.W. line
b. Shopfront	0 ft.
c. Stoop	5 ft.
d. Door Yard	To R.O.W. line
e. Porch	5 ft.
f. Front Yard	0 ft.

2. **Optional Frontage Elements.** The following Frontage Elements may be provided on all Street- and Courtyard-facing facades. Optional Frontage Elements may encroach into in the Primary Street and Side Street setbacks as measured from the building facade as identified below.

Frontage Element	Encroachment
a. Balcony*	3 ft.
b. Bay Window	3 ft.
c. Cantilevered Room*	2 ft.
d. Awning, Canopy	Within 2 ft. of curb

* *Architectural Element only permitted on upper floors*

3. **Pedestrian Access.**
   a. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate Frontage Element, Lobby, or On-site Open Space, such as a Court or Side Garden.
   b. Upper floor uses may be accessed through an Exterior Stair, Interior Stair, or Lobby.



4. **Vehicular Access.**
   a. Parking shall be accessed from an alley.
   b. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible.
   c. Parking/service areas for corner lots shall be accessed from side street.

H. Signage. See Section 4.9 (Sign Standards) for additional standards.

1. **Allowed Signage Types.** A maximum of two of the below sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

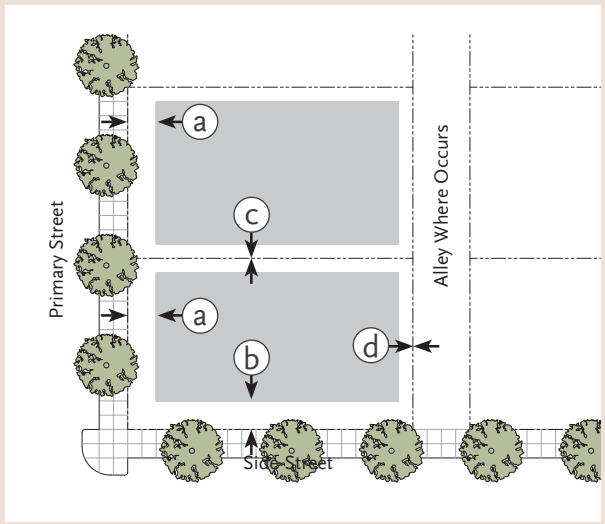
Signage Type	Encroachment	Signage Type	Encroachment
a. Porch Sign	0 ft.	d. Projecting	3 ft.
b. Yard Sign	0 ft.	e. Wall	sign thickness
c. Awning, Canopy	Within 2 ft. of curb	f. Blade	3 ft.
d. Window Sign	0 ft.	g. Directory	Sign Thickness

4.3.5. NEIGHBORHOOD GENERAL 1

A. Building Setbacks as measured from property lines

1. Buildings shall be located on the site as indicated below and shown at right. Setbacks shall apply to all floors (for example, if the ground floor is set back 5 ft. from the Primary Property Line, upper floors shall be set back a minimum of 5 ft. from the Primary Property Line).

(a) Primary Street Setback	
i. Ground Floor Non-Residential	10 ft. / 25 ft. max.
ii. Ground Floor Residential	10 ft. / 25 ft. max.
(b) Side Street Setback	
i. Ground Floor Non-Residential	5 ft. min.
ii. Ground Floor Residential and Upper Floors	10 ft. min.
(c) Side Yard Setback	
i. Non-Residential (front 40% of lot/rear 60% of lot)	7.5 ft. min. /5 ft. min.
ii. Residential (front 40% of lot/rear 60% of lot)	7.5 ft. min. /5 ft. min.
(d) Rear Setback	
i. With Alley	10 ft. min.
ii. Without Alley	15 ft. min.

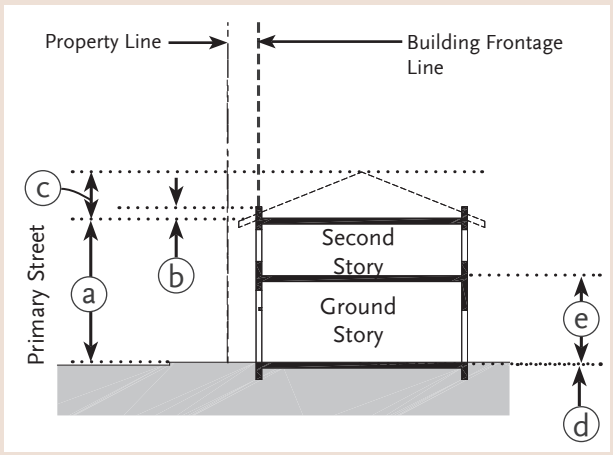


B. Building Height

1. Building heights shall comply with the below standards and as shown at right.

(a) Top of plate height above adjacent sidewalk (max.)	2 stories / 30 ft.
(b) Top of parapet height above top of plate (max.)	4 ft.
(c) Pitched roof height above top of plate (max.)	allowed
(d) Ground floor above grade at building setback line (max.)	
i. Non-residential	0 ft. [1]
ii. Residential	3.5 ft. max.
(e) Ground story floor to floor height (min.)	
i. Non-residential	12 ft. min.
ii. Residential	10 ft. min.

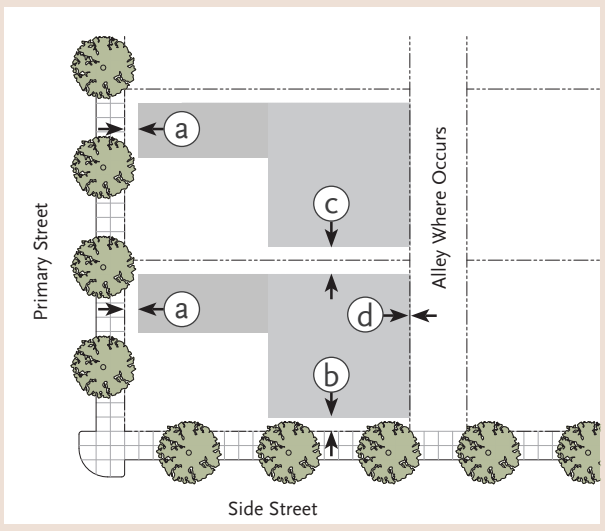
[1] *The intent of non-residential ground floor height above grade is to enable direct access from the adjacent sidewalk into ground floor commercial spaces. Ground floor height may be higher than zero (0) ft. in response to existing sloping grades, subject to Director of Development Services approval.*



C. Parking Placement

1. On-site parking shall be located as indicated below and shown at right. See Section 4.12 (Parking Design Standards) for additional standards.

(a) Primary Street Setback	
i. Surface	5 ft. min. for 34% max. of lot width; 50% of lot depth for remaining 66% of lot width; parking prohibited on corners.
ii. Podium	50% of lot depth
iii. Subterranean	10 ft. min.
(b) Side Street Setback	
i. Surface	5 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	5 ft. min.
(c) Side Yard Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	5 ft. min.
(d) Rear Setback	
i. Surface	5 ft. min.
ii. Podium	20 ft. min.
iii. Subterranean	5 ft. min.



D. Parking Requirements

1. Off-street parking spaces shall be provided for each land per the below standards. See Section 4.12 for additional parking requirements.

a. Residential
   - i. Units up to 999 sf — 1.0 space/unit
   - ii. Units between 1,000 – 1,499 sf — 1.5 spaces/unit
   - iii. Units 1,500 sf and greater — 2.0 spaces/unit
   - iv. Guest — 0.25/unit

b. Lodging: 0.75 space/room

c. Live/Work
   - i. Units up to 1,499 sf — 1.0 space/unit
   - ii. Units 1,500 sf and greater — See Commercial

d. Commercial (Retail/Office)
   - i. Ground floor commercial — 1/300 sf gross ground floor building area
   - ii. Upper Floor commercial — 1/350 sf gross upper floor building area

e. Restaurant, Cafes, or similar
   - i. Up to 24.99% gross building area — 1/300 sf restaurant area
   - ii. 25% of gross building area or greater — 1/300 sf restaurant for first 24.99%; per *RMC* Section 18.164.240

f. Civic: 1/350 sf gross building area

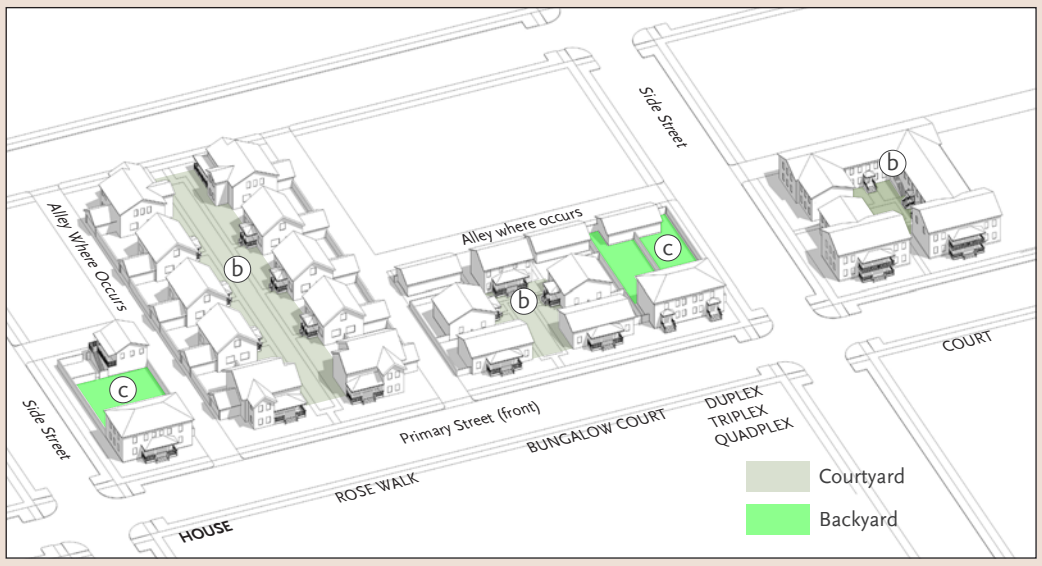
g. Mixed-Use: See Section 4.12.C.4 (Spaces for Multiple Uses and Mixed-use Developments).

E. On-Site Open Space. See Section 4.4 (On-Site Open Space Types) for additional standards.

1. One (1) or more of the On-Site Open Space Types listed below shall be provided on each lot. The required On-Site Open Space shall be generally rectangular in form with the below-listed minimum size requirements and must be accommodated behind the Primary Street setback line.

Open Space Type	Minimum Area	Minimum Dimensions
(a) Side Garden	15% of total lot area	20 ft. x 20 ft.
(b) Courtyard	15% of total lot area	20 ft. x 20 ft.
(c) Back Yard	15% of total lot area	20 ft. x 20 ft.

2. Residential projects without a Back Yard shall provide for each residential unit a private open space in the form of a Balcony, Door Yard, or Yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.



F. Building Size and Separation. See Section 4.5 (Building Articulation and Massing) for additional standards.

1. Buildings shall be designed according to the following building length and building separation standards:

(a) Building length along Primary Street on front 40% of lot depth (max.)	60 ft.
(b) Building length along Side Street for 40% of lot width (max.)	75 ft.
(c) Building separation along front 40% of lot (min.). Building separation must extend entire lot depth or width or lead to Courtyard.	15 ft.
(d) Building length along rear property line.	150 ft.

G. Frontage Elements, Allowed Encroachments, and Access. See Section 4.6 (Frontage Standards) for additional standards.

1. **Required Frontage Elements.** All Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. Required Frontage Elements may encroach into the Primary Street and Side Street setbacks as measured from the building facade as identified below.

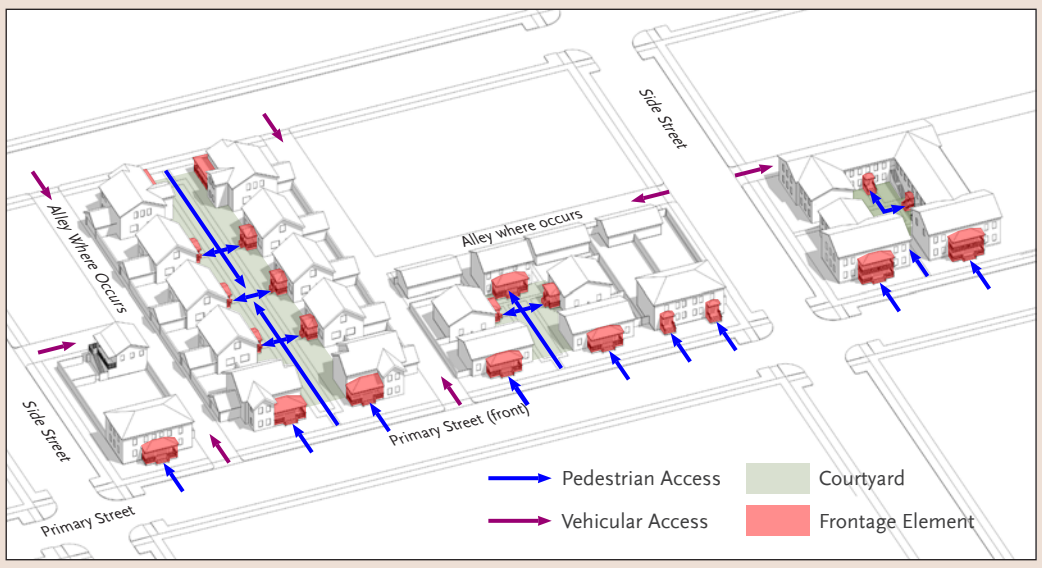
Frontage Element	Encroachment
a. Shopfront	n/a
b. Stoop	5 ft.
c. Door Yard	To R.O.W. line
d. Porch	5 ft.
e. Front Yard	n/a

2. **Optional Frontage Elements.** The following Frontage Elements may be provided on all Street- and Courtyard-facing facades. Optional Frontage Elements may encroach into in the Primary Street and Side Street setbacks as measured from the building facade as identified below.

Frontage Element	Encroachment
a. Balcony*	3 ft.
b. Bay Window	3 ft.
c. Cantilevered Room*	2 ft.
d. Awning, Canopy	To R.O.W. line

* *Architectural Element only permitted on upper floors*

3. **Pedestrian Access.**
   a. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate Frontage Element, Lobby, or On-site Open Space, such as a Court or Side Garden.
   b. Upper floor uses may be accessed through an Exterior Stair, Interior Stair, or Lobby.



4. **Vehicular Access.**
   a. Parking shall be accessed from an alley.
   b. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible.
   c. Parking/service areas for corner lots shall be accessed from side street.

H. Signage. See Section 4.9 (Sign Standards) for additional standards.

1. **Allowed Signage Types.** A maximum of two of the below sign types are allowed per business. Signs may encroach into Primary Street and Side Street setbacks as identified below.

Signage Type	Encroachment
a. Porch Sign	5 ft. in conjunction with Porch or Stoop frontage element
b. Yard Sign	within 3 ft. of R.O.W. line
a. Awning	To R.O.W. line in conjunction with Awning frontage element

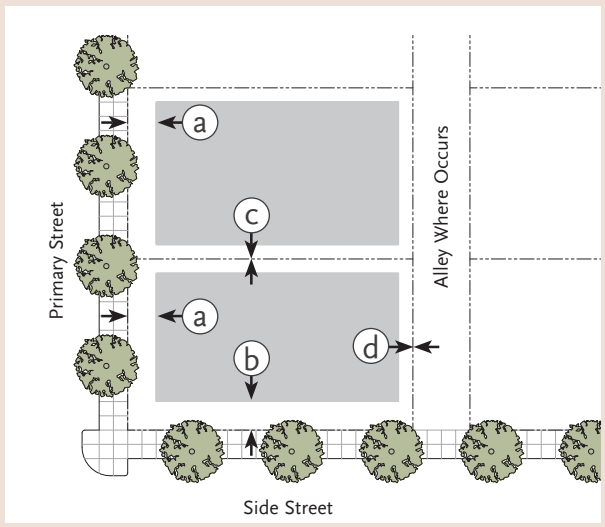
4.3. DEVELOPMENT STANDARDS (CONTINUED)

4.3.6. NEIGHBORHOOD GENERAL 2

A. Building Setbacks as measured from property lines

1. Buildings shall be located on the site as indicated below and shown at right. Setbacks shall apply to all floors (for example, if the ground floor is set back 5 ft. from the Primary Property Line, upper floors shall be set back a minimum of 5 ft. from the Primary Property Line).

(a) Primary Street Setback	
i. Ground Floor Non-Residential	10 ft. / 25 ft. max.
ii. Ground Floor Residential	10 ft. / 25 ft. max.
(b) Side Street Setback	
i. Ground Floor Non-Residential	5 ft. min.
ii. Ground Floor Residential and Upper Floors	10 ft. min.
(c) Side Yard Setback	
i. Non-Residential (front 40% of lot/rear 60% of lot)	7.5 ft. min. /5 ft. min.
ii. Residential (front 40% of lot/rear 60% of lot)	7.5 ft. min. /5 ft. min.
(d) Rear Setback	
i. With Alley	15 ft. min.
ii. Without Alley	20 ft. min.

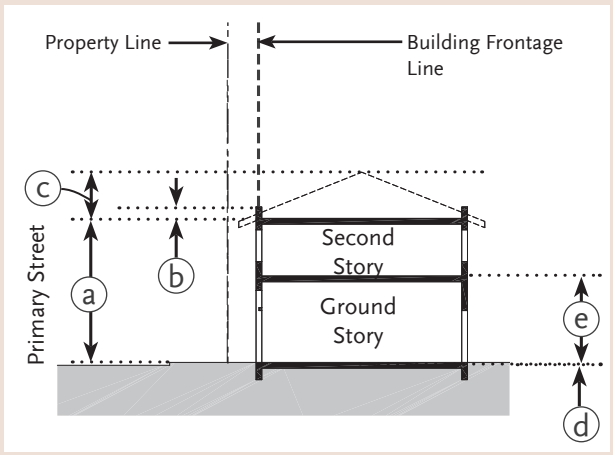


B. Building Height

1. Building heights shall comply with the below standards and as shown at right.

(a) Top of plate height above adjacent sidewalk (max.)	2 stories / 30 ft.
(b) Top of parapet height above top of plate (max.)	4 ft.
(c) Pitched roof height above top of plate (max.)	allowed
(d) Ground floor above grade at building setback line (max.)	
i. Non-residential	0 ft. [1]
ii. Residential	3.5 ft. max.
(e) Ground story floor to floor height (min.)	
i. Non-residential	12 ft. min.
ii. Residential	10 ft. min.

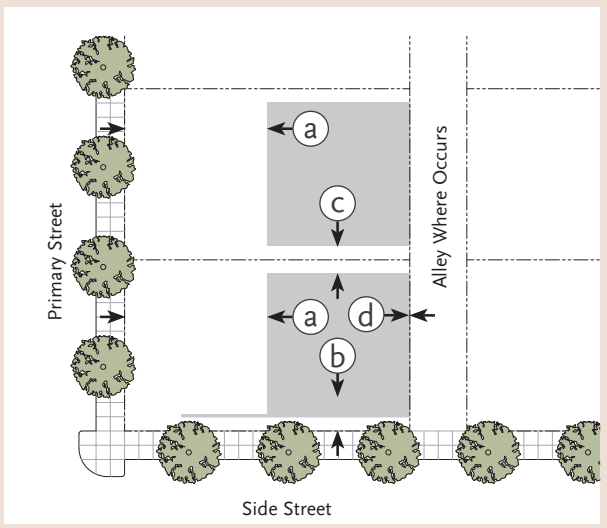
[1] *The intent of non-residential ground floor height above grade is to enable direct access from the adjacent sidewalk into ground floor commercial spaces. Ground floor height may be higher than zero (0) ft. in response to existing sloping grades, subject to Director of Development Services approval.*



C. Parking Placement

1. On-site parking shall be located as indicated below and shown at right. See Section 4.12 (Parking Design Standards) for additional standards.

(a) Primary Street Setback	
i. Surface	50% of lot depth
ii. Podium	50% of lot depth
iii. Subterranean	10 ft. min.
(b) Side Street Setback	
i. Surface	5 ft. min.
ii. Podium	25 ft. min.
iii. Subterranean	5 ft. min.
(c) Side Yard Setback	
i. Surface	5 ft. min.
ii. Podium	15 ft. min.
iii. Subterranean	5 ft. min.
(d) Rear Setback	
i. Surface	5 ft. min.
ii. Podium	20 ft. min.
iii. Subterranean	5 ft. min.



D. Parking Requirements

1. Off-street parking spaces shall be provided for each land per the below standards. See Section 4.12 for additional parking requirements.

a. Residential
   - i. Units up to 999 sf — 1.0 space/unit
   - ii. Units between 1,000 – 1,499 sf — 1.5 spaces/unit
   - iii. Units 1,500 sf and greater — 2.0 spaces/unit
   - iv. Guest — 0.25/unit

b. Lodging: 0.75 space/room

c. Live/Work
   - i. Units up to 1,499 sf — 1.0 space/unit
   - ii. Units 1,500 sf and greater — See Commercial

d. Commercial (Retail/Office)
   - i. Ground floor commercial — 1/300 sf gross ground floor building area
   - ii. Upper Floor commercial — 1/350 sf gross upper floor building area

e. Restaurant, Cafes, or similar
   - i. Up to 24.99% gross building area — 1/300 sf restaurant area
   - ii. 25% of gross building area or greater — 1/300 sf restaurant for first 24.99%; per *RMC* Section 18.164.240

f. Civic — 1/350 sf gross building area

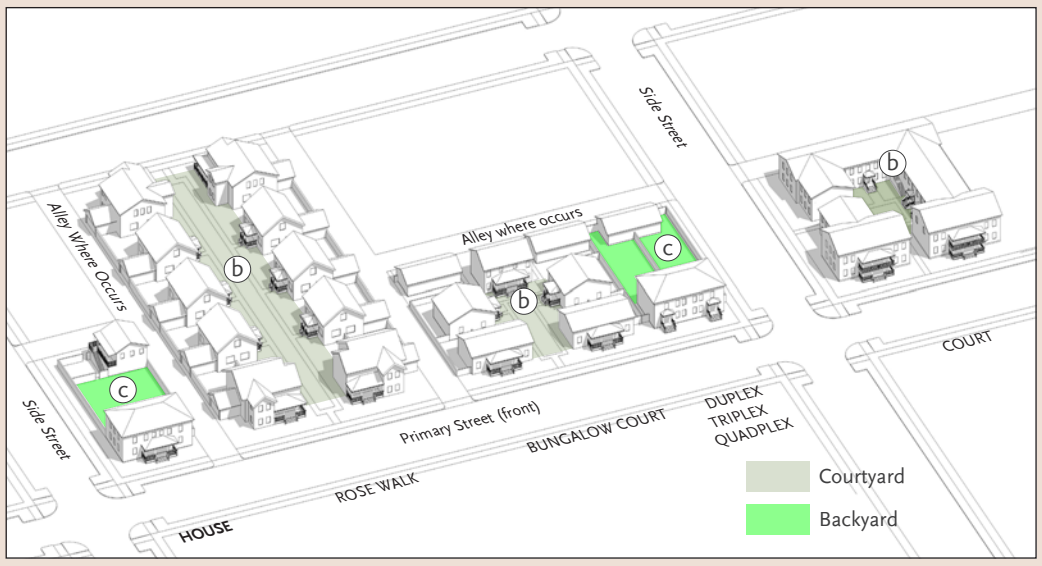
g. Mixed-Use: See Section 4.12.C.4 (Spaces for Multiple Uses and Mixed-use Developments).

E. On-Site Open Space. See Section 4.4 (On-Site Open Space Types) for additional standards.

1. One (1) or more of the On-Site Open Space Types listed below shall be provided on each lot. The required On-Site Open Space shall be generally rectangular in form with the below-listed minimum size requirements and must be accommodated behind the Primary Street setback line.

Open Space Type	Minimum Area	Minimum Dimensions
① Side Garden	15% of total lot area	20 ft. x 20 ft.
② Courtyard	15% of total lot area	20 ft. x 20 ft.
③ Back Yard	15% of total lot area	20 ft. x 20 ft.

2. Residential projects without a Back Yard shall provide for each residential unit a private open space in the form of a Balcony, Door Yard, or Yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.



F. Building Size and Separation. See Section 4.5 (Building Articulation and Massing) for additional standards.

1. Buildings shall be designed according to the following building length and building separation standards:

(a) Building length along Primary Street on front 40% of lot depth (max.)	60 ft.
(b) Building length along Side Street for 40% of lot width (max.)	75 ft.
(c) Building separation along front 40% of lot (min.). Building separation must extend entire lot depth or width or lead to Courtyard.	15 ft.
(d) Building length along rear property line.	150 ft.

G. Frontage Elements, Allowed Encroachments, and Access. See Section 4.6 (Frontage Standards) for additional standards.

1. **Required Frontage Elements.** All Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. Required Frontage Elements may encroach into the Primary Street and Side Street setbacks as measured from the building facade as identified below.

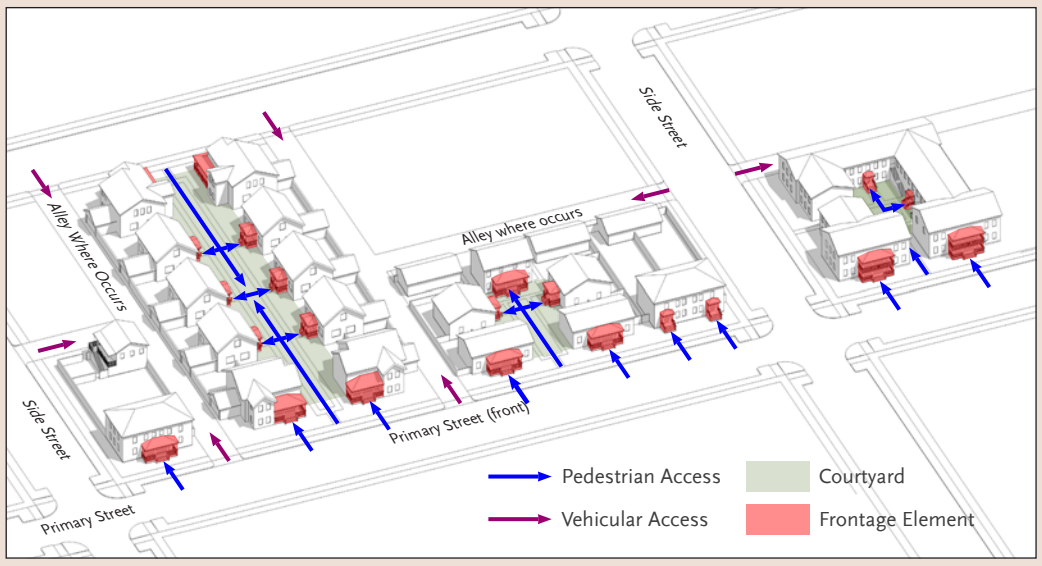
Frontage Element	Encroachment
a. Shopfront	n/a
b. Stoop	5 ft.
c. Door Yard	To R.O.W. line
d. Porch	5 ft.
e. Front Yard	n/a

2. **Optional Frontage Elements.** The following Frontage Elements may be provided on all Street- and Courtyard-facing facades. Optional Frontage Elements may encroach into in the Primary Street and Side Street setbacks as measured from the building facade as identified below.

Frontage Element	Encroachment
a. Balcony*	3 ft.
b. Bay Window	3 ft.
c. Cantilevered Room*	2 ft.
d. Awning, Canopy	To R.O.W. line

* *Architectural Element only permitted on upper floors*

3. **Pedestrian Access.**
   a. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate Frontage Element, Lobby, or On-site Open Space, such as a Court or Side Garden.
   b. Upper floor uses may be accessed through an Exterior Stair, Interior Stair, or Lobby.



4. **Vehicular Access.**
   a. Parking shall be accessed from an alley.
   b. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible.
   c. Parking/service areas for corner lots shall be accessed from side street.

H. Signage. See Section 4.9 (Sign Standards) for additional standards.

1. **Allowed Signage Types.** A maximum of two of the below sign types are allowed per business. Signs may encroach into Primary Street and Side Street setbacks as identified below.

Signage Type	Encroachment
a. Porch Sign	5 ft. in conjunction with Porch or Stoop frontage element
b. Yard Sign	within 3 ft. of R.O.W. line

4.4. ON-SITE OPEN SPACE AND FENCE/WALL STANDARDS

A. Intent. On-site open space provides private and common public outdoor space for the enjoyment and use of residents, employees, and visitors and also provides comfortable spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage.

B. Applicability. Each proposed new building shall be designed in compliance with the open space standards of this Section for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.

C. Requirements for All Open Space Types.

1. Fence and Garden Wall Standards

a. Walls.

i. Garden walls and retaining walls along street frontages, shall be made of or clad in brick, stone, or stucco and shall be compatible with the design of the principal building.

ii. Garden walls shall be no less than eight inches wide and capped by smooth mortar cap or a brick, terra cotta, or similar cap that overlaps the wall below by no less than one half inch on each side.

b. Fences and Gates.

i. Wood fences and gates enclosing front yards shall be made of vertical pickets with no more than three inch gaps in between.

ii. Wood fences and gates are not recommended on frontages in the Village Center (VC), Downtown (DT), and Village General (VG) zones.

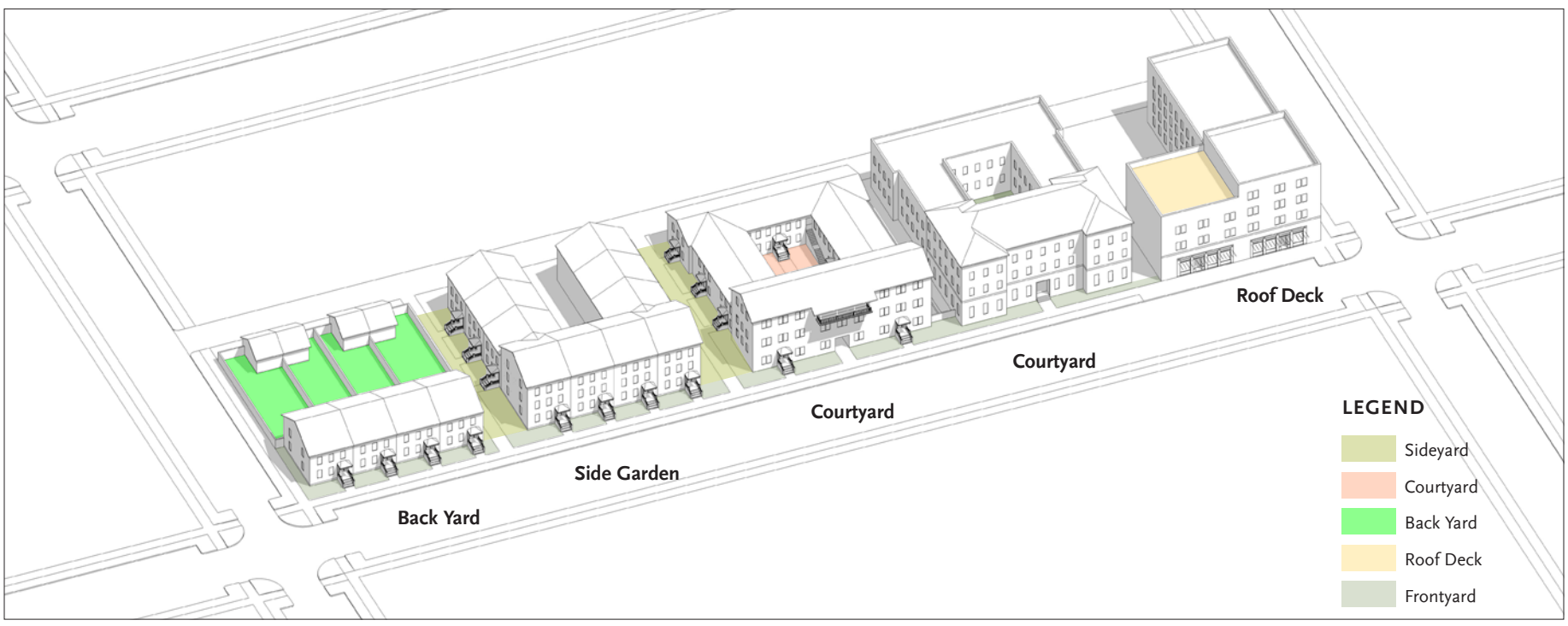
iii. Wrought iron fences and gates shall be made of true wrought iron, or steel bar that faithfully simulates true wrought iron. Spacing between bars shall be no less than four-inches. Wrought iron fences shall have iron or steel posts and/or brick or stone piers.

iv. Chain link fencing is prohibited, except along alleys within the Neighborhood General 1 (NG1) and Neighborhood General 2 (NG2) zones.

c. Corner Cutoffs. The design of front yard fences and hedges at corner lots shall conform to the corner cutoff and traffic sight safety standards requried by Chapter 18.168 of the *Redlands Municipal Code*.

D. **On-Site Open Space Types.** This Section identifies a series of open space types, including the configuration and design characteristics of each type. Refer to the district-specific regulations for which type of open space may be applied toward meeting the required amount of on-site open space, as well as the size and configuration criteria that apply (see Sections 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E.). Defined Open Space Types are: Side Garden, Courtyard, Roof Deck, Back Yard, and Front Yard (see Figure 4-5).

FIGURE 4-5: OPEN SPACE TYPES



Courtyard

Side Garden

Backyard

Roof Deck

Courtyard

Side Garden

Backyard

Roof Deck

1. Side Garden

a. Definition. A landscaped open space along one side of a lot. Side Gardens may be semi-private spaces through which occupant and visitor access is provided to one or more buildings or dwellings. Side Gardens of single-family dwellings are private, primarily landscaped open spaces. For multi-family buildings, Side Gardens may be designed for the shared use of all residents. Note that Side Gardens strongly defined by buildings on two or more sides – particularly if they include significant hardscape areas – may also be classified as Side Courts (see Section 4.4.D.2).

b. Design Standards

i. Configuration.

(a) Side Gardens are located between the building and the Side Yard property line and should have a basic rectangular shape.

(b) For Multi-family buildings, the Side Garden provides access to units.

(c) Size. Refer to Section 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E for dimensional requirements. Parking courts may count towards minimum size requirements, provided finishes and landscape are consistent with Section 4.4.D.1.b.ii below.

(d) Encroachments. Dooryards, porches, stoops, and architectural elements may encroach into the Side Garden as indicated in the Design Criteria for the applicable Zone.

ii. Multi-Family or Commercial Side Gardens.

(a) Finishes. Side Garden materials, finishes, fixtures, and colors shall be designed in a manner that is consistent with the architectural language of the building.

(b) Landscape.

(i) Except for paved areas, Side Gardens shall be planted in their entirety with trees, shrubs, ground cover, and water conserving plant materials.

(ii) The top of walls of planters shall be no taller than eighteen (18) inches, but some may be up to forty-two (42) inches if required to support the health of plantings.

(iii) Appropriate irrigation and drainage shall be provided to all planted areas, including pots.

(iv) Trees scaled to the space are recommended for shade and to screen views to and from neighboring buildings.

(v) See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional landscaping and maintenance requirements.

iii. Single-Family Side Gardens. Since Single-Family Side Gardens are private open space areas, no design standards are provided, however trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.

c. Wall, Fence, and Hedge Standards.

i. Side Yard fences and walls located behind the front building facade may be up to six (6) feet high as measured from adjacent finished grade.

ii. Side Yard fences built parallel to the frontage between buildings to enclose the Side Yard(s) shall be set back a minimum of five (5) feet behind the facade line, except walls that are an integral part of the architecture of the building, which may be flush with the facade or set back (see Figure 4-6 and Figure 4-7).

iii. On corner lots, walls or hedges enclosing Side Gardens that front the Side Street may not exceed three (3) feet in height as measured from the adjacent sidewalk.

iii. Solid fences enclosing the Front Yard – including walls separating the Front Yard from the Side Garden – may not exceed three (3) feet in height as measured from the adjacent sidewalk.

Side Garden

FIGURE 4-6: SINGLE-FAMILY SIDE GARDEN

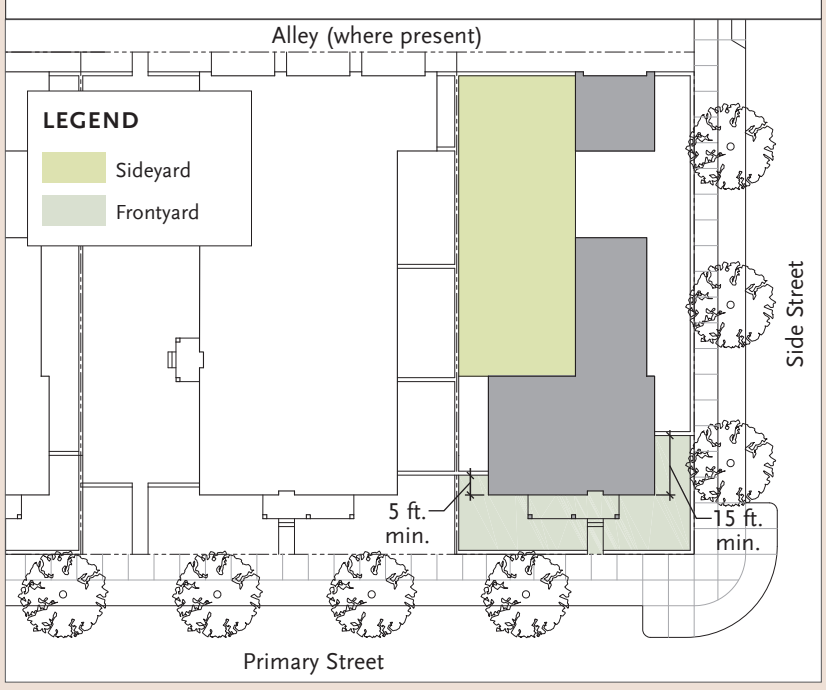
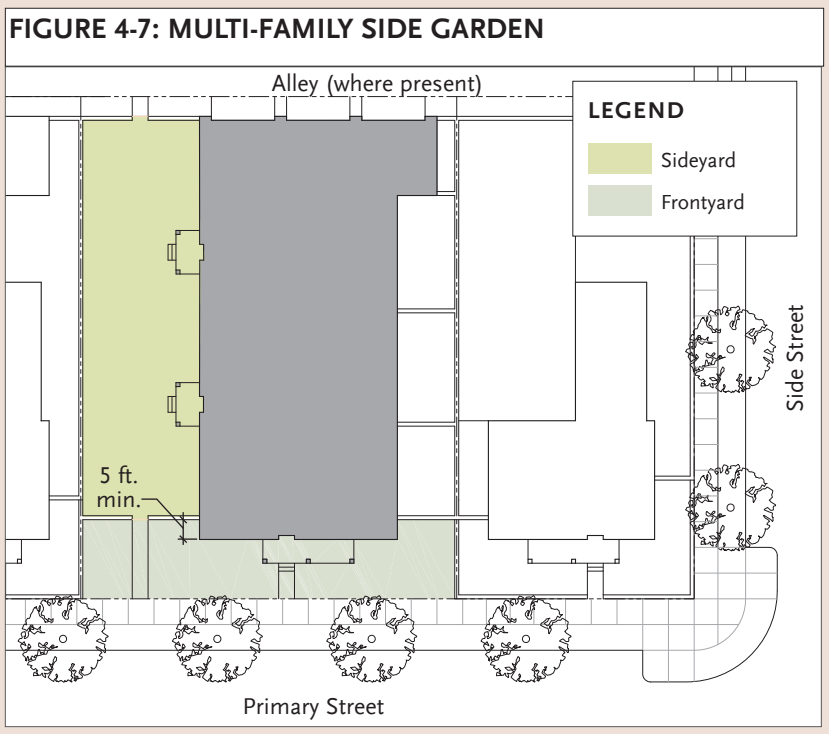


FIGURE 4-7: MULTI-FAMILY SIDE GARDEN



2. Court

a. Definition. A semi-public, shared open space within a lot, for use by more than one resident or tenant. It is a well-defined, coherent area that is an essential component of the project's design, not merely space left over after the building mass is placed. Courts generally provide visitor access from the street to dwellings, retail or office spaces, and/or buildings within the lot that lack direct frontal access from the street. The degree of enclosure or openness may vary according to the requirements of each zone and the design intent of the project designer.

b. Design Standards

i. Configuration. Courts – particularly the portion of the court(s) that is intended to meet the minimum Required On-Site Open Space area requirements of each individual zone – may be placed in the following ways:

(a) Side Court. The Court is placed along the side yard of the parcel to (see Figures 4-8, 4-9, and 4-10):

(i) Correspond with a court or back yard on an adjacent lot to create the effect of one large open space;

(ii) Provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line, to face; or

(iii) When the adjoining lot contains a single-family house, to create a large open space next to the house.

(b) Open to Street. The Court adjoins the minimum Primary Street setback line creating a deep, combined garden/terrace facing the street (see Figures 4-8 and 4-11).

(c) Internal Courtyard. The Court is an internal courtyard, entirely contained within the site (see Figures 4-9 and 4-12).

(d) Special Circumstances. When a site contains an exceptional feature, such as a large, healthy tree or topography, the Court is placed to retain and take advantage of that special feature.

ii. Size. Refer to Section 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E for dimensional requirements. Parking courts may count

FIGURE 4-8: SIDE COURT OPEN TO STREET

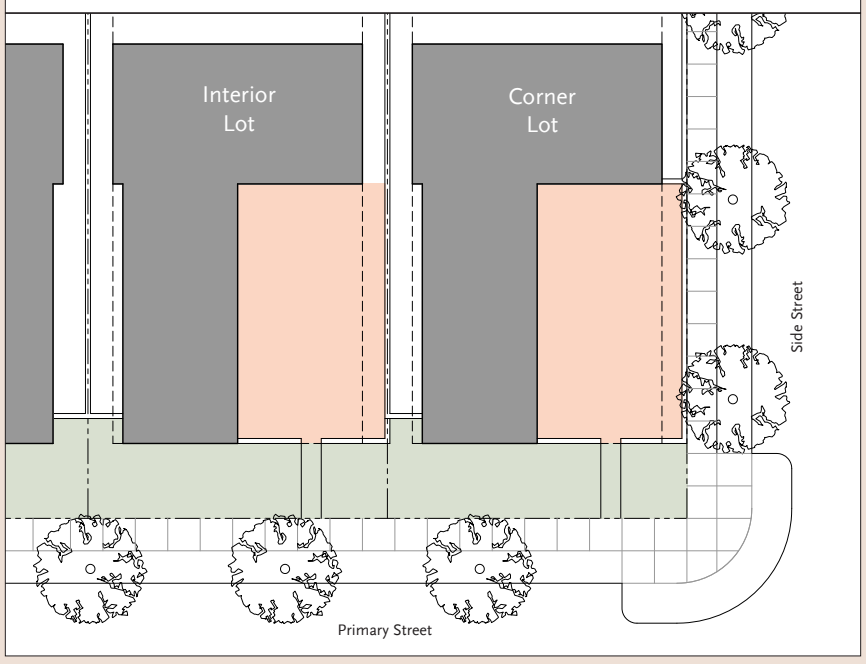


FIGURE 4-9: INTERNAL SIDE COURT

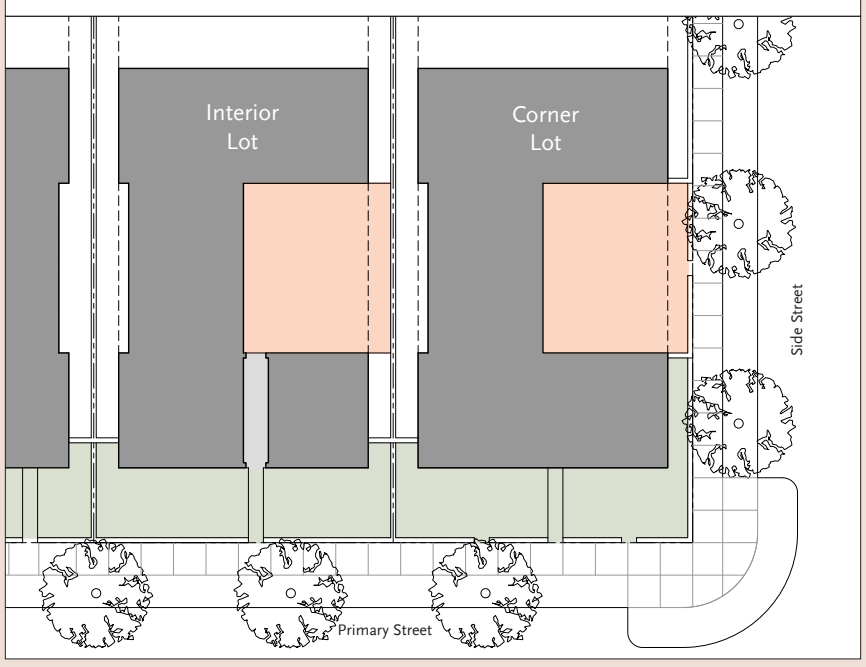


FIGURE 4-10: SIDE COURT OPEN TO STREET

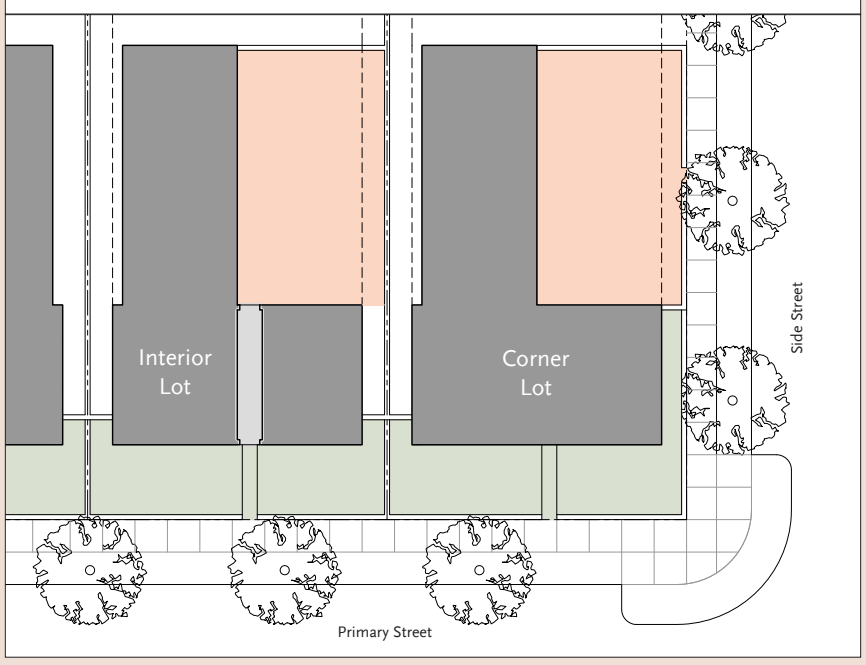


FIGURE 4-11: COURT OPEN TO STREET

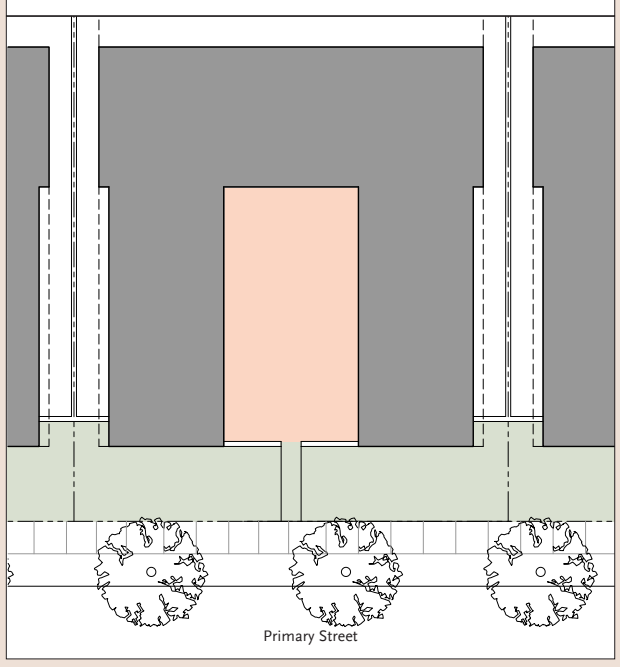
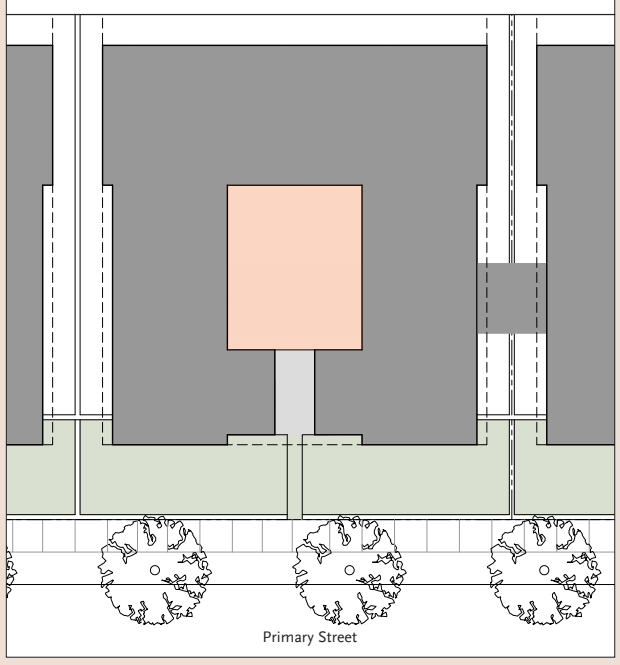


FIGURE 4-12: INTERNAL COURT



Side Court Open to Street

2. Court (continued)

towards minimum size requirements, provided finishes and landscape are consistent with Section 4.4.D.2.b.viii and ix below.

iii. Enclosure.

(a) In general, a Court's perimeter shall be defined by building walls on at least two sides, and on a third side by building walls or architectural or landscape elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees.

(b) In some cases, one side of a Court may be defined by a building wall or a linear landscape element on an adjoining property.

(c) Driveways located adjacent to a Court shall be screened by architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees so as not to appear to be located within the Court.

iv. Encroachments into Courts. Dooryards, stoops, and architectural elements may encroach into the Court as allowed by the Urban Standards of each Zone.

v. Common Area. Courts shall be designed to be gathering places for the occupants and also circulation spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage. Courts shall provide a central, flat area that is usable and encourages human activity and interaction. This area should contain a combination of paving and landscaping.

vi. Private Area. Courts should be designed to provide for private access to dwellings and businesses that lack direct street frontage. Courts should also provide space for private outdoor space in the form of private patio and terrace spaces.

vii. Amenities. Courts should include public amenities such as seating areas, fountains, BBQ islands and/or outdoor fireplaces to encourage their use as common outdoor rooms or gathering places.

viii. Finishes. Court materials, finishes, fixtures, and colors shall be designed in a manner that is consistent with the architectural language of the building.

ix. Landscape.

(a) Except for paved areas, courts shall be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.

(b) Arbors, trellis structures and raised planter/seating walls may be provided.

(c) Court planting may be in permanent planters. The top of walls of planters shall generally be no taller than eighteen (18) inches, but some may be up to forty-two (42) inches if required to support the health of plantings.

(d) Appropriate irrigation and drainage shall be provided to all planted areas and planter pots.

(e) Trees scaled to the space are recommended for shade and to screen views to and from neighboring buildings.

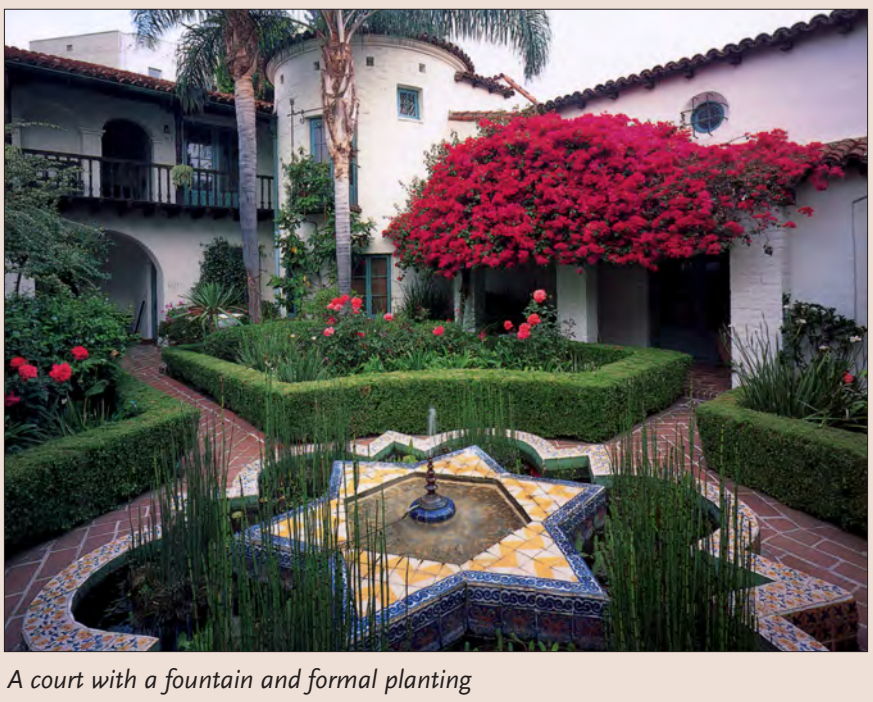
(f) See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional landscaping and maintenance requirements.

c. Wall, Fence, and Hedge Standards. See Section4.4.D.1.c.

A court with a common seating area oriented around an outdoor fireplace.

A court with an informal seating area.

A court with a central fountain and wood benches.



A court with a fountain and formal planting

4.4. ON-SITE OPEN SPACE AND FENCE/WALL STANDARDS (CONTINUED)

3. Roof Deck

a. **Definition.** A rooftop open space that may be assigned to individual units or a shared open space available for use by all residents or tenants. Amenities can include trellises, landscaping, seating areas, BBQ islands, outdoor fireplaces, and similar amenities.

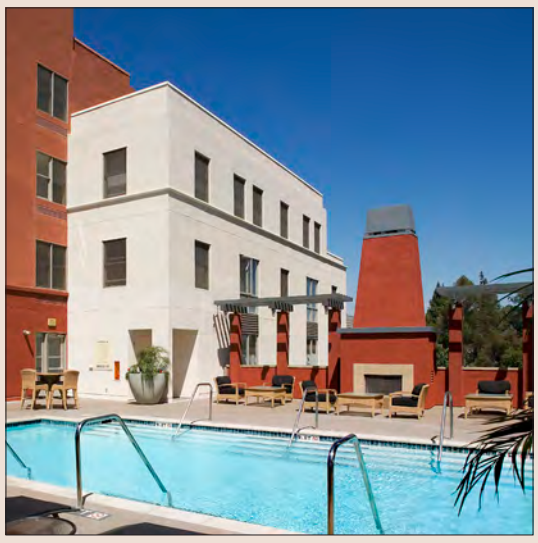
b. **Design Standards**

i. **Configuration.** Roof Decks may be located on a portion or all of a building, subject to the California Building Code (CBC).

ii. **Size.** Refer to each individual zone for minimum and maximum size requirements. Roof decks can meet the minimum open space requirements in certain zones.

iii. **Amenities.** Roof Decks designated to meet the minimum on-site open space requirements shall include design elements such as seating areas, fountains, and/or outdoor fireplaces to encourage their use as outdoor rooms or gathering places.

iv. **Finishes.** Roof Deck materials, finishes, fixtures, and colors visible from the street and Required On-Site Open Spaces – including trellises, railings, and walls – shall be designed in a manner that is consistent with the architectural language of the building.



4. Back Yard

a. Definition. A private, landscaped open space located behind a single family or multi-family building that is for the use of the residents of one or more dwellings. For buildings with two or more units, Backyards may be divided into separated private yards, provided each private yard is located directly adjacent to the dwelling unit.

b. Design Standards. Since Back Yards are private open space areas, no design standards are provided.

c. Wall, Fence, and Hedge Standards.

i. Back Yard fences and walls located behind the front building facade may be up to six (6) feet high (see Figure 4-13 on the following page).

ii. Fences and walls along the Side Street frontage may be up to six (6) feet high for the rear portion of the site up to fifteen (15) feet behind the primary street facing facade line (see Figure 4-13). Fences along the remaining side street frontage, adjacent to the front yard, may be up to three (3) feet high.

iii. Wood fences at interior side and rear property lines shall provide fronts to both sides of the property line ("good neighbor fencing"), for example by alternating members from one side of the fence to the other.

5. Frontyard

a. **Definition.** The Frontyard is the area between the Primary Street facing building facade and the Primary Street property line and/or back of sidewalk (see Figure 4-13). On corner lots, the Frontyard also includes the area between the Side Street facing facade and the Side Street property line up to the fence enclosing the back yard. Frontyards provide a physical separation between the street and buildings on the site, while presenting a place to greet one's neighbors and for informal play. Access to buildings from the sidewalk also occurs through the front yard. Frontyards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall, or hedge.

b. **Design Standards**

i. Courts and Side Gardens may extend into the Primary Street and/or Side Street Frontyard area(s), but portions within these setbacks areas do not count towards the minimum Required On-Site Open Space requirements of each individual zone.

ii. Dooryards, porches, stoops, and architectural elements may encroach into the Frontyard as allowed by each individual zone.

iii. Frontyards shall be landscaped and maintained as follows:

(a) Except for walkways, front yards shall be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.

(b) Frontyard landscape shall be maintained in an orderly and neat condition.

(c) See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional landscaping and maintenance requirements.

iv. Tree Well and Parkway Planting. Tree wells and the parkway between the sidewalk and the street shall be landscaped and maintained as follows:

(a) Street trees of an approved type shall be provided in tree wells or parkways. Street trees shall be specified as indicated in Chapter 7.

(b) Parkways shall be landscaped per Section 4.15.C (Street and Streetscape Design Standards).

(c) Parkways in front of commercial uses may be omitted to allow for pedestrian access. Trees shall be accommodated in tree wells.

c. **Wall, Fence, and Hedge Standards**.

i. Front yard fence and wall materials and design shall be compatible with the architectural style of the building.

ii. Fences built parallel to the frontage between buildings to enclose the side yard(s) may be up to six (6) feet high and shall be set back a minimum five (5) feet behind the facade line (see Figure 4-13). Walls that are an integral part of the architecture of the building may be located either flush with the building facade or set back.

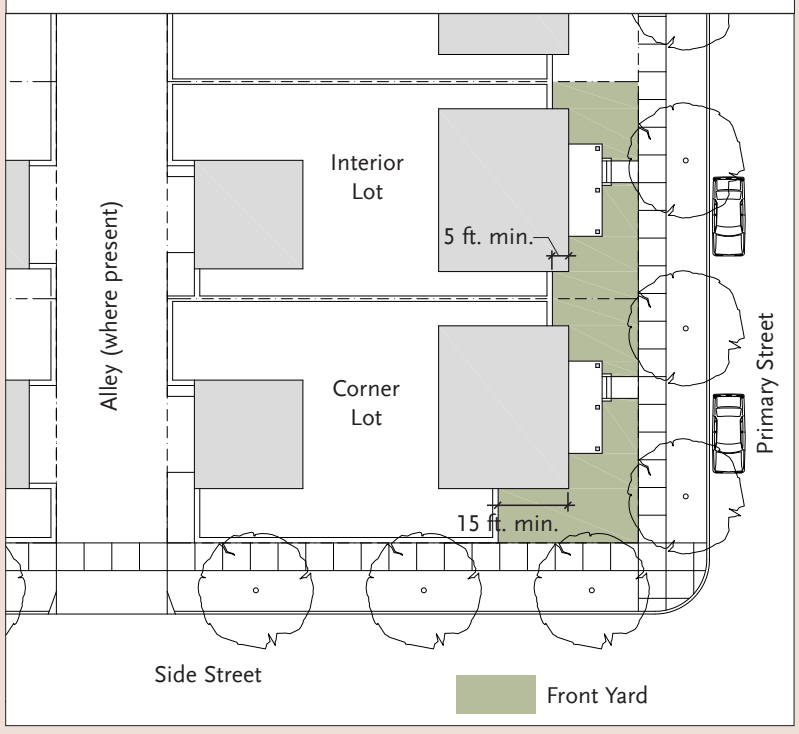
iii. Front yard solid fences, walls, and hedges shall be no taller than three (3) feet above the adjacent sidewalk. Open fences shall not exceed four (4) feet above the adjacent sidewalk.

iv. On corner lots, fences and walls along the side street frontage may be up to 6 feet high for the rear portion of the site up to fifteen (15) feet behind the primary street facing facade line (see Figure 4-13). Solid fences along the remaining side street frontage may be up to a maximum of three (3) feet above the sidewalk.

v. Retaining walls at street frontages may be up to three (3) feet in height. Retaining walls within the frontage setback area shall be made of or clad in brick, stone, or stucco and shall be compatible with the design of the principal building. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement.

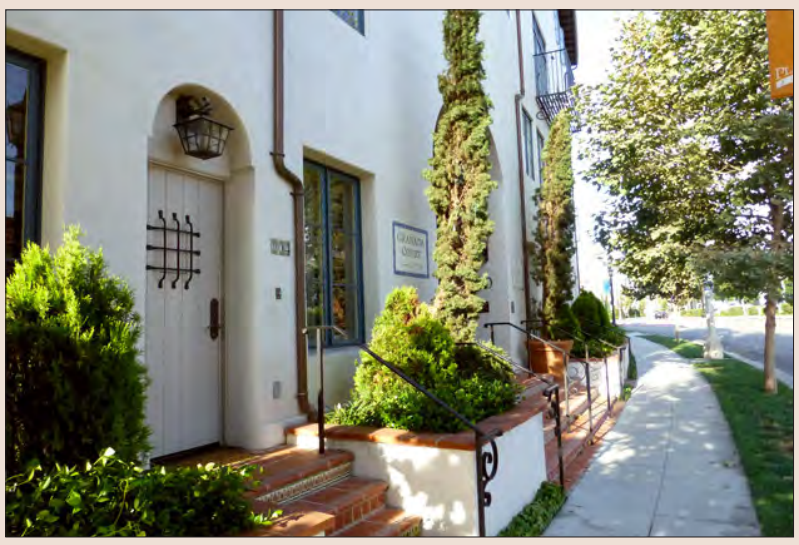
vi. Landscaped berms are prohibited.

FIGURE 4-13: FRONT YARD



Continuous lawn extends across several frontyards.

Individual frontyards separated by frontyard fences.



Front yard planter boxes between entry stoops.

4.5. BUILDING ARTICULATION AND MASSING STANDARDS

A. **Purpose and Intent.** This Section establishes standards to ensure that new development not appear as over-sized, monolithic structures, but instead as a series of smaller scale buildings. This goal is of particular importance when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this Section ensure that these larger-scale projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban pedestrian-friendly character of the Specific Plan area.

B. **Applicability.** The requirements of this Section apply to all new buildings within the Specific Plan area.

C. Building Massing and Articulation. New buildings shall be composed of simple, well-proportioned masses designed according to a combination of a minimum of four (4) of the following massing and articulation techniques: Horizontal Articulation, Vertical Articulation, Architectural Projections, Architectural Recessions, Facade Differentiation, Height Averaging, and Floor Level Articulation. Please see page 4:33 for standards and illustrations of each massing and articulation technique.

Mixed-use building with protruding Monterey and standard balconies.

Mixed-use building with recessed third floor balcony and creative differentiation of floors (floor level articulation.

Mixed-use building articulated with corner tower.

Multi-family building articulated with raised center volume.

Building designed with two-, three-, and four-story building massing (height averaging).

Multi-family Building with second-story protruding Monterey balcony.

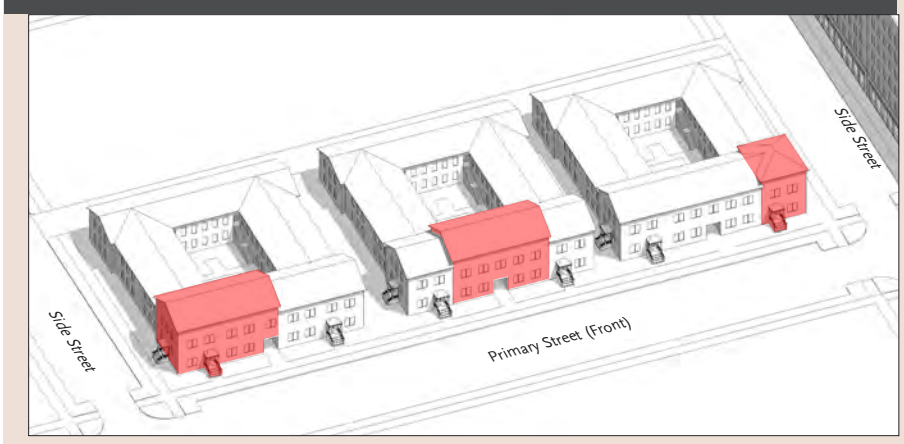
1. Horizontal Articulation

Step a portion of the street-facing facade forward or backward from the predominant facade plane a minimum of six (6) feet for a minimum distance of twenty-five (25) feet

4. Facade Differentiation

Design the facade to appear as though it is composed of two or three distinct "buildings" with differing material and/or color combinations on each "building."

3. Vertical Articulation

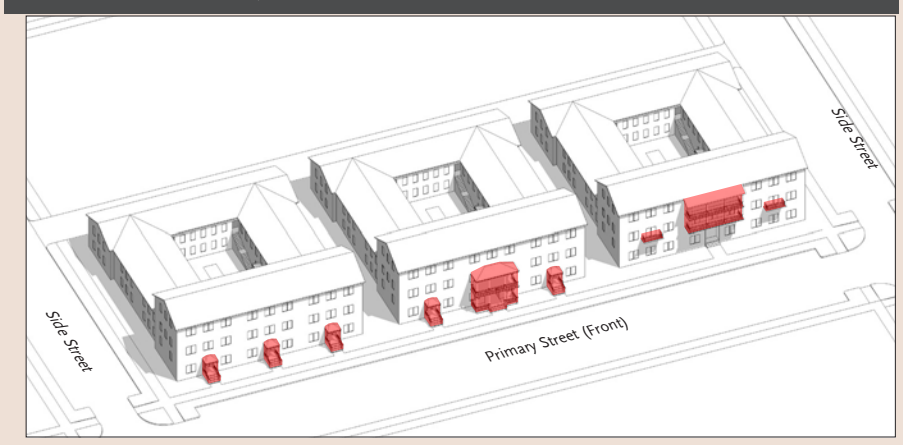


Step a portion of the street-facing facade upward or downward from the predominant building height a minimum of four (4) feet for a minimum distance of twenty-five (25) feet. This technique is useful for "stepping down" the scale of a new building adjacent to an existing smaller building

6. Height Averaging

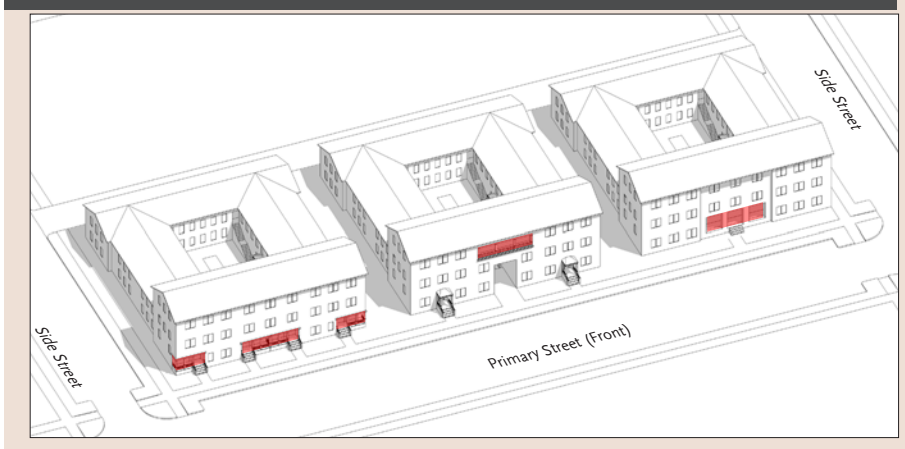
Up to 30% of the building footprint area may be one story/10 feet taller than the maximum height allowed in a given zone, provided an equal amount of building footprint area is one story/10 feet shorter than the maximum allowed height.

5. Architectural Projections



Append or project facade elements such as balconies, bay windows, cantilevered rooms, and/or awnings.

2. Architectural Recessions



Recess architectural elements or spaces – such as recessed porches, covered passages, recessed balconies, and windows – into the plane of the facade.

7. Floor Level Articulation

Articulate the facade to express the building's floor levels as base, middle, and top by:

a. Providing a substantial horizontal articulation of the facade at the top of the first story such as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.

b. Provide articulation at the parapet (for buildings with flat roofs) or below the eave (for buildings with sloped roofs) that marks the top of the building with a cornice, color change, or material change.

c. For buildings or portions of buildings which are three stories in height or taller, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.

F. Materials, Color Variation, and Architectural Styles. In addition, to the above articulation and massing techniques, building facades may employ the following material, color, and architectural style strategies:

1. Variety of materials and colors. Utilize different materials and colors to divide building facades into vertical and/or horizontal increments and/or to emphasize certain architectural elements or features.

2. Diversity of Architectural Styles.

a. Employ a variety architectural styles in order to give large buildings the appearance they are comprised of multiple, smaller, attached, village-scale "buildings."

b. On project sites that accommodate more than one building, multiple architectural styles are required.

Volume on left side of building is set back from the rest of the building (horizontal articulation). Building is further articulated with protruding galleries and canopies (architectural projection) and paint color.

The main volume of this multi-family building is stepped-back from the street. Further articulation is achieved by making the building look like two buildings.

Multi-family building with recessed, double-story balcony (architectural recession).

Rowhouses articulated as individual buildings with different materials and colors (facade differentiation).

4.6. FRONTAGE STANDARDS

A. **Purpose and Intent.** This Section establishes standards to ensure proposed development promotes a pedestrian-friendly environment along the street through the provision of street-facing windows, entries, and appropriately designed frontages; commercial ground floors that support pedestrian activity through maximum ground floor transparency (large shopfronts); and frontage designs that do not disrupt or detract from the general intended pattern for frontages on the subject block face.
Frontages consist of the street facade of the building(s), including any projecting elements, and any landscape, hardscape, walls, and fences between the building facade and the back of sidewalk. They provide a transition between the public environment of the street and the semi-private and private environments of the building interior. They also signal the location of the building entrance and provide a semi-public space within which neighbors and visitors can interact.

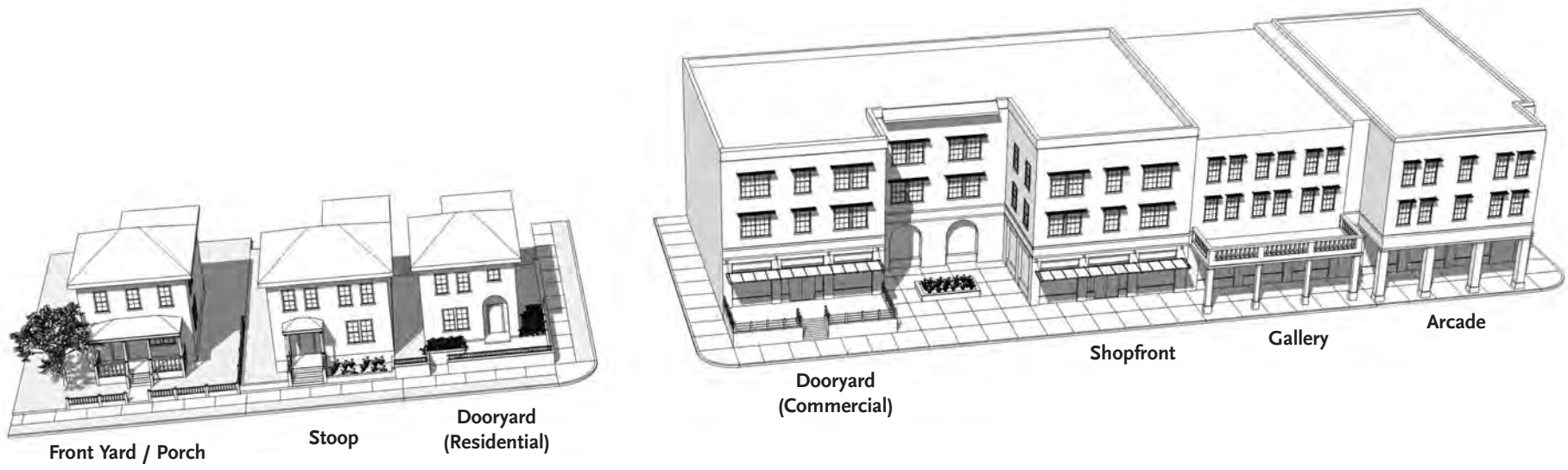
B. **Applicability.** The requirements of this Section apply to all new buildings within the TVSP area, as well as building renovations and additions exceeding 20% of the existing floor area.

C. **Frontage Types.** This Section identifies the frontage types allowed within the Transit Villages Specific Plan area, and for each type provides a description and design standards to ensure that proposed development is consistent with this Specific Plan's goals for building form, character, and quality. Frontage types are divided into two categories, Required (Porch, Stoop, Dooryard, Shopfront, Gallery, and Arcade) as shown in Figure 4-14 and Optional (Balcony, Bay Window, Cantilevered Room, Awning, Canopy).

The provisions of this Section work in combination with the underlying Zone as identified on the Regulating Plan. Refer to Sections 4.3.1.G, 4.3.2.G, 4.3.3.G, 4.3.4.G, 4.3.5.G, and 4.3.6.G for required and optional frontage types within each zone and allowed encroachments into the setback or right-of- way.

In addition, all buildings designs are subject to the applicable requirements and regulations of the Building Code, Fire Code, Health Code, etc.

FIGURE 4-14: FRONTAGE TYPES



Front Yard

Stoop

Dooryard (Commercial)

Gallery

Porch

Dooryward (Residential)

Shopfront

Arcade

4.6. FRONTAGE STANDARDS (CONTINUED).

1. Front Yard

a. Definition. The area between the building facade and the property line. Front Yards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall, or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at the property line with steps providing access between the sidewalk and the yard. Porches, stoops, balconies, and bay windows may encroach into Front Yards..

b. Design Standards

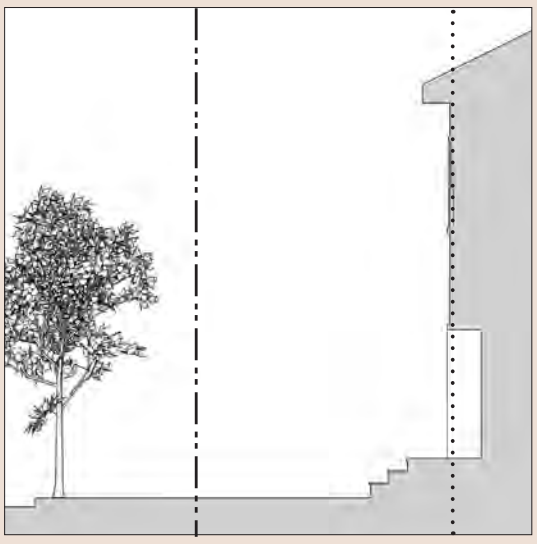
i. Front yards and continuous planters between the curb and sidewalk along the primary and side streets shall be landscaped.

ii. Paved areas shall be limited to walks and driveways, where present.

iv. Front yard fence and wall design and materials shall be compatible with the architectural style of the building.

v. Open fences defining the front yard shall not exceed four (4) feet as measured from the adjacent sidewalk. Solid fences, walls, or hedges shall not exceed three (3) feet high.

vi. See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional requirements.



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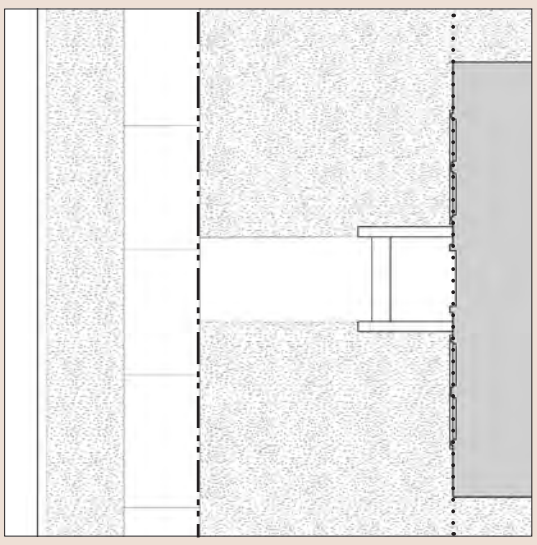


Plan

2. Porch

a. Definition. A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the Primary and/or Side Street property lines and may encroach into the front yard and side street yard.

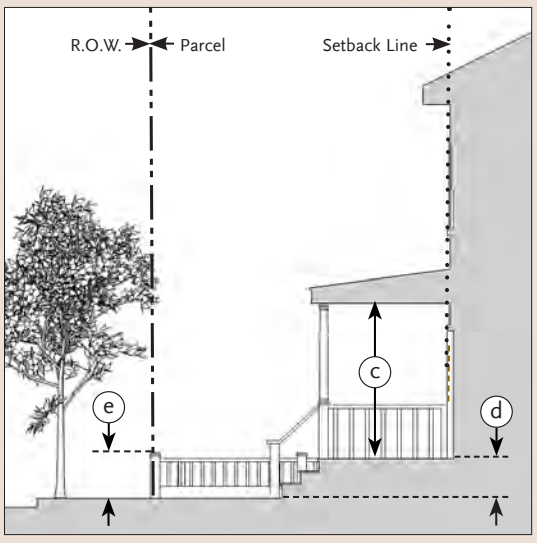
b. Design Standards

i. Porch materials and design shall be compatible with the design of the rest of the building.

ii. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.

iii. Porches shall be designed according to the following dimensional requirements:

Dimension	Min.	Max.
(a) Depth (clear)	6 ft.	–
(b) Width (clear)	12 ft.	–
(c) Height: ceiling (clear)	8 ft.	12 ft.
(d) Height: floor above adjacent finished grade	12 in.	3 ft.
(e) Height: fence, hedge, or wall above adjacent finished grade	–	3 ft.



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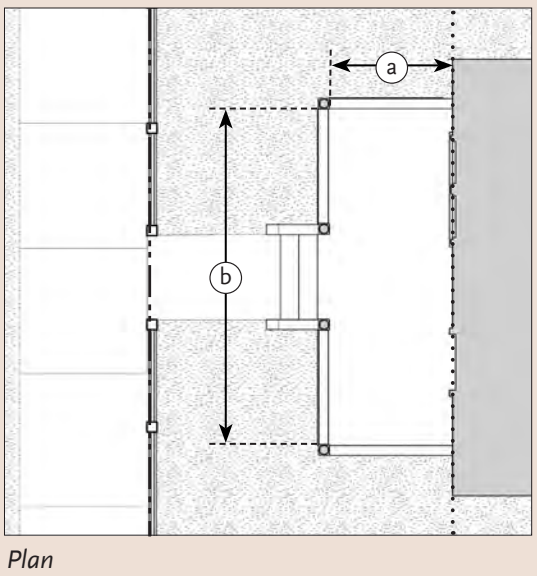


Plan

3. Dooryard

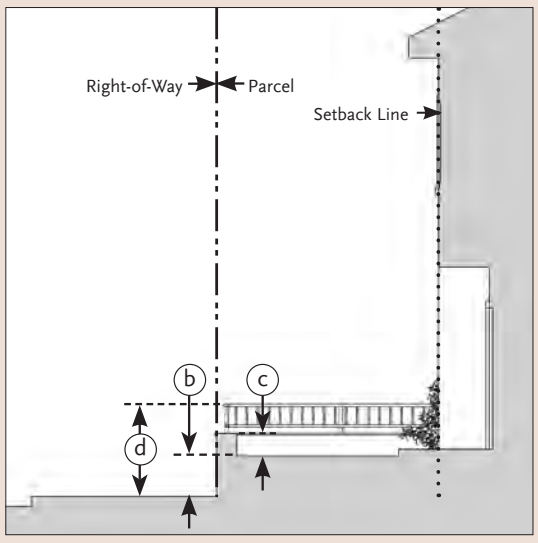
a. Definition. An elevated or at-grade garden or terrace that is located in the front yard setback and that is enclosed by a low wall located at or near the property line. For elevated Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp. The Door Yard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

b. Design Standards

i. Walls and/or fences shall be consistent with the architectural style of the building in their design, materials, and finishes.

ii. Dooryards shall be designed according to the following dimensional requirements:

Dimension	Min.	Max.
(a) Depth (clear)	7 ft.	
(b) Height: floor above adjacent finished grade	0 ft.	3 ft.
(c) Height: wall above floor	2 ft.	



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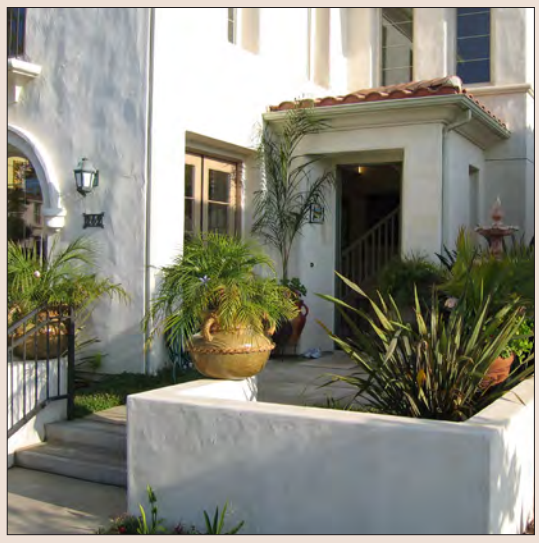
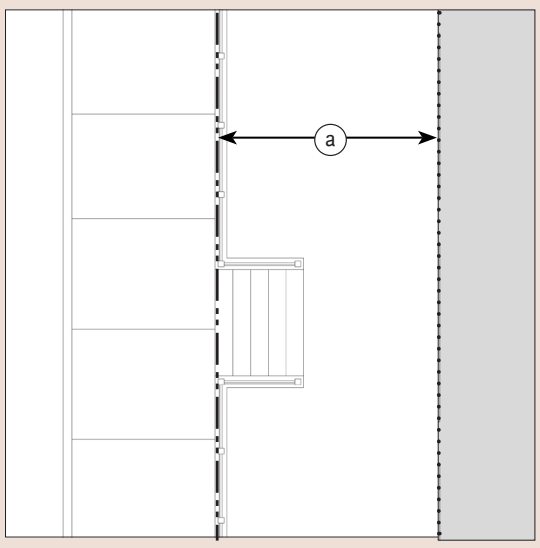

Residential Dooryard



Plan

Commercial Dooryard

4. Stoop

4. Stoop

a. Definition. A stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is typically raised to provide increased privacy for the rooms facing the public street. Accordingly, stoops are ideal frontage types for ground floor housing that is near the street.

b. Design Standards

i. Stoops must correspond directly with the building entry(s) they provide access to.

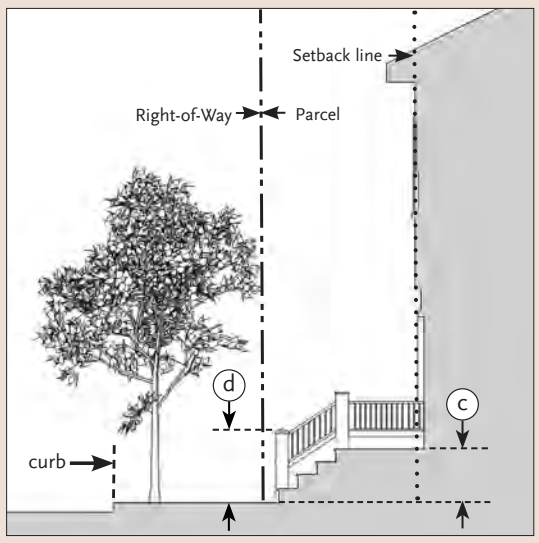
ii. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk.

iii. The landing may be covered or uncovered.

iv. Landscaping shall be placed on the sides of the stoop, either at grade or in raised planters.

v. Stoops shall be designed according to the following dimensional requirements:

Dimension	Min.	Max.
(a) Depth: landing (clear)	4 ft.	10 ft.
(b) Width (clear)	4 ft.	10 ft.
(c) Height: floor above adjacent finished grade	12 in.	3 ft.
(d) Height: fence, hedge, or wall above adjacent finished grade	–	3 ft.



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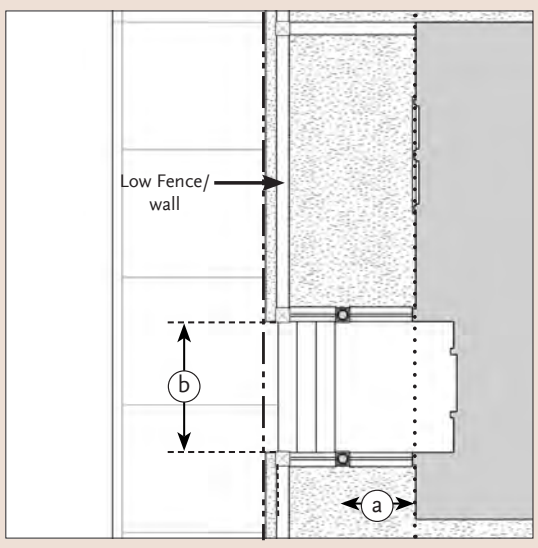


Plan

4.6. FRONTAGE STANDARDS (CONTINUED).

5. Shopfront

a. Definition. Shopfronts are large openings in a building facade that are enclosed with large transparent windows and doors that provide direct, at-grade access to ground floor commercial/retail uses. The basic required architectural elements of shopfronts include large windows, doors with glass, transom windows, and a solid base (bulkhead). Optional elements include awnings, canopies, signage, lighting, and cornices.

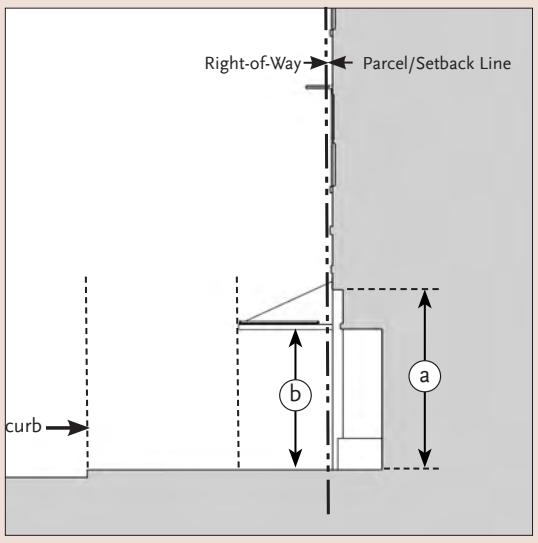
b. Design Standards

i. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15%, low emissivity, solar) is acceptable.

ii. Primary Street and Side Street setbacks, if any, shall be paved with a paving material that is consistent with or matches the adjacent sidewalk.

iii. Shopfronts shall be designed according to the following dimensional requirements:

	Dimension	Min.	Max.
	Height (clear)	10 ft.	16 ft.
	Distance to bottom of awnings, canopies (clear)	8 ft.	10 ft.
(a)	Width of storefront bay(s)	10 ft.	15 ft.
(b)	Glass area % of ground floor wall area	70	90



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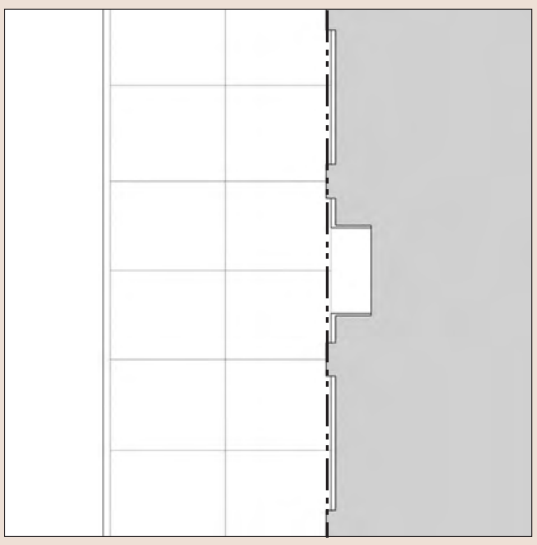


Plan

6. Gallery

a. Definition. Galleries are facades with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

b. Design Standards

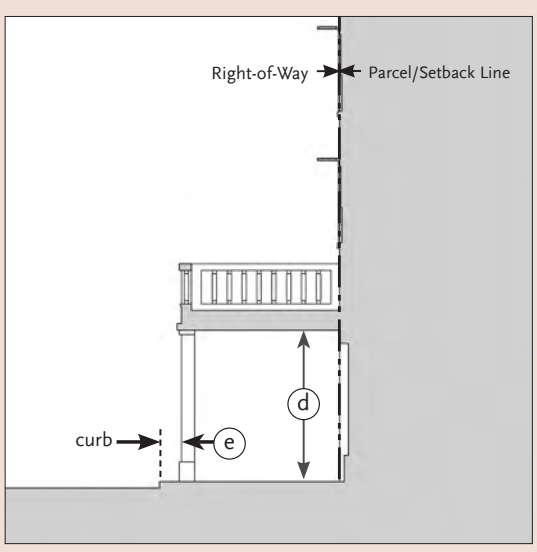
i. Along primary frontages, the Gallery columns shall correspond to Shopfront openings as defined in Section 4.6.C.5.a.

ii. Galleries shall be a minimum of two (2) bays wide.

iii. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the rest of the building.

iv. Galleries shall be designed according to the following dimensional requirements:

	Dimension	Min.	Max.
	Depth (clear)	10 ft.	16 ft.
(a)	Width (clear)	20 ft.	80 ft.
(b)	Width: single bay (clear)	10 ft.	16 ft.
(c)	Height (clear)	12 ft.	16 ft.
(d) (e)	Distance from face of curb (clear)	2 ft.	–
(f)	Distance between adjacent Galleries that encroach into R.O.W.	20 ft.	–



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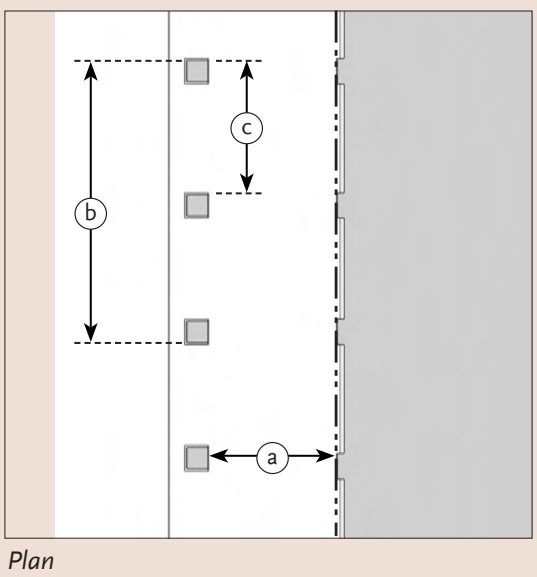


Plan

7. Arcade

a. Definition. Arcades are facades with a ground floor colonnade that supports the upper stories of the building or, for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, as the arcade shelters the pedestrian while shading the storefront glass, preventing glare that might obscure views of merchandise.

b. Design Standards

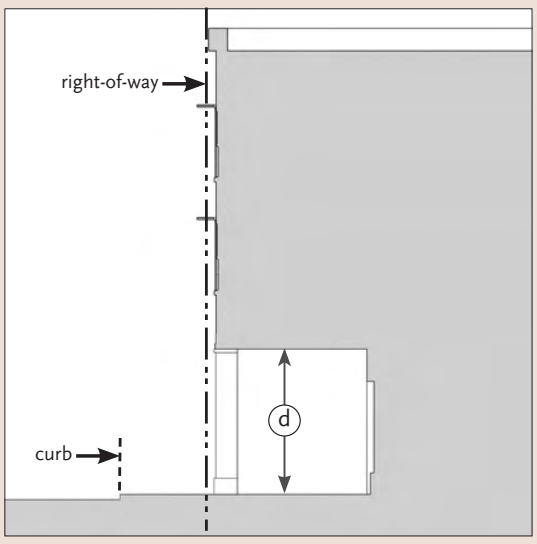
i. Along primary frontages, the arcade shall correspond to Shopfront openings as defined in Section 4.6.C.5.a.

ii. Arcades shall be a minimum of two (2) bays wide.

iii. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the rest of the building.

iv. Arcades shall be designed according to the following dimensional requirements:

Dimension	Min.	Max.
(a) Depth (clear)	10 ft.	16 ft.
(b) Width (clear)	20 ft.	80 ft.
(c) Width: single bay (clear)	10 ft.	16 ft.
(d) Height (clear)	12 ft.	16 ft.
(e) Distance from face of curb (clear)	2 ft.	–
(f) Distance between adjacent Arcades that encroach into R.O.W.	20 ft.	–



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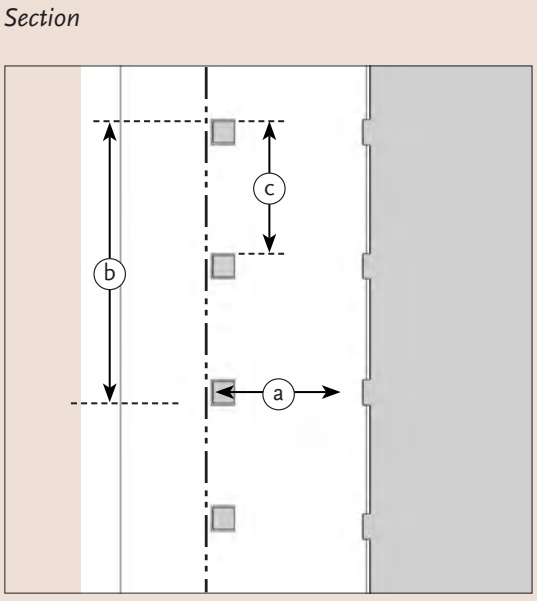


Plan

8. Balcony

a. Definition. A platform enclosed by a wall or balustrade on the outside of a building, with access from an upper-floor door.

b. Design Standards

i. Balcony design character, palette of materials, and approach to detailing shall be consistent and compatible with the building's style.

ii. Balconies shall be designed to be consistent and compatible throughout the building.

iii. Balconies of traditionally styled buildings shall have visible supports in the form of projecting beams or braces. Balconies on modern styled buildings may simply project.

iv. Balcony railings on traditional buildings shall be made of wood, wrought iron, steel bar or tube faithfully simulating true wrought iron. Modern buildings may also use galvanized or painted steel, aluminium, and cable railing components. Vinyl substitutes shall be avoided.

4.6. FRONTAGE STANDARDS (CONTINUED).

9. Bay Window

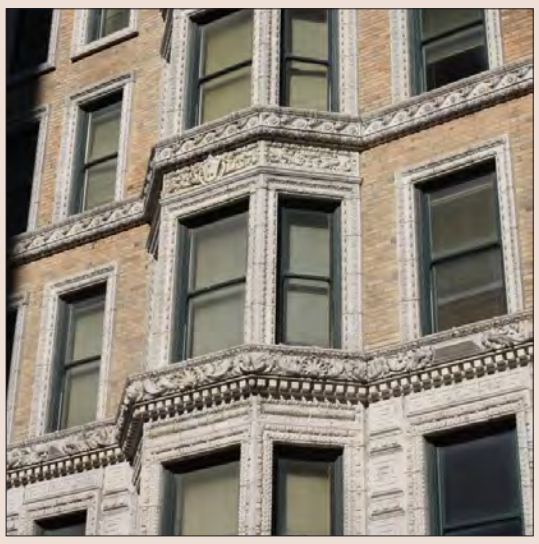
a. Definition. A large window or series of windows projecting from the outer wall of a building and forming a recess within.

b. Design Standards

i. Bay windows shall be a maximum of ten (10) feet wide and shall have a height that is equal to or greater than their width.

ii. Bay windows shall be placed a minimum of two (2) feet from any building corner and a minimum of three (3) from any other bay window.

iii. Bay windows shall consist of at least 75% transparent fenestration.



10. Cantilevered Room

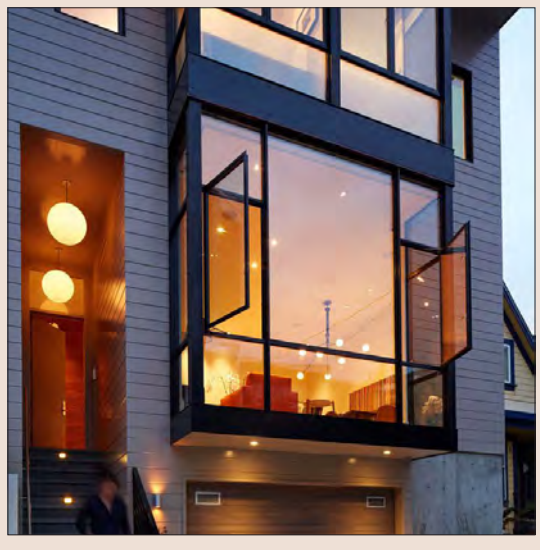
a. Definition. An upper floor room or rooms that projects from the building facade providing additional upper floor square footage and contributing to the articulation of the facade.

b. Design Standards

i. Cantilevered Room shall be a maximum of twenty (20) feet wide.

ii. Cantilevered Rooms shall be placed a minimum of ten (10) feet from any other Cantilevered Room.

iii. Cantilevered rooms of traditional style buildings shall be supported by brackets, extended beams, or other elements that .



11. Awning

a. Definition. A cloth cover fastened to a building or structure and supported by a frame that is used to protect pedestrians from the sun or rain.

b. Design Standards

i. Awnings shall be of a simple shed form, made of code-compliant fire-resistant canvas or materials of similar appearance; materials which are shiny, stiff, and obviously synthetic shall be avoided.

ii. Each awning shall correspond to a storefront.

iii. Upper floor awnings may be provided as follows:

(a) Each individual awning shall cover no more than one Shopfront or window opening.

(b) Signage is not permitted on upper floor awnings.

iv. Awnings shall be positioned so that signage is not obstructed.

vi. Awning color(s) and pattern(s) shall be coordinated with the overall design of the building. As appropriate awning colors may vary between adjacent businesses.

vii. Internally illuminated and backlit awnings and any associated light diffusers are prohibited.

12. Canopy

a. Definition. A flat, metal awning that extends perpendicular from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, glass, and metal slats.

b. Design Standards

i. Canopies shall be of a simple form, made of metal and/or glass.

ii. Canopies shall be supported either from below by metal brackets, or from above by rods, wires, or chains that affix to the wall.

iii. Canopies may extend across multiple storefronts.

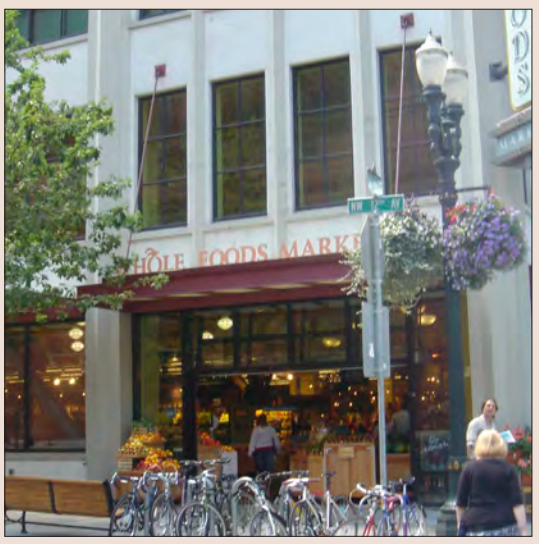
iv. Upper floor awnings may be provided as follows:

(a) Each individual canopy shall cover no more than one window opening.

(b) Signage is not permitted on upper floor canopies.

v. Canopies shall be positioned so that signage is not obstructed.

vi. Canopies shall be coordinated with the overall design of the building; all canopies on a single building shall be consistent in their design, color, and material.



4. DEVELOPMENT CODE

4.7. BUILDING DESIGN STANDARDS

A. Purpose and Intent. This Section establishes standards to ensure proposed new buildings and additions are designed to relate to the street, to public open spaces, and to neighboring buildings in a way that contributes positively to the Specific Plan area's neighborhoods and districts.

B. Applicability. The requirements of this Section apply to all renovations of existing buildings, all additions to existing buildings, and new buildings within the Transit Villages Specific Plan area.

C. Relationship to the Public Realm. Buildings are the principal determinants of street and urban form. As they are incrementally constructed, they contribute, along with their neighbors, to both the formation of the public realm and to the collective built fabric of the city.

Essential, therefore, to the design of new projects is the careful consideration of how they relate to their physical context (towards the street, towards buildings across the street, and towards adjacent buildings), as well as to their historical, cultural, and climatic context. In order for this to be successfully achieved, new buildings must be designed both from the inside out and the outside in. They should be inspiring to both those who inhabit them and to those who pass by on foot, bicycle, or automobile.

It is important to note that compatibility is not necessarily the repetition of existing or historical design patterns, but is the interpretation of these patterns – whether they be traditional or contemporary – in a manner that contributes to the distinctive and eclectic street form that so characterizes Downtown Redland's and its surrounding neighborhoods.

1. **Building Orientation.** New buildings shall be oriented to define and frame adjacent public streets and/or public or common spaces with consistent setbacks and with street-facing windows, entries, and frontage elements.
2. **Significant Sites.** All multi-family and mixed-use buildings are part of the urban fabric. They are a continuous background form that provides the backdrop for public and civic buildings such as schools, libraries, city halls, etc.

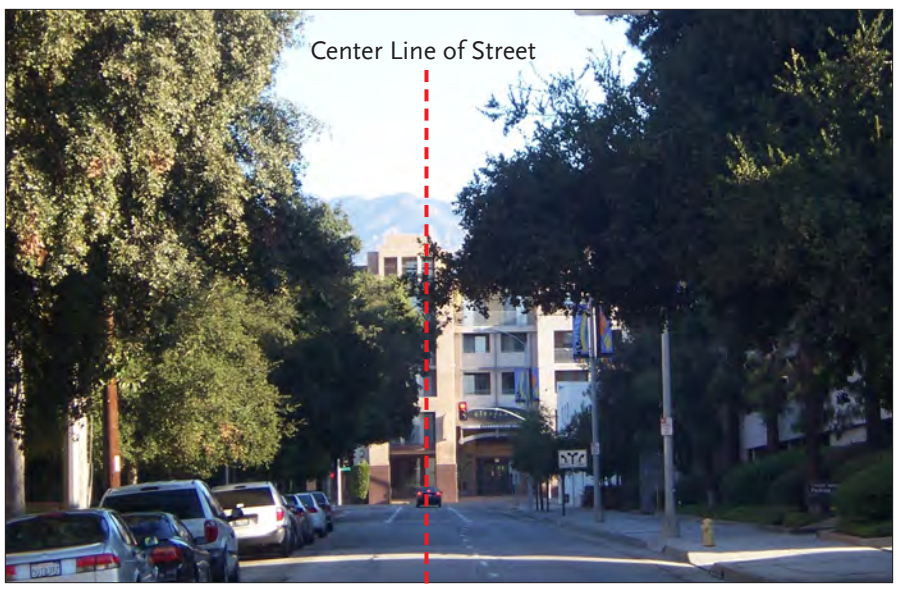
   While the form of multi-family and mixed-use buildings is by definition repetitive, when placed in unique locations within the body of the City, such buildings should be designed in a manner that responds to the special character of their location with some appropriate degree of uniqueness in form.

   This is particularly true in buildings that are placed on corner lots or at the termination of streets.

   a. Corner Buildings. Corner buildings play a stronger role in defining the character of neighborhoods and districts than other buildings along a block face. They can act as informal entryways to the street, setting the tone for the streetscape that follows. Accordingly, the design of corner buildings must recognize their prominent positions along streets and blocks. Corner building design strategies include:

   - Design both street facades to be fenestrated, articulated and finished as “front” facades.
   - Add emphasis with more architectural detailing than found on other buildings on the block face.
   - Where appropriate, use a greater building height to add emphasis.

A corner tower.



AVOID. The tower of a mixed-use building occupies the street terminus, but appears to be mistakenly off center. (Right) A tower that is placed on the center line of the street.

A mixed-use building with a scalloped corner entryway and second floor corner balcony.

A tower that is placed on the center line of the street.

- Design a more complex building form with projecting facade elements and special building features such as towers, cupolas, wrap-around bay windows, balconies, porches, or other architectural embellishments.
- Create a prominent building entrance by notching the corner.

b. Buildings at Street Terminations. Building massing or outdoor spaces on lots located at terminations of streets shall either be placed to align with the street's center line, or positioned in a manner that convincingly shows that they were not meant to be centered.

3. **Elevations Visible from Public Realm.** The rear and/or side elevations of new buildings that are visible from the public realm shall be designed with equal care and quality as the front or principal facade.

4. **Room Orientation.** Formal rooms (living rooms, dining rooms) shall be oriented to face onto adjacent public streets and/or public or common spaces. Secondary rooms, such as bedrooms, bathrooms, and kitchens shall generally be oriented towards side and back yards.

5. **Window and Door Size and Placement.** Windows and doorways shall be designed to reflect the character and size of the rooms to which they belong, such as larger windows for formal rooms and smaller windows for secondary rooms such as bedrooms, bathrooms and kitchens.

6. **Pedestrian Access to Buildings.** Building entrances provide a connection between the public realm of the street and sidewalk, and the private realm of the building. A well-designed building entrance is easily identifiable and welcoming to pedestrians.

a. Entrances into buildings. Entrance ways and doorways shall be clearly identifiable as prominent points of access into buildings.

b. Entrances into courtyards.

i. Courtyards shall be entered from the street through a covered passage or through a passage that is either open to the sky or covered by a trellis. Courtyard entrance trellises shall be of the character of the rest of the building both in their overall form and detailing.

ii. Courtyards within the Neighborhood General 1 (NG1) and Neighborhood General 2 (NG2) zones shall be visible from the street.

iii. The openings to courtyards may be either gated or completely open to the street, but should be unobstructed by garden walls, railings, or other elements that may limit views into the courtyard.

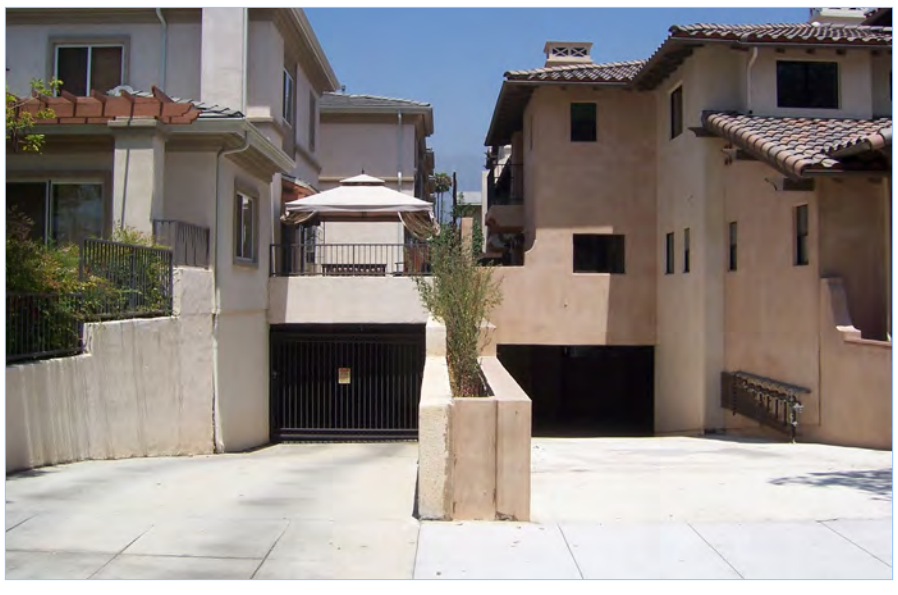
7. **Vehicular Access to Buildings.** Garage entries can occupy a major portion of a building's ground floor and can therefore have a major impact on the pedestrian's perception of buildings. In order to minimize the visual impacts of garage entries, they must be designed to be integral parts of a the architectural design of the building.

a. Garage Entry Design.

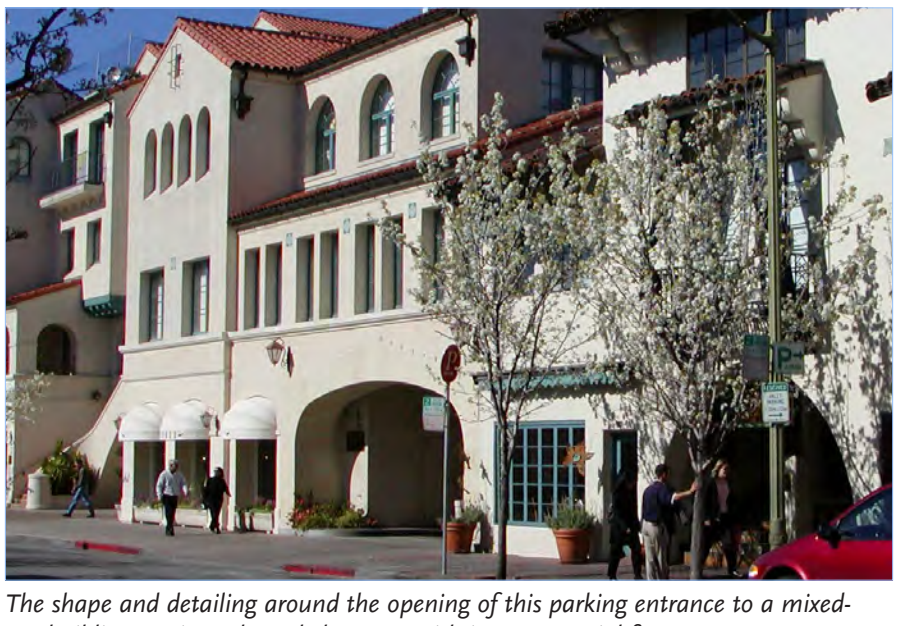
i. Parking garage entrances shall be designed and composed as an integral part of the building facade. They shall be conceived as doorways or gateways that are in character with the character and design of the rest of the building.

The main entrance to this multi-family building is prominent and easily identifiable.

The windows of this rowhouse building are designed to reflect the character and size of the rooms to which they belong: larger windows for formal rooms and smaller windows for bedrooms and bathrooms.



AVOID. The adjacency of these two multi-family residential parking entrances has a major impact on the pedestrian's perception of building. The mismatch in the size of the two respective openings compounds the problem.



The shape and detailing around the opening of this parking entrance to a mixed-use building are in scale and character with its commercial frontages.

4.7. BUILDING DESIGN STANDARDS (CONTINUED)

ii. Recess the garage door so it appears less intrusive. Garage doors that are recessed to provide adequate vertical clearance must not be recessed so far as to result

b. Placement.

i. The parking entrances of new buildings shall not be located adjacent to parking entrances of existing adjacent buildings.

ii. To the extent possible, parking entrances shall avoid street trees, infrastructure, and streets with excessive traffic. Driveways providing access to corner lots shall be located as far from the street intersection as possible.

D. Relationship to Neighboring Buildings. Buildings designed in isolation and without regard to their surroundings can appear to be glaringly out of context. This is especially true when large mixed-use or multi-family infill buildings are inserted into lots surrounded by single-family houses or small multi-family buildings or are located on a parcel within a higher density zone that is immediately adjacent to a lower density zone. As a result, people living in existing buildings that are negatively affected by new ones, see the quality of their lives diminished.

The compatibility of new buildings inserted into such existing contexts can be ensured by fitting their scale and mass to that of their neighboring existing buildings.

1. Scale and Orientation. New buildings over two stories in height shall be designed to relate to and respect the massing and scale of adjacent buildings, particularly buildings of historical character (see Figure 4-15 below). Strategies include:

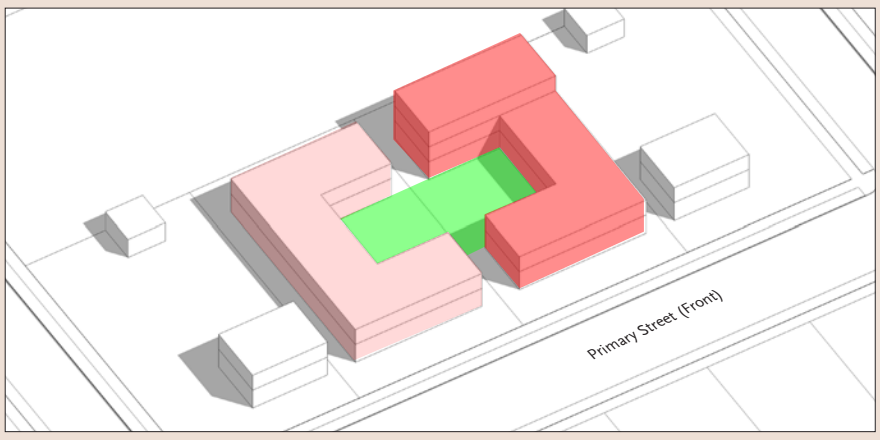
a. Matching existing building heights or exceeding them by only one story. Modulating additional stories by stepping them back.

b. Modulating side yard and rear yard volumes to provide as much distance as possible between the facades of a proposed building and existing buildings in order to preserve the privacy of the outdoor spaces of both.

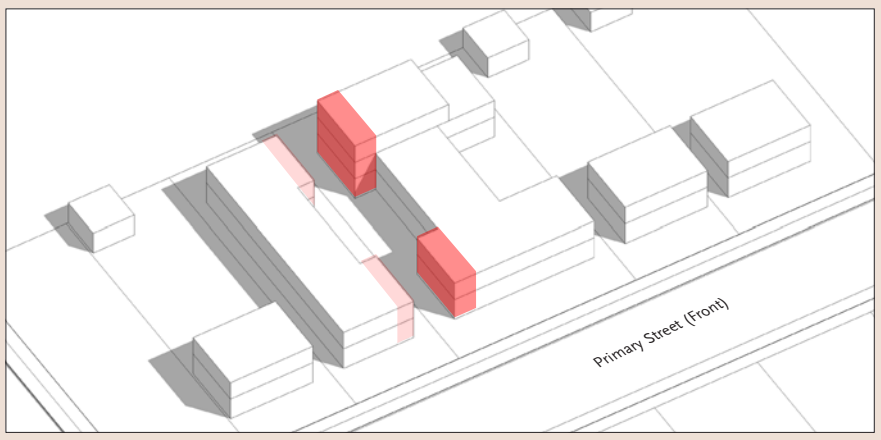
c. Orienting the side gardens or side courts of proposed buildings to face the side gardens or side courts of adjacent buildings.

d. Mirror the side yard massing of an existing, neighboring building.

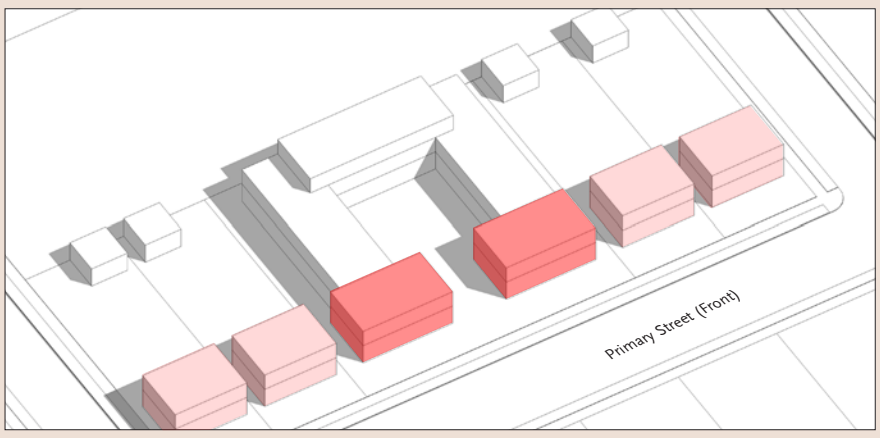
FIGURE 4-15: RELATIONSHIP TO NEIGHBORING BUILDINGS



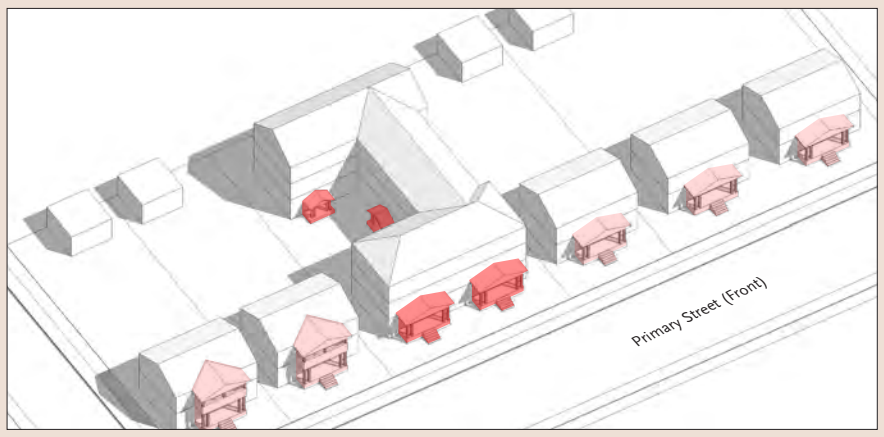
Relate to existing open space of neighboring building.



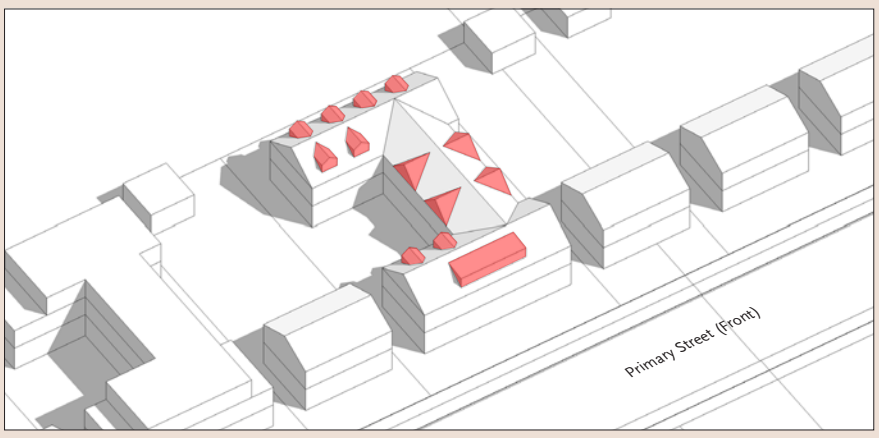
Match the form of neighboring building.



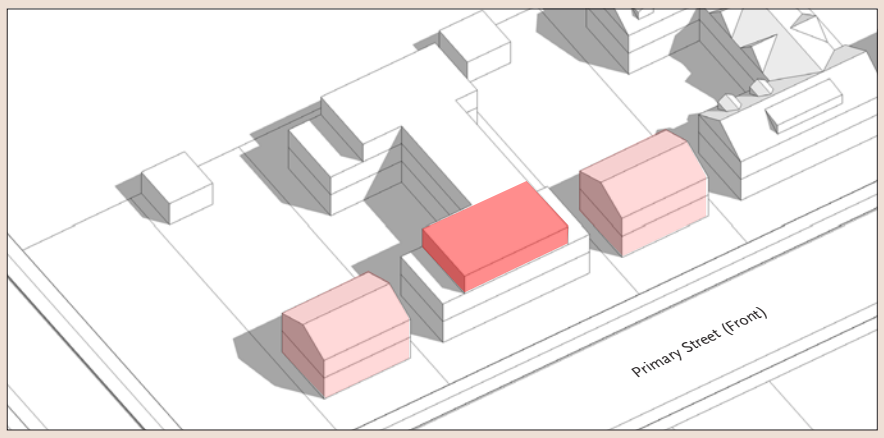
Continue prevalent massing rhythm along street.



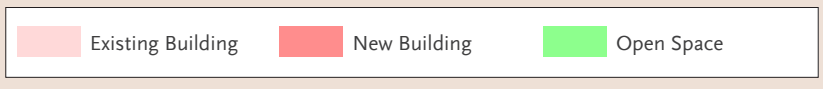
Use frontage types such as porches to reduce the scale of a taller building facade in relation to adjacent buildings.



Incorporate the upper floor space within the attic space and provide day light with dormer windows.



Step back upper floors to reflect the massing of existing, adjacent buildings.



e. Stepping back upper floors to preserve the lower scale massing of existing, adjacent buildings.

f. Including elements such as porches, galleries, arcades, etc. to relate the scale of facades to those of existing buildings.

g. Reducing building bulk by introducing dwelling space in attic spaces.

h. Introducing landscape and/or trees as a screen between existing and new buildings.

2. **Side and rear windows.** The placement and size of windows in side yards and rear yards shall respect the privacy and need for light and air of existing buildings.

3. **Project sites adjacent to historic structures.** Buildings on project sites located immediately adjacent to lots that have designated or eligible historic structures on them shall be designed per the requirements of this Specific Plan and per the recommendations of the *Secretary of the Interior's Standards for Rehabilitation* and *Illustrated Guidelines for Rehabilitation of Historic Structures* and/or the *Redlands Historic Architectural Design Guidelines*.

E. Design Standards.

1. **Holistic design.** Design all components of new projects (building, open space, landscape, and parking) to be internally consistent with the chosen architectural language and character of the overall project.

2. **Durable Materials.** Utilize durable materials and architectural details that promote permanence and longevity and are designed to be consistent within the building's architectural style in terms of structural expression, scale, and proportion.

3. **Modifications to Existing Buildings.** For modification to existing buildings, utilize or match the materials, configurations, colors and finishes of the existing building. "Stucco wraps" of buildings originally clad in exposed wood, masonry, and/or stone are prohibited

4. **Exposed Wood.** Finish exposed wood (or wood-like materials) in a manner that minimizes maintenance and promotes the material's longevity.

5. **Reflective Materials.** Avoid using reflective materials, unless they are applied to small areas (such as to highlight signage) and they can be shown to not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.

6. **Masonry and Stone.** Detail masonry veneer walls in a manner that expresses the structural integrity of real masonry, especially at corners, windows, and doors.

7. **Synthetic Materials.** Use synthetic materials only when:

   a. They adequately simulate the appearance of the natural material it imitates;

   b. They demonstrate an ability to age similar to or better than the natural material it imitates;

   c. They have a permanent texture, color, and character that is acceptable for the proposed application; and

   d. They can be pressure washed and, in general, withstand anti-graffiti measures.

8. **Prohibited materials.** Do not use the following materials:

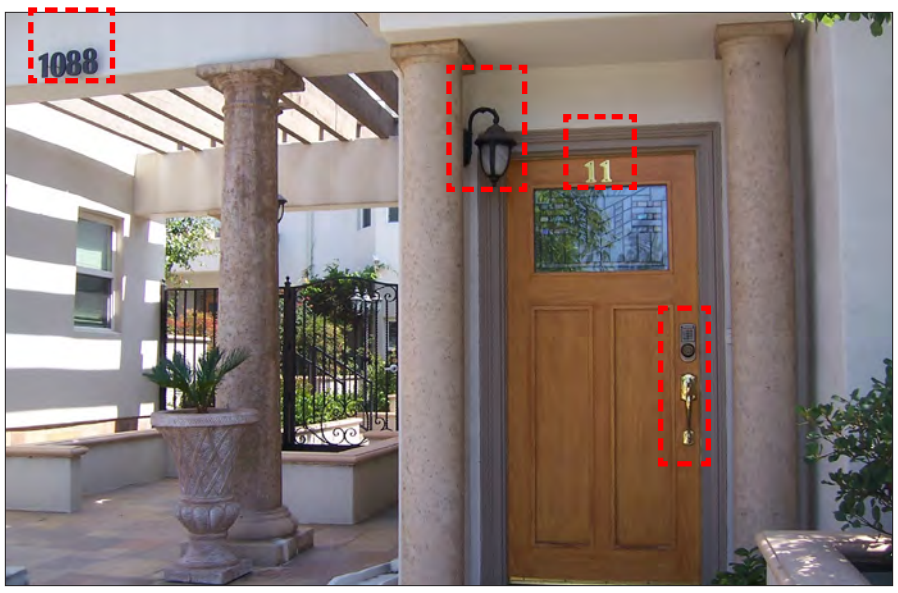
   a. T1-11 siding;

   b. Rough-sawn wood;

   c. Vertical siding, except board and batten;

   d. Metal siding or concrete block as an exterior finish, except in the NG-1 zone.

A mixed-use building clad in plaster. The moldings and column bases are constructed of durable materials (precast concrete and tile, respectively).



AVOID. Lamps, address signs, and columns are inconsistent in style and finish.

A multi-family building clad in plaster and fiber-cement siding. The vertical transition between the plaster and siding occurs at the inside corners.

Lamps, address signs, and door hardware are consistent with each other and the building.

4.7. BUILDING DESIGN STANDARDS (CONTINUED)

9. **Multiple Materials.** When combining two or more wall materials on one facade:
   a. Place lighter materials above more substantial materials (e.g. wood above stucco or masonry, or stucco and glass above masonry).
   b. Locate vertical joints between different materials at inside corners.

10. **Color.** Compose materials and finishes in a manner that results in visually balanced compositions. Avoid large areas of bright colors.

11. **Attached Architectural Elements.** Design attached architectural elements such as lighting fixtures, attic vents, custom signage, awnings, hand rails, balconies, and trellises to be consistent with each other and with the style of the building.

12. **Solar Panels.** Fully integrate active solar devices into the overall form of the building.

13. **Windows and Doors**

a. Materials.

i. Utilize windows, doors, frames, colors, and styles that are appropriate to the building's architectural style in terms of window type (double hung, casement, etc.), proportion, and color.

ii. For replacement windows, utilize the same window types as the original windows (e.g., replace double-hung windows with double-hung windows, etc.).

iii. Preferred window and door materials include wood, fiberglass, steel, or aluminum. Vinyl and vinyl-clad windows are allowed with muntin patterns and colors appropriate to the building's architectural style.

iv. Flush nail-on aluminum windows and horizontal aluminum sliding windows are prohibited.

v. Specify clear glass glazing, particularly in storefront and primary window applications.

b. Details.

i. If used, specify true muntins that are of a substantial dimension (e.g., not flat).

ii. Design head casing to be equal in width to or wider than jamb casing.

iii. Detail window sills to properly shed water.

iv. Recess windows in a manner that is specific to the building's architectural style (e.g., provide greater recesses for Mediterranean style buildings, etc.).

c. Configurations.

i. Design the orientation and proportion of windows and doors to be consistent with the building's architectural style.

ii. Design windows and doors to relate to one another proportionally and according to a rational system of design, such as designing building elevations to exhibit a hierarchy between window sizes to differentiate between public rooms (living rooms and dining rooms) and private rooms (bedrooms, bathrooms).

iii. Locate windows on new building facades in a manner that maintains existing privacy with neighbors;

iv. Design bay windows to be habitable spaces.

AVOID. The white window color is inconsistent with the color of the surrounding trim and cladding. White trim and perhaps a different color cladding material would result in a more consistent color palette.

AVOID. Random window placement with windows not relating by shape and proportion to one other.

The window color is consistent with the surrounding colors - even though the window color contrasts with the surrounding trim. This is one of many traditional color schemes for the Craftsman style.

The windows of this mixed-use building are composed according to a logical order. The second floor windows are grouped in threes and centered above the ground floor shopfront doors and windows.

d. Accessories. Consider using various architectural elements to add interest of building facades, including operable shutters sized to match their openings, opaque canvas awnings and other shading devices, and planter boxes supported by visible brackets.

F. **Architectural Style Guidelines.** The Architectural Design Guidelines in this Section are intended to assist owners, builders, and developers in the design of buildings that reflect Redlands' history, culture, and climate. These guidelines are not intended as a style manual but rather as a summary of the salient characteristics of architectural styles of buildings found in Redlands and throughout the Inland Empire.

1. The Architectural Design Guidelines apply to all parcels within the Specific Plan area.
2. Buildings may be designed according to architectural styles not described in this Section, provided the design submission per Section 4.1.2.B (Submittal Requirements) includes a description of the proposed architectural style in terms of the following nine primary elements and according to the same as this Section:
   a. Roof.
   b. Floor Plan/Elevation.
   c. Base.
   d. Shading.
   e. Form/Massing.
   f. Walls.
   g. Colors
   h. Openings.
   i. Articulation.
3. The following five Architectural Styles are described in this Section: Main Street, Commercial, Mediterranean, Craftsman, Victorian, and California Contemporary.

Main Street Commercial

Mediterranean

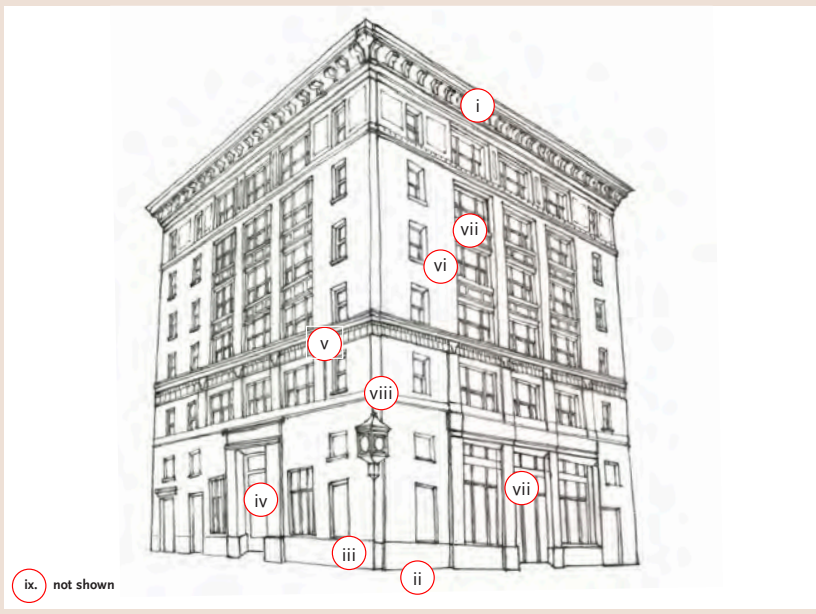
Craftsman

Victorian

California Contemporary

1. Main Street Commercial

a. Definition. The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor, which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor window, door, and Shopfront openings. Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a facade, emphasize important architectural features such as a building entrance or variations can accentuate a corner condition.



b. Key Characteristics

i. Roof. Flat roof with projecting cornice or parapet.

ii. Floor Plan/Elevation. Simple, rectangular plans with L-shaped or U-shaped variations.

iii. Base. Articulated base by change in material, change in plane, or both.

iv. Shading. Recessed arcades & entries, balconies, or fabric awnings.

v. Form/Massing. One to multiple stories, with base, middle, and top. Vertically proportioned with corner towers common.

vi. Walls. Flat planes of stone, brick, or plaster, punctuated by deep set window openings.

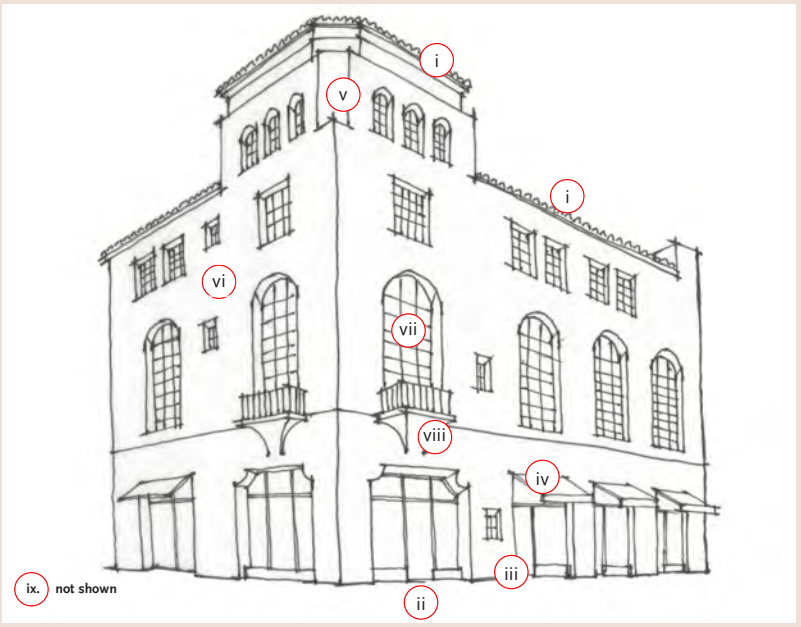
vii. Openings. Large Shopfront openings at ground, vertically proportioned, with transoms arranged in rhythmic pattern. Upper floors include combinations of small and large window openings relating to ground level window, door, and Shopfront openings.

viii. Articulation. Base, middle and top of facade are clearly defined by changes in material and horizontal banding. Ground floor and/or building-scaled base receive most detailed attention. Other details include cornices, balconies, awnings.

ix. Colors. Public buildings are more reserved, with muted colors. Otherwise, the palette is open to interpretation.

2. Mediterranean

a. **Definition.** The Mediterranean Style features flat, austere stucco wall planes and punched, recessed windows and door openings. Window openings are elaborated with small metal balconies, grilles, or awnings and are deep set to accentuate shadows. Exterior trim is reserved for principal doorways and may be framed by elaborate pilasters, columns and capitals. Wood detailing is spare and is typically reserved for rafter tails, heavy timber brackets supporting cantilevered balconies, window shutters, or balcony railings. Roofs are always tile and shallow in slope.



b. **Key Characteristics**

i. **Roof.** Low pitch gable ends, occasional hipped ends, red clay tile. Flat roofs in combination with pitched. Roof eaves are plaster molding transitions from wall or wooden bracketed overhangs.

ii. **Floor Plan/Elevation.** Simple plans in rectangular, L-shaped, or U-shaped configurations.

iii. **Base.** Typically no base, wall meets ground simply. Articulated bases (projected, material changes, etc.) are reserved for public buildings.

iv. **Shading.** Recessed arcades & entries, balconies, or fabric awnings.

v. **Form/Massing.** One to multiple stories, simply proportioned, asymmetrical compositions. Corner towers common.

vi. **Walls.** Flat planes of smooth or textured plaster, punctuated by deep window and door openings.

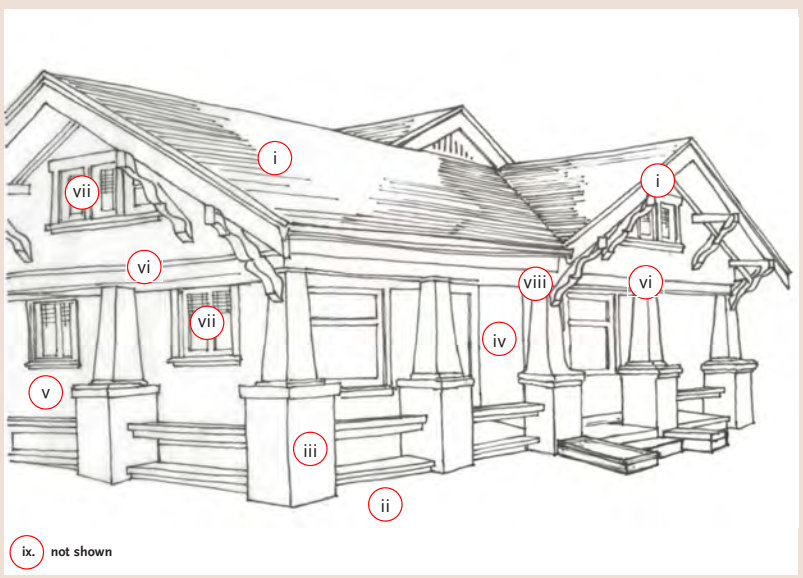
vii. **Openings.** Vertically proportioned, combination of small and large window and door openings in asymmetrical or symmetrical pattern.

viii. **Articulation.** Plane of wall broken by modest planar changes, balconies, awnings, plaster brackets or pilasters, & occasional roof eaves. Detailing is limited to metal or wood railings, grilles, and wood or tile ornamentation at major door or window openings.

ix. **Colors.** Limited to off-white and white, terra-cotta roof tiles, & contrasting color of doors, windows, & wood brackets, columns, and railings.

3. Craftsman

a. **Definition.** The Craftsman Style is derived from the constructional logic of carpentry in which buildings are proportioned and formed by the repetition of structural elements: walls, columns, beams, rafters railings and so on. Craftsman Style buildings are defined by large gabled roofs, occupied attic spaces lit by dormer windows, and street-friendly porches. The massing is low slung. Walls of horizontally patterned wood siding or shingles typically sit upon a brick, stone or stucco foundation base. Windows and doors are vertical in proportion and are trimmed in wood. Roofs are shallow in slope and clad in wood or asphalt shingles with broad overhangs and exposed rafter tails. Porch and balcony roofs are typically supported by brick, stone, stucco or heavy timber piers. Chimneys are stucco, stone or brick.



b. **Key Characteristics**

i. **Roof.** Low to medium pitched low-slung roofs, with gables facing street, or crossing with rear gable, and occasional side-facing gable. Hipped roof used on occasion. Large overhangs with rafter tails, exposed eaves, braces, and brackets.

ii. **Floor Plan/Elevation.** Simple, rectangular or L-shaped plan, with added porches and frequently a porte cochere over drive leading to rear of lot.

iii. **Base.** Articulated in brick, stone, stucco, or shingle typically with change in plane.

iv. **Shading.** Very deep front and side porches or open shade structures added to mass of building, sometimes contained underneath main roof form. Upper level balconies and sleeping porches common.

v. **Form/Massing.** One to three 3 stories with third story incorporated into roof line, very horizontally proportions, rectangular mass is very simple with few projections.

vi. **Walls.** Wall planes are articulated in combinations - with heavier materials at ground [stucco] and lighter above [clapboard, shingles].

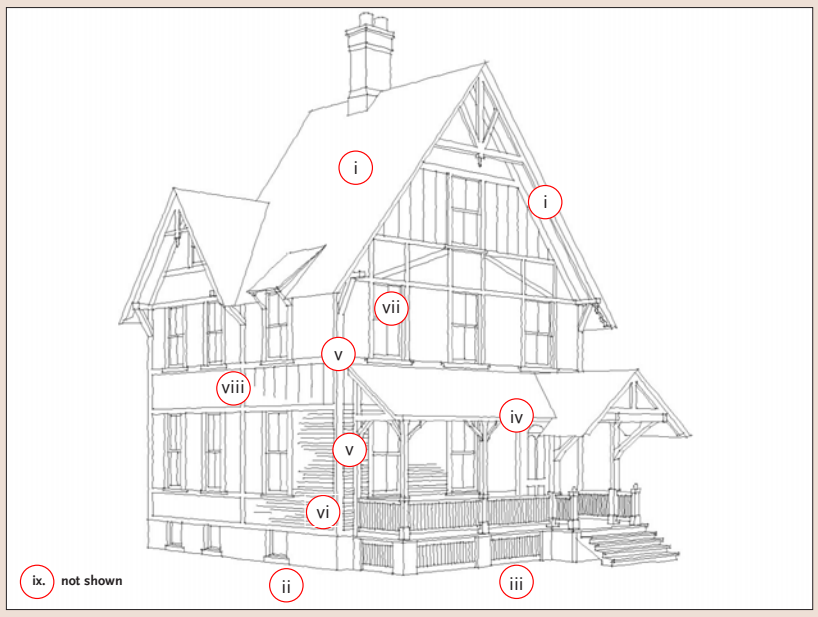
vii. **Openings.** Vertical or square proportions, and grouped for horizontal compositions at public rooms. Of note, the front door is lower and wider than standard front doors.

viii. **Articulation.** Besides roof details, building base and porch columns and railings are detailed in wood, stone, or brick. Windows have trim. Balconies, window planter boxes, brick or stone chimneys and unique lantern light fixtures are common.

ix. **Colors.** Earth tones in the darker ranges. Field and accent colors are closely related and contrast is limited in the best examples.

4. Victorian

a. **Definition.** Victorian-era architecture became popular in the United States during the 1860s when new advances in construction, particularly lighter wood "balloon" framing and wire nails, allowed for more complicated building forms. Victorian styles reflect these changes through their extravagant detailing and complex volumes. Victorian-era architecture was further popularized during the Centennial celebrations of 1876, becoming the dominant architectural idiom of the 20th century. Victorian architecture is loosely derived from medieval prototypes, typically featuring multi-colored or multi-textured walls, steeply pitched roofs, and asymmetrical façades. Regional variations prevalent in Redlands include Second Empire, Eastlake/Stick, Queen Anne, and Vernacular. By the turn of the century, Victorian styles had moved out of favor, replaced with America's first truly modern styles, Craftsman and Prairie.



b. **Key Characteristics**

i. **Roof.** Simple gable, or hipped with cross gables and main gable facing front. All roofs steeply pitched.

ii. **Floor Plan/Elevation.** Asymmetrical layout most typical, symmetry occurs infrequently.

iii. **Base.** Raised above grade on plinth.

iv. **Porch.** Sits on base, 2 or 1 sides of home, 1 story, with elaborate detailed wood columns, brackets, railings.

v. **Form/Massing.** 1, 2, & 3 stories, vertically proportioned, with high ceilings. Floor plan shape is reflected clearly in the massing.

vi. **Walls.** masonry bases and/or wood walls, multiple textures & multiple colors on surfaces.

vii. **Openings.** Large, vertically proportioned window and door openings.

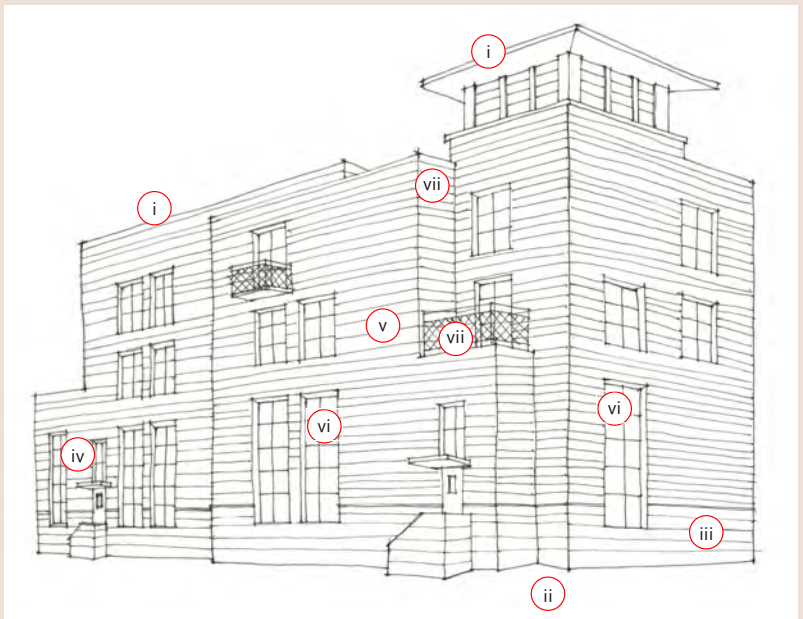
viii. **Articulation.** Plane of wall broken by window bays, planar changes, and material changes. Detailing is intense at window and door openings, porches, and gable ends.

ix. **Towers (not shown above).** Towers on occasion are included in large two-story versions, located at center or corners of front facade.

5. California Contemporary

a. **Definition.** Dating back to the 1920s and 1930s, the California Contemporary style is an eclectic mix of simple forms of traditional Mediterranean architecture and the Modernist tradition, adjusted to the local climate and culture of Southern California. Solid building masses juxtaposed with walls of light materials, and big expanses of glass window openings were made possible.

Often focusing on the relationship between indoor and outdoor spaces, the California Contemporary is characterized by simple cubic forms, horizontal roof planes, cantilevered projections, and window and door openings often composed asymmetrically. The style emphasizes building massing – often expressed by the use of various construction materials and colors – over structural articulation. Roofs are typically flat, but occasionally they are also sloped, or a combination thereof. Architectural elements such as awnings, balconies, and trellises are appended to these volumes, often occurring in the interstitial spaces between volumes.



b. **Key Characteristics:**

i. **Roof -** typically flat. Can vary with pitched elements, or a combination of the two. Occasional cantilevered eaves.

ii. **Floor Plan/Elevations -** asymmetrical layouts with open floor plans (larger, uninterrupted spaces).

iii. **Base -** either not expressed, or articulated by material changes, plane changes, or planters.

iv. **Form/Massing -** solid masses juxtaposed with large openings of doors, windows, or entry voids.

v. **Walls -** smooth, unadorned stucco, tiles, stone, or brick masses combined with contrasting materials articulated as tight skins stretched over underlying framework. Structural members and materials occasionally exposed when weather resistant and integrated into composition. Color may be monochromatic or multi-chromatic as appropriate to the sun and light of California.

vi. **Openings -** Large, vertically proportioned window and door openings composed asymmetrically or symmetrically and juxtaposed with the mass of the wall as glass curtains or punched openings.

vii. **Permeability -** a strong relationship between interior and exterior spaces due to California's mild climate and enhanced by porches, balconies, recesses, trellises, galleries, awnings, openings, courts, and patios.

4. DEVELOPMENT CODE

4.8. EMERGENCY SHELTER STANDARDS

A. **Purpose.** This Section provides a definition and development standards for Emergency Shelters within the Transit Villages Specific Plan area and are designed to make such buildings and uses compatible with surrounding buildings and uses.

B. **Definition.** Emergency Shelter shall be defined as: "Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.
No individual or household may be denied emergency shelter because of an inability to pay" (California Health and Safety Code, Section 50801). Emergency shelter may also include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

C. **Applicability.** The requirements of this Section apply to all renovations of existing Emergency Shelter buildings, all additions to existing Shelter Buildings, and new Emergency Shelter buildings within the applicable zones of this Transit Villages Specific Plan.

D. **Design and Development Standards**

1. Minimum/Maximum Number of Persons/Beds.
Emergency shelters may have a minimum of 25 beds/persons for overnight occupants per facility. The Maximum number of Persons/beds shall be based on building occupancy requirements established by the building official for the structure(s).
Facilities shall be designed with separate areas for males, females, and families with children.

2. On-site Supervisors.
A minimum of two on-site supervisors, one (1) male and one (1) female, shall be present on site during the hours of operation. Additional supervisors shall be required on-site at a ratio of one (1) supervisor for every twenty (20) persons.

3. Waiting and Intake Areas.
Each emergency shelter shall provide a minimum interior waiting area of no less than 500 square feet and be of adequate space to accommodate waiting clients in order to prevent queuing outside of the building and public right-of-way.

4. Separation Requirements.
A minimum distance of two hundred (200) feet shall be maintained from other emergency shelters. The distance separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.

5. Length of Stay.
Individuals and families may not stay at an emergency shelter for more than a total of 180 days in a consecutive 12 month period.

6. Lighting.
Adequate external lighting shall be provided for security purposes in compliance with the Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards).

7. Security.
Parking and outdoor facilities shall be designed to provide security for clients, visitors, employees, neighbors and the public. On-Site supervisory and security personnel shall be provided at all times during the hours the shelter is in operation, with security provided at both interior and exterior locations. In addition, the area surrounding the shelter site during hours that the shelter is in operation shall be patrolled by the facility's security personnel, to ensure that homeless persons who have been denied access are not congregating in the neighborhood.

8. Parking.
Sufficient parking shall be provided to accommodate all staff working in the emergency shelter on the largest shift, provided that the standard does not require more parking for the emergency shelter than other residential or commercial uses within the same zone.

4.9. SIGN STANDARDS

A. **Purpose and Intent.** This Section establishes standards for the design, erection, maintenance, and use of signs and other exterior advertising media within the Specific Plan area that contribute to the creation of a rich urban environment that demonstrates variety, quality, and design integrity.

B. **Applicability.** The requirements of this Section apply to all modifications to existing signs and new signs within the TVSP area. Signs are also subject to Measure "U" including the provisions applicable to any sign that exceeds 120 square-feet (shall be approved by a 4/5 vote of the total authorized membership of the City Council).

C. **Sign Permit and Review Requirements.**

1. Sign permits and/or building permits shall be required per Section 15.36.080 (Permits and Fees) and 15.36.090 (Permit Submittal Requirements) of the *Redlands Sign Code* and may be approved by Development Services staff, unless discretionary review is required as specified herein.

2. A sign program shall be prepared for a Unified Center, as defined in this chapter, in accordance with RMC Section 15.36.160 and approved by the Planning Commission. Unified Centers established before the effective date of this Specific Plan are exempt from the requirement for a sign program.

D. **General Design Standards**.

1. Location and Placement

a. Each sign shall be located on the same site as the subject of the sign.

b. Ground floor business within a building may have one or multiple storefront signs. See Section 15.36.050 (Area Measurement) and Section 15.36.060 (Height Measurement) of the *Redlands Municipal Code* for sign area and height measurement definitions. The maximum number of signs allowed per building shall be according to the requirements of the applicable zone (see Sections 4.3.1.H, 4.3.1.H, 4.3.3.H, 4.3.4.H, 4.3.5.H, and 4.3.6.H) and as identified for each sign type (see Section 4.9.F).

c. Upper floor businesses may be identified by Building Identification Signs for principal tenants (see Section 4.9.F.7) and/or Directory Signs (see Section 4.9.F.13).

d. One freestanding, multi-tenant sign is permitted in each unified center that was established prior to the effective date of this specific plan subject to the planning commission's determination that: 1) one or more businesses within the center are not visible from the roadway fronting the property; 2) no other alternatives exist within the center to provide reasonable business identification for those businesses; and 3) the shape, location, or orientation of the buildings, or other unique conditions, justify permitting a multi-tenant sign. A multi-tenant sign shall be limited to four feet (4'0") high, not exceed 24 square feet in area, and shall not extend over existing or future public right-of-way. A multi-tenant sign is only allowed in a Unified Center having an approved sign program. Each face of the sign can display up to four tenant panels, all panels of equal dimensions. Notwithstanding paragraph (c) of this subsection, upper floor businesses may be identified by a multi-tenant sign. A multi-tenant sign shall be designed to be architecturally consistent with the existing building and receive approval from the planning commission.

e. Logos or identification symbols are considered signs and shall conform to all requirements of this section.

f. Signs shall not cover, obscure, or interfere with the operation of windows, doors, storefronts, and/or building entrances. Signs shall not cover or obscure architectural features of the building, including, but not limited to, transoms, cornices, columns, or other architectural elements, details, or orna-mentation.

2. Size. The gross area of all signs on a building facade shall not exceed 10% of the total area of the facade. The maximum sign dimensions and area of each individual sign shall be as identified in the requirements for each allowed sign type (see Section 4.9.F).

3. Color. Colors on signs and structural members shall be harmonious with one another and relate to the dominant colors of the buildings on the project site. Contrasting colors can be utilized if the overall effect of the sign is still compatible with building colors.

4. Design and Construction.

a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of Section 15.36, Article VIII (Temporary Signs) of the Redlands Municipal Code, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

b. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

c. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs, and prevent dilapidation.

5. Materials and Structure

a. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the project site where the sign is located. Sign materials shall match those used on the building(s) on the project site and any other signs on the project site.
b. Signs shall not include reflective material.
c. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with rea-sonable maintenance.
d. The size of the structural members (e.g., columns, crossbeams, and braces) shall be in proportion with the sign panel they are supporting.
e. The use of individual letters incorporated into the building facade design is encouraged, rather than a sign with background and framing other than the structure wall.
f. Street address. The City may require that a sign include the street address of the project site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were dis-played solely on one or more buildings on the project site.

6. Sign Illumination and Brightness.

a. Internally illuminated signs shall be limited to the following maximum brightness:
   i. Neon signs: Shall not exceed thirty (30) milliamps.
   ii. Halo or back-lighting shall not count toward the total sign area.

b. Externally illuminated signs shall be limited to the following standards and maximum brightness:
   i. Reflective-type bulbs and exposed incandescent lamps/bulbs shall not exceed fifteen (15) watts, or the equivalent brightness for LED and other types of lighting.
   ii. External light sources shall be shielded and directed to limit direct illumination of any object other than the sign.

c. Illumination, if provided, shall be constant in intensity and color. Lighting shall not blink, flash, spin, or exhibit changing luminance. Lighting shall not exhibit changing colors, hue, shade, or tint.

d. Lighting shall be designed and maintained to avoid negative impacts on surrounding properties and public rights-of-way.

e. Lighting adjacent to residential uses shall not exceed one-half (0.5) foot-candle as measured at the residential property line.

f. Each illuminated sign shall be subject to a thirty (30) day review period, during which time the Development Services Director may determine that a reduction in illumination is necessary due to negative impacts on surrounding property or the community. Notwithstanding the above standards, the Development Services Director may order the dimming of any sign illumination determined to be excessively bright.

4.9. SIGNAGE STANDARDS (CONTINUED).

6. **Copy design guidelines.** The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged,but not required.
   a. Sign copy should relate only to the name and/or nature of the business or commercial center.
   b. Permanent signs that advertise continuous sales, special prices, or include phone numbers are only permitted as window signage.
   c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
   d. The area of letters or symbols should not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.
   e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant building.
7. **Sign lighting.** Sign lighting shall be designed to minimize light and glare on surrounding rights-of way and properties.
   a. External light sources shall be directed and shielded so that they do not produce glare off the project site, on any object other than the sign.
   b. Sign lighting shall not blink, flash, flutter, or perceptibly change light intensity, brightness, or color.
   c. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
   d. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
   e. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.
   f. Internally illuminated box signs that light the entire sign (including letters, symbols, logos and background) are prohibited in the Village Center (VC) and Downtown (DT) Zones.
   g. Neon tubing allowed for business identification signs, but not window signs or temporary signs.

E. Sign Maintenance.

1. Each sign and supporting hardware, including temporary signs and awning signs,shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.
2. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
3. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.

F. Signage Type Design Standards. The following Signage Types are described in this Section: .

1. Porch Sign
2. Yard Sign
3. Awning Sign
4. Canopy Sign
5. Projecting Sign
6. Wall Sign
7. Building Identification Sign
8. Window Sign
9. Sidewalk Sign
10. Roof Sign
11. Blade Sign
12. Marquee
13. Directory Sign
14. Mural

1. Porch Sign

a. Definition. A pedestrian-oriented sign that is attached to the porch and hangs or is otherwise suspended between columns supporting the porch roof. The sign is prominent within a bay created by the porch columns without obstructing view from inside the building or from the porch.

b. Design Standards

i. Maximum of one (1) Porch Sign per building.

ii. Sign may be located on ground floor only. Upper floor signs prohibited

iii. If illuminated, external illumination is required and shall be mounted in a manners that maintains the visual integrity of the sign.

iv. Sign design, including supporting hardware such as brackets, shall be architecturally compatible with the main building.

	Dimension	Min.	Max.
1	Width	none	8 ft.
2	Height	none	2 ft.
3	Thickness	none	4 in.
4	Vertical Clearance from porch floor	7 ft.	none
5	Area	none	16 sf.

2. Yard Sign

a. Definition. A pedestrian-oriented sign that is located within the front yard and is supported by a post or posts.

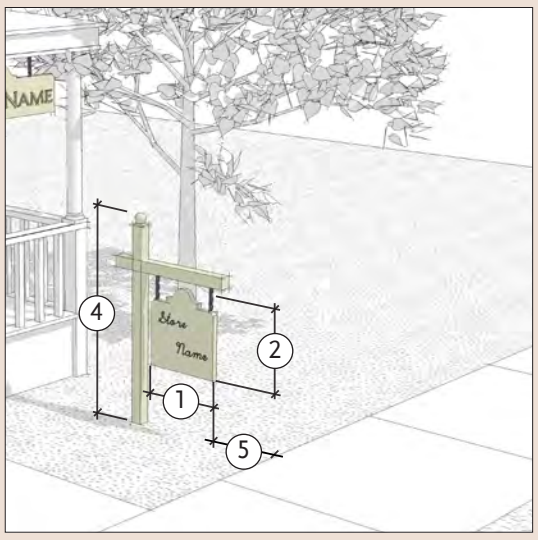
b. Design Standards

i. Maximum of one (1) Freestanding Yard Sign per property.

ii. Signs shall not encroach into the right-of-way or private street.

iii. If illuminated, external illumination is required and shall be mounted in a manners that maintains the visual integrity of the sign.

iv. Sign design, including supporting hardware such as brackets, shall be architecturally compatible with the main building.



	Dimension	Min.	Max.
1	Width (sign)	none	5 ft.
2	Height (sign)	none	4 ft.
3	Thickness (sign)	none	4 in.
4	Post Height	none	5 ft.
5	Setback from right-of-way	3 ft.	none
6	Area (sign)	none	20 sf.

3. Awning Sign

a. Definition. A sign in which a tenant's name and/or logo that is applied to the lower vertical portion ("valance") of a canvas awning projecting from a facade.

b. Design Standards.

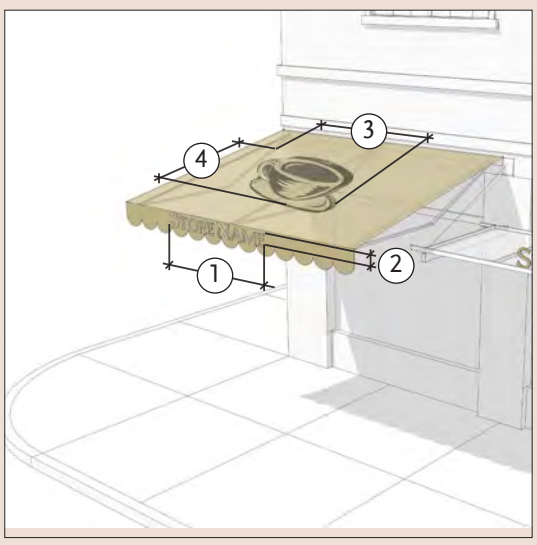
i. Maximum of one (1) sign per awning.

ii. The main panel of awnings shall only be used for a logo feature and shall not be for additional signage area.

iii. Letters shall be silkscreened printed or sewn only onto the valance, or lower vertical surface of the awning. Signage on the main panel is prohibited.

iv. Awning signs only permitted on ground floor awnings and expressly prohibited on upper story awnings.

v. Encroachment permit required if awning encroaches into right of way.



	Dimension	Min.	Max.
1	Width as % of vertical valance width	none	90%
2	Height as % of vertical valance width	none	90%
3	Width as % of angled valance width	none	40%
4	Height as % of angled valance width	none	40%
5	Area	none	none

4.9. SIGNAGE STANDARDS (CONTINUED).

4. Canopy Sign

a. **Definition.** A pedestrian-oriented sign that is mounted on top of a horizontal awning parallel to the sidewalk.

b. **Design Standards.**

i. Maximum of one (1) sign per storefront.

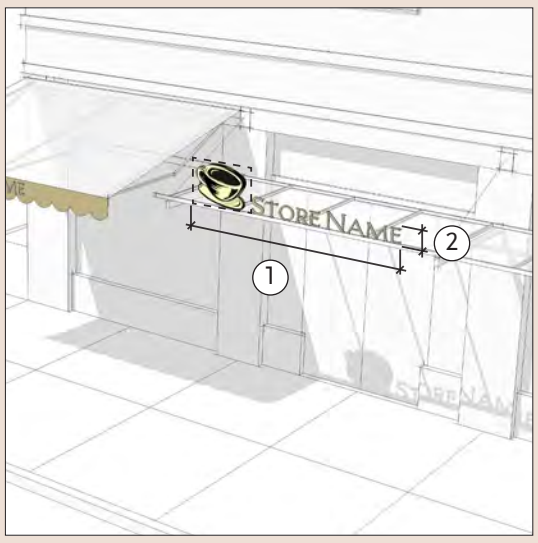
ii. Canopy signs only permitted on ground floor canopies and expressly prohibited on upper story canopies.

iii. Encroachment permit required if canopy encroaches into right of way.

iv. Internal illumination is permitted for signs on buildings not designated as a historic resource.

v. For designated historic buildings, if a canopy sign is illuminated, external illumination is required and shall be mounted to maintain visual integrity of the sign.

vi. Cabinet signs or replaceable face signs are prohibited.



	Dimension	Min.	Max.
1	Width	none	16 ft.
2	Height	none	2 ft.
3	Thickness	none	9 in.
4	Area	none	32 sf.

5. Projecting Sign

a. **Definition.** A double-sided sign that projects perpendicular to the building facade from a mounted wall brace or from the ceiling of a balcony or arcade. Projecting signs typically project into the public right-of-way, plaza, or pedestrian passageway, and are intended for viewing by pedestrians approaching the shop.

b. **Design Standards**

i. Maximum one projecting sign per ground floor business along frontage. In multi-tenant buildings, only businesses with ground floor frontage along the sidewalk, an internal plaza, or a pedestrian passage, shall be allowed a projecting wall sign.

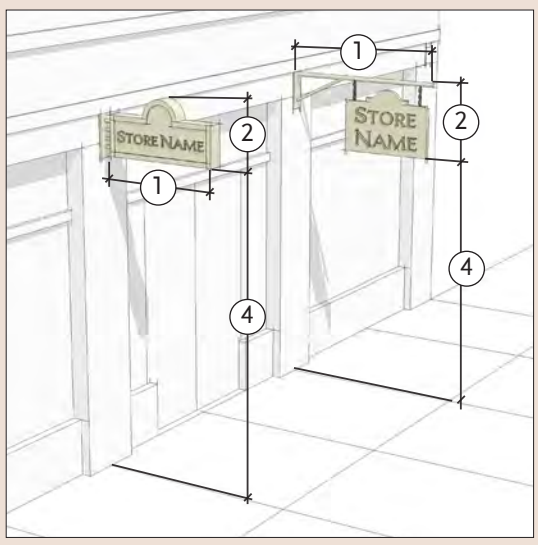
ii. Projecting signs shall be mounted near storefront entrances.

iii. Projecting signs that hang from the ceiling of a balcony or arcade shall be centered within the balcony or arcade

iii. The top of a projecting signs shall be located below the second floor windows of the building.

iv. Projecting signs shall be externally illuminated by a light mounted on the facade or by neon tubing used to illuminate letters, symbols, and accent frames.

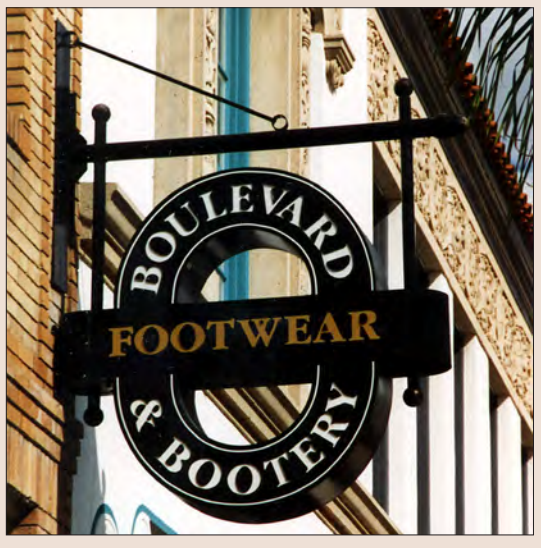
v. Supporting hardware such as brackets shall be architecturally compatible with the building facade.



	Dimension	Min.	Max.
1	Width	none	3 ft.
2	Height	none	3 ft.
3	Thickness	none	3 in.
4	Vertical Clearance	8 ft.	12 ft.
5	Area	none	6 sf.

vi. Projecting signs not allowed under an awning or horizontally within five feet of an awning or another projecting sign.

vii. An encroachment permit is required if sign projects within public right-of-way.



6. Wall Sign

a. **Definition.** A sign painted or applied directly to the wall, typically above the storefront or more creatively as approved by the City. This type consists of a single panel or individual letters and/or logo and does not include cabinet signs. This type of sign is intended for viewing from across the street, along the sidewalk, or from an internal plaza or pedestrian passageway.

b. **Design Standards**

i. Maximum of one (1) wall sign per business on each building frontage facing a public street or private/public parking area. In multi-tenant buildings, only businesses with ground floor frontage along the sidewalk, internal plaza, or pedestrian passage shall be allowed a wall sign.

ii. Wall signs shall be located above the storefront and at least 12 inches from any eave, edge of building, or top of parapet.

iii. Maximum thickness of sign as measured from the wall shall not exceed four inches.

iv. Minimum of 24 inches between the sign and any windows or doors.

v. Internal illumination is permitted for signs on buildings not designated as a historic resource.

vi. For designated historic buildings, if illuminated, external illumination is required and shall be mounted to maintain visual integrity of the sign.

vii. Wall sign square footage shall not be transferred to other businesses or other building frontages.

	Dimension	Min.	Max.
1	Width as percentage of storefront width	none	60%
2	Height	none	3 ft.
3	Thickness as measured from wall	none	9 in.
4	Area	none	none

viii. Cabinet signs or replaceable face signs are prohibited.

ix. In all districts, a business within an existing non-residential (commercial or industrial) building shall be permitted to have one wall sign on the primary street or parking lot frontage.

7. Building Identification Sign

a. **Definition.** A wall sign placed at the top floor of a multi-story commercial building on the parapet or just below the eve. Building identification signs identify the building name or the principal tenant.

b. **Design Standards**

i. Multi-story commercial buildings may provide one (1) Building Identification Sign per building frontage.

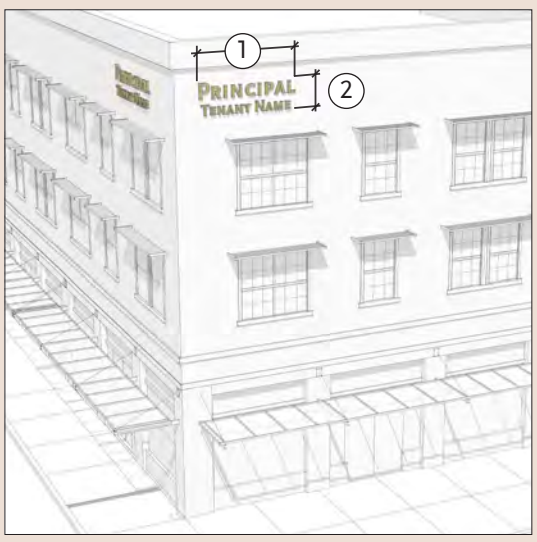
ii. The Identification Sign shall be located above the windows on the uppermost story of the building.

iii. Building identification signs may be made of illuminated individual letters applied to the building face, may be engraved into the building's material, or may be low-relief.

iv. Building identification signs may contain the name of a building, or describe its function or tenant, but may not identify any products sold.

v. One of the primary tenant(s) may provide only one (1) Building Identification Sign per frontage. Multiple tenants shall not be placed on the same frontage, nor may sign area be allocated to different tenants.

vi. Sign square footage shall not be transferred to other building frontages.



	Dimension	Min.	Max.
1	Width	none	16 ft.
2	Height	none	4 ft.
3	Thickness	none	18 in.
4	Area	none	48 sf.

4.9. SIGNAGE STANDARDS (CONTINUED).

8. Window Sign

a. Definition. A temporary or permanent sign painted or applied directly to the storefront window(s) and/or door(s). Window signs also include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos.

b. Design Standards

i. Maximum one (1) window sign per window or door.

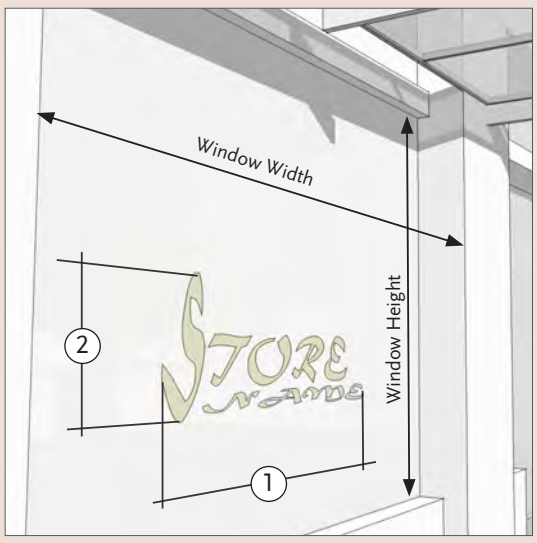
ii. Window signs only permitted on ground floor windows/doors and expressly prohibited on upper story windows.

iii. Permanent window signs shall be individually painted, etched, or otherwise applied graphics surrounded by clear glass, and shall be painted, applied, or adhered to the interior surface of the glass.

iv. Signage inside the shopspace is not allowed within 4 feet of the window;

v. Temporary signs window – including product or event posters – may include an opaque background.

vi. Holiday window painting, such as for Christmas and Halloween, shall be permitted and shall be exempt from the window sign limitations. However, such painting shall contain no reference to named goods or services, and shall be removed within 12 days after the applicable holiday.



	Dimension	Min.	Max.
1	Width as % of window/door width	none	50%
2	Height as % of window/door height	none	50%
3	Area as % of total window/door area	none	25%

9. Sidewalk Sign

a. Definition. A two-sided, non-illuminated, portable and temporary sign placed outside a storefront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by retailers, office tenants, theaters, restaurants, cafes, and other food-oriented businesses.

b. Design Standards

i. Limit of one (1) sign per ground floor business.

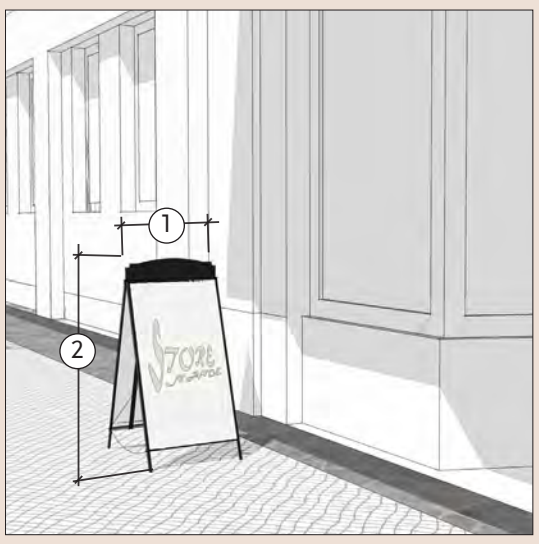
ii. Signs shall be placed in front of building/business identified on sign and shall not obstruct the minimum necessary ADA accessibility path clearance (four feet) along the sidewalk.

iii. Sign shall be constructed of high-quality, durable materials such as wood, wrought iron, fiberglass, and metal. Vinyl, plastic, breakable materials (such as glass), and lighting are prohibited.

iv. The design, graphics, colors and materials shall complement the design of the shopfront and business and present a finished appearance. Graphic symbols, utilizing images that convey the goods or services offered, are recommended.

v. Each display face shall be flat and smooth, with no moving parts or hinges. Sharp or jagged edges/corners and projections that extend beyond one-half (1/2) inch from the sign face are prohibited.

vi. Signs shall be of sufficient weight so as to withstand being overturned by wind or contact. Weights, if required, shall be concealed or incorporated into the design of the sign and not simply applied.



	Dimension	Min.	Max.
1	Width	none	30 in.
2	Height	none	36 in.
3	Horizontal clearance from curb	none	24 in.
4	Pedestrian clear path along sidewalk	none	5 ft.
5	Area	none	6 sf.

vii. Attention getting attachments such as posters, flyers, balloons, pennants, or flags, are prohibited.

viii. Sign must be stored indoors overnight and/or when business is closed.

10. Roof Sign

a. Definition. A sign erected upon, against, or directly above a roof or above the parapet of a building. Roof signs are intended to help emphasize the identity and presence of the particular Station Area and Downtown, especially to rail passengers and passing motorists.

b. Design Standards

i. Maximum one Roof Sign per block or a distance of 500 feet, whichever is less.

ii. Roof signs shall not project beyond the face of the building.

iii. No roof sign may cover, wholly or partially, any window or door openings.

vi. If illuminated, Roof Signs may be only illuminated by one of the following methods:

(a) External Illumination. Externally illuminated with concealed flood lighting.

(b) Exposed Neon. Individual letters may be internally illuminated with exposed neon tubes or a similar light source, but shall not have a translucent panel, lens, or face.

(c) Halo. The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.

	Dimension	Min.	Max.
1	Width	none	20 ft.
2	Height	3 ft.	12 ft.
3	Area	none	240 sf.

i. Roof signs up to 120 square feet in area are subject to Planning Commission review and approval, per RMC Section 18.12.090.

ii. Roof signs exceeding 120 square feet shall require a Conditional Use Permit and approval per RMC Section 15.36.100(F).

c. Review and Approval

11. Blade Sign

a. Definition. A vertically-oriented two-sided sign that projects from the building facade over a sidewalk, public open space, or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.

b. Design Standards

i. Limit of one (1) Blade Sign per building.

ii. Blade Signs permitted on buildings with commercial tenant space that have a minimum street frontage of 75 linear feet or more.

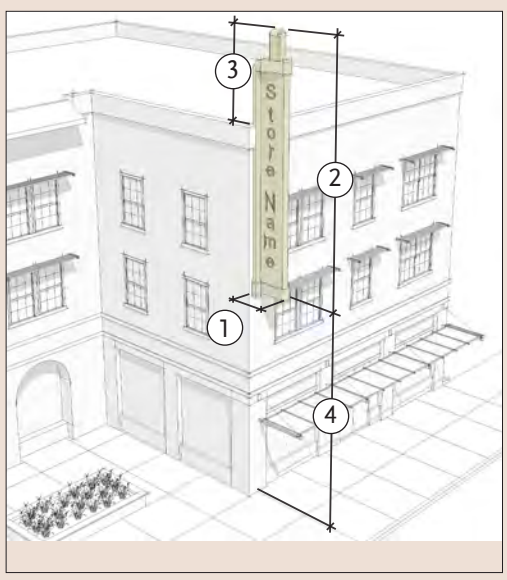
iii. Sign shall be vertically-oriented and placed within the top half of single-story buildings and on the upper floor(s) of multi-story buildings.

iv. Projecting signs shall be externally illuminated by a light mounted on the facade or by neon tubing used to illuminate letters, symbols, and accent frames.

v. An encroachment permit is required if sign projects within public right-of-way.

c. Review and Approval

i. Blade Signs are subject to Planning Commission review and approval, per RMC Section 18.12.090.



	Dimension	Min.	Max.
1	Width	none	5 ft.
2	Height	none	12 ft.
3	Height above eave or parapet	none	2 ft.
4	Clear height above sidewalk	8 ft.	none
5	Thickness	none	18 in.
6	Area	none	50 sf

4.9. SIGNAGE STANDARDS (CONTINUED).

12. Marquee

a. Definition. A sign that projects from the facade to express a figural design and message to motorists and pedestrians. Marquees may be configured as a Marquee Blade Sign, a Marquee Display Sign, or a combination of the two.

b. Design Standards

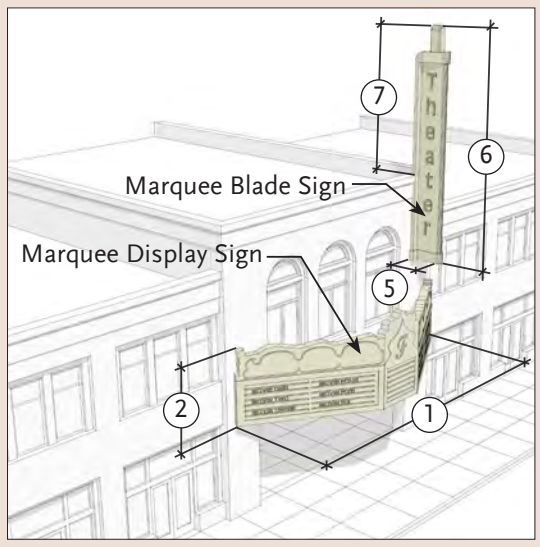
i. Maximum one Marquee Blade Sign and/or Marquee Display Sign per site.

ii. Marquee Display Signs and Marquee Blade Signs are permitted for movie theaters, performance theaters, concert halls, convention centers, and similar uses characterized by human assembly and periodically changing programs.

iii. Changeable copy on Marquee Display Signs may occupy up to 75 percent of the area of a marquee display sign. Letters for changeable copy shall not exceed three inches (3") in height.

iv. No portion of the changeable copy section of the Marquee Display Sign shall be located higher than the eave line or parapet wall of a building.

v. Exterior poster cases shall be limited to a maximum size of thirty-nine inches (39") wide by fifty-two inches (52") high. Maximum of one (1) poster case for every two (2) screens. Poster sign area shall not be counted toward the maximum sign area.



c. Review and Approval

i. Marquee Display up to 120 square feet in area are subject to Planning Commission review and approval, per RMC Section 18.12.090.

ii. Marquee Display exceeding 120 square feet shall require a Conditional Use Permit and approval per RMC Section 15.36.100(F).

	Dimension	Min.	Max.
	Marquee Display		
①	Width	none	35 ft.
②	Height	none	8 ft.
③	Area	none	200 sf
④	Encroachment	within 2 ft. of curb	
	Marquee Blade		
⑤	Width	none	10 ft.
⑥	Height	none	20 ft.
⑦	Height above eave or parapet	none	15 ft.
⑧	Clear height above sidewalk	8 ft.	none
⑨	Thickness	none	2 ft.
⑩	Area	none	150 sf

13. Directory Sign

a. Definition. Directory Signs are small wall signs located at pedestrian eye level and intended to identify multiple tenants within a building or complex, particularly those that do not have a ground floor street frontage or that are located on upper floors of a building. Apartment intercom call boxes are considered Directory Signs. This Section 4.9.F.13 only applies to Directory Signs that are mounted on building walls that face adjacent public sidewalks and open spaces.

b. Design Standards

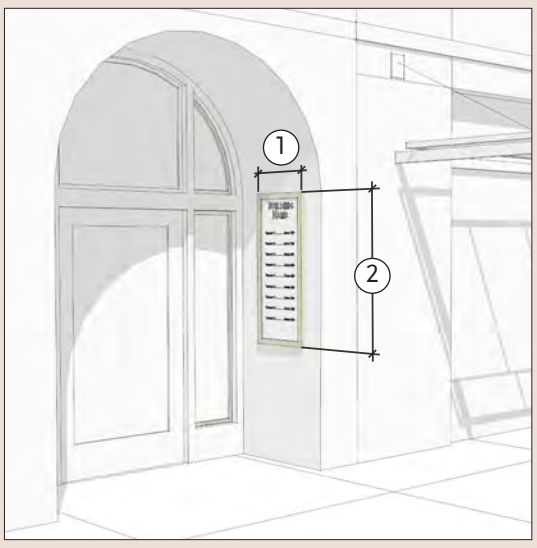
i. Directory Signs must be located at the ground level and adjacent to the entry to upper floors.

ii. There shall be no more than one (1) Directory Sign per ground level entrance.

iii. Letter height shall not exceed two inches.

iv. When tenancies are accessed via a building lobby or outdoor court, Directory Sign must be located within the lobby or court.

v. Directory Signs on street facades shall be located within an entry alcove and located on the alcove wall that is perpendicular to the sidewalk. Directory Signs facing the sidewalk (parallel to the sidewalk) may be approved by the Director upon a finding of special circumstances.



	Dimension	Min.	Max.
①	Width	none	30 in.
②	Height	none	36 in.
③	Thickness	none	18 in.
④	Area	none	6 sf.

vi. Directory Signs on street facades shall be externally illuminated. Internal illumination and neon lighting is prohibited.

14. Mural

a. Definition. A sign or graphic that is mounted to or painted on facades fronting an alley, pedestrian passage, or street.

b. Design Standards

i. Mural placement and content shall be at the discretion of the artists and the building owner.

ii. Mural placement, design, and content should be mindful of surrounding businesses and residents.

iii. Murals are prohibited from including off-site advertising, product placement, or business identification.

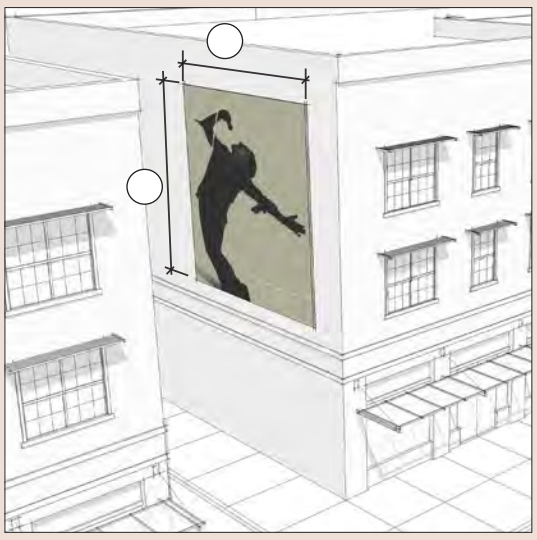
iv. A written contract between all parties involved, i.e. artist, building owner or leaser, and the funder if appropriate is highly recommended. The contract should, at the very least:

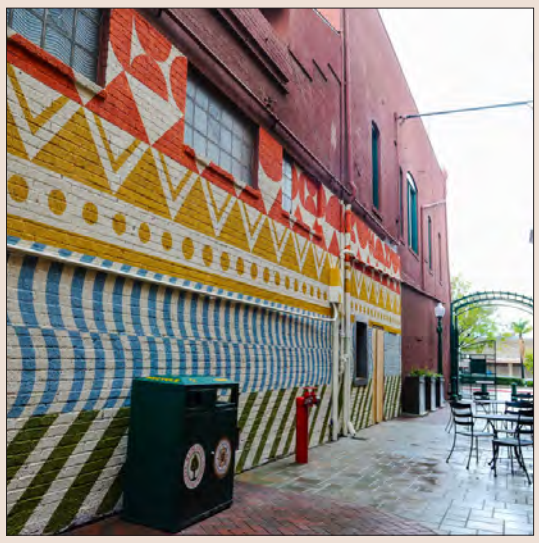
(a) Designate the lifetime of the mural to be left undisturbed, after which the mural can be painted over; and

(b) State who will maintain the mural if the work is damaged or needs touch-up.

v. In order to ensure a long life for the mural, it is recommended that the wall surface be properly prepared prior to mural application and that durable paints be used.

~~vi. All murals are subject to Cultural Arts Commission review.~~





	Dimension	Min.	Max.
~~1~~	~~Width~~	~~none~~	~~16 ft~~
~~2~~	~~Height~~	~~none~~	~~2 ft.~~
~~3~~	~~Thickness~~	~~none~~	~~9 in.~~
~~4~~	~~Area~~	~~none~~	~~none~~

G. Miscellaneous Signs

1. Existing Historic Signs

a. Historically significant painted wall signs shall be retained or recreated when possible.

b. Mounted signs announcing the name of a business no longer in existence at the sign's location and having historical significance may be salvaged and relocated.

c. All architectural signage in place on the building announcing the original or historic name of the building, year of construction or insignias shall remain in place and shall not be removed, altered or covered under any circumstances.

d. Historic signage shall not be calculated as part of the overall signage permitted pursuant to this division.

2. Service entry wall signs.

a. Must be located adjacent to the ground level service entrance.

b. No more than one service entry wall sign per business.

c. The area of the service entry sign shall not exceed four square feet.

3. Temporary Signs. Temporary signs are permitted per Section 15.36, Article VIII (Temporary Signs) of the *Redlands Municipal Code*.

4. Credit Card and Trading Stamp Signs. Signs announcing credit card acceptance or trading stamps shall comply with the following:

a. No more than three such signs are allowed for each business.

b.. Such signs shall not exceed six inches by six inches (6" x 6") individually nor one (1) square feet collectively.

c. Such signs are permitted only in ground level windows.

5. Informational Signs. Signs that display time and temperature or similar public service displays (which are not considered signs), and rotating barber poles, shall comply with the following:

a. No more than one (1) sign per building;

b. Must be permanently attached to the building and follow the same standards for Marquee Signs and Projecting Signs.

Historic character sign.

4.10. SERVICES AND UTILITIES PLACEMENT AND SCREENING

A. Purpose. This Section establishes standards to ensure mechanical, electrical, plumbing, and venting systems and public utility connections are placed and/or integrated into the design of new buildings and their landscapes.

B. Applicability. All new development shall locate and design services and utilities in accordance with the requirements of this Section 4.10.

C. Design Standards.

1. Service Areas.

a. For lots with alley access, service entrances, waste disposal areas, and other similar service areas shall be located adjacent to the alley and take their access from it.

b. When an alley is not present, service entrances, waste disposal areas, and other similar service areas shall be located as far away from – and screened from views from – the Primary and Secondary streets as practical.

c. Noise- and/or odor-generating equipment and/or containers shall be located in areas that will not create a nuisance to adjacent properties. Services and garbage bins shall be located in a manner that does not impact single family neighbors.

d. Access openings to trash enclosures shall not be located within 50 feet of the Primary Street property line.

2. Mechanical and Electrical Equipment.

a. All mechanical and electrical equipment – including, but not limited to, air-conditioning units, antennas, garage door motors – whether roof-mounted, ground-mounted or otherwise, shall be screened from public view or located so as not to be visible from Primary or Side Streets. Such equipment and related screening shall be designed with materials and colors that conform to and are an integral part of the design of the building.

b. Satellite dishes shall be screened from view of Primary and Side Streets. Applicants shall work with satellite providers to locate satellite dishes out of view on building roofs and/or on rear yard or side yard facing facades. In multi-family and multi-tenant buildings, conduits shall be provided from satellite dish locations to each unit.

c. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the Primary Street property line or any on-site common open spaces.

3. Utility Placement and Access.

a. For project sites provided with an alley, utility access and equipment such as back flow preventers, transformer boxes, gas and electric meters, and other utilities shall be placed within or adjacent to and be accessed from the alley, subject to the requirements and approval of the associated utility company, which shall not be unreasonably withheld.

b. When an alley is not present, these services shall be located in inconspicuous locations along the sides of project sites and shall be thoroughly screened from public view. Unless expressly required by a utility company, these services shall not be located within the front yard.

c. Utilities that must be located in a front yard due to utility requirements shall be located away from pedestrian and vehicular routes and screened from the view of the street by landscape. To the extent possible, utilities shall be located within interior building corners, at building offsets, or other similar locations where the building mass acts as a shield from public view.

A utility box screened by landscaping and a low fence.

A back flow preventer that is located immediately adjacent to the building and is screened from the view of the sidewalk and street by shrubs.

A Utility Box in the public realm screened with supergraphics.

4.11. ON-SITE LANDSCAPE, OUTDOOR LIGHTING, AND PUBLIC ART STANDARDS

A. Purpose and Intent. This Section establishes standards for the provision of context-appropriate landscaping that incorporates plant materials, hardscape, and lighting that enhances the character of new buildings, addresses and mitigates the Redlands climate, and facilitates sustainable water use and drainage strategies.

B. Applicability. All new development shall provide landscape per the applicable requirements of this Section 4.11.

C. Design Standards.

1. Context Appropriate Landscaping

a. Required on-site open spaces shall incorporate landscape, hardscape, and site amenities per Section 4.4 (On-Site Open Space Standards).

b. Plant species should be selected based on their suitability for an urban environment, for their cleanliness, and for their ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should also be considered.

c. The majority of plant materials shall consist of drought tolerant and/or native plants with low water requirements.

d. Turf is discouraged in Parkways or in Front Street or Side Street setback areas between the sidewalk and building facade as shown in Figure 4-16. See Section 4.1.C.1.e for Parkway landscaping requirements.

e. The use of canopy trees for shading and cooling is encouraged where appropriate. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.

f. No artificial trees, shrubs, turf or plants shall be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.

g. Decorative water features shall use re-circulating water and, where available, shall use recycled water.

2. On-site landscaping, including required yard areas, shall be installed or constructed in compliance with the applicable landscaping standards contained in Chapter 18.168 of the *Redlands Municipal Code*.

3. Irrigation.

a. Permanent and automatic irrigation systems shall be provided for all landscaped areas in compliance with the State of California model ordinance.

4. Site Lighting

a. Site lighting shall be shielded by permanent attachments to light fixtures so that light sources are not visible from a public way and to prevent off-site glare.

b. Site lighting shall illuminate parking areas, buildings, pedestrian routes, and public ways.

5. Public Art

a. Public art elements, in coordination with the City's "Art in Public Places" program, may be installed in on-site locations that are visible from public streets and/or open spaces.

b. Placement of public art subject to Site Plan Review.

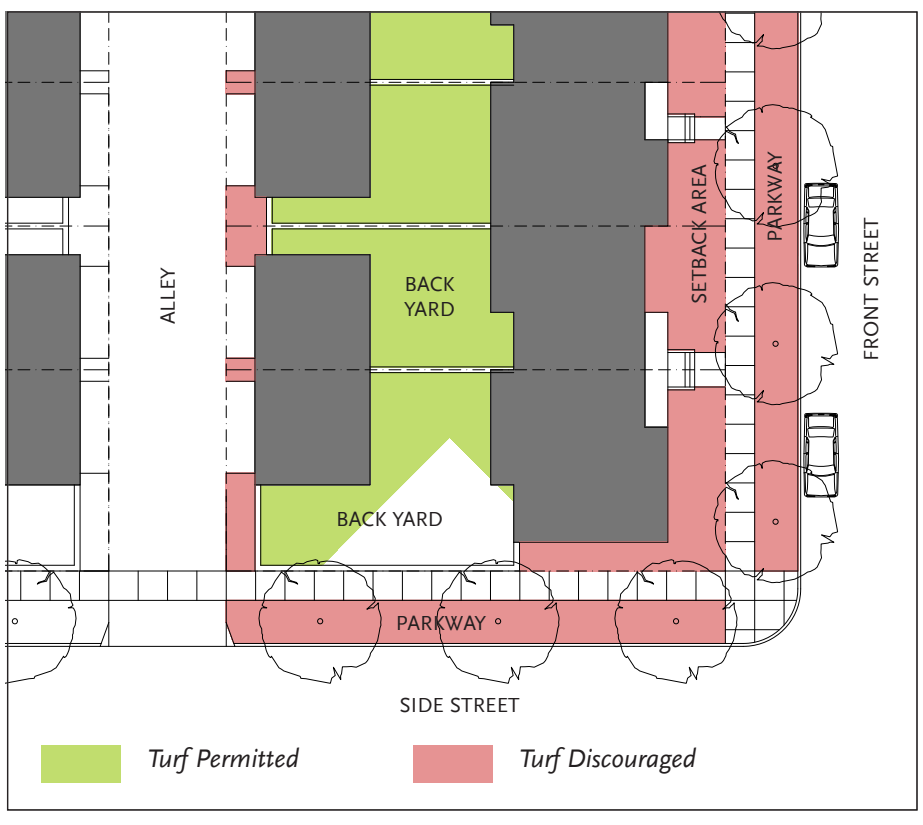
c. Art piece subject to Cultural Arts Commission Review.

D. Maintenance.

1. Front yard landscape and continuous planters between the curb and sidewalk along the primary and side streets shall be maintained in an orderly and neat condition and shall remain free of weeds, debris, or high grass (with the exception of purposely cultivated native species, which shall be allowed).

2. Continuous planters between the curb and sidewalk along the primary and side streets shall be maintained by the adjacent property owner.

FIGURE 4-16: AREAS WHERE TURF PERMITTED/DISCOURAGED.



Drought tolerant landscaping.

Landscaping that is suitable for an urban environment and can survive in constrained growing conditions.

4. DEVELOPMENT CODE

4.12. PARKING DESIGN STANDARDS

A. **Purpose and Intent.** This Section establishes standards to ensure that proposed on-site parking is accommodated and designed in a manner that is consistent with the City's goals for generating a multi-modal, pedestrian-oriented public realm.

B. **Applicability.** On-site parking shall be designed per the applicable requirements of this Section 4.12.

C. **Parking Requirements.** On-site parking shall be provided in compliance with the applicable parking standards contained in Chapter 18.168 of the *Redlands Municipal Code*, except as modified by the following:

1. **Dimensions of Parking Spaces.** Each off street parking space shall have dimensions not less than nine feet (9') in width and eighteen feet (18') in length, except parallel parking stalls which shall be a minimum of eight feet (8') in width and twenty four feet (24') in length. No part of the area of a required parking space shall be used for driveways, aisles, walkways or other required improvements.

2. **Tandem Parking.** In mixed-use buildings, tandem parking stalls are permitted subject to the following:

   a. Up to fifty percent (50%) of parking requirements for residential or live/work units may be satisfied by tandem parking.

   b. Tandem spaces shall be assigned to the same dwelling unit so that residential occupants may have unrestricted access and movement of vehicles.

   c. Guest spaces may not be tandem. Spaces for car share service, if any, may be tandem.

   d. Garaged or structured tandem parking spaces shall be no smaller than nine feet (9') in width and thirty eight feet (38') in length, as measured from the interior walls, and with no more than a one foot (1') encroachment by any columns or pillars.

3. **Compact Spaces.** Compact spaces are permitted per Section 18.164.260.B (Dimensions of Parking Spaces) of the *Redlands Municipal Code*.

4. **Spaces for multiple uses and mixed-use developments.** If more than one use is located on a site, including multiple uses under a single ownership:

   a. The number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements identified for each individual use, unless a shared parking arrangement has been approved by the City.

   b. The number of parking spaces may be reduced if shared parking is approved based on the requirements of Section 4.12.C.8. (Reduction to Parking Requirements). However, in no case shall the combined required parking for the mixed-use development provide less than the minimum required for the residential use.

   c. In mixed-use projects, required on-site residential parking spaces may be reserved, but commercial parking spaces must be made available for visitors or overflow from residences. Up to one-hundred percent (100%) of the required guest parking spaces for the residential units may jointly use the required parking spaces for the commercial uses.

5. **Loading Spaces.** Loading spaces or loading zones shall be provided in compliance with the applicable development standards contained in Chapter 18.164 of the *Redlands Municipal Code*, except as modified by the following. “Loading space” or “Loading zone” means the space adjacent to a curb or edge of a roadway reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials.

   a. The number of loading spaces required shall be calculated for the primary use. For mixed-use buildings in mixed-use developments, the number of loading spaces required shall be calculated separately by type of use and gross floor area of each (commercial, residential, office, etc.).

A parking lot shaded by trees planted in uniformly-spaced rows.

A commercial parking lot that includes planting areas and semi-permeable paving to facilitate rainwater recharging.

A Low Impact Design strategy whereby a break in the curb allows water to flow into planters.

The parking court of a multi-family residential building is paved with terra cotta tiles.

b. In a mixed-use development where a single building contains a mix of uses, the calculation for the highest number of spaces (by type of use) shall be the minimum requirement for that mixed-use building. For example, if a mixed use building requires two loading spaces for the commercial square-footage, and three loading spaces for the residential square-footage, then only three loading spaces would be required for the entire building and all uses therein.

c. For mixed-use buildings within the Village Center (VC), Downtown (DT), and Village General (VG) districts only:

   i. On-street loading spaces or loading zones (not within a vehicle travel lane) may be provided and utilized in lieu of providing up to three (3) on-site loading spaces that are required for the adjacent mixed-use building. Such on-street loading spaces shall be limited to one (1) on-street loading zone per street frontage that abuts the adjacent mixed-use building it is intended to serve.

   ii. Such on-street loading zones shall include appropriate curb painting, and shall be signed and readily identifiable. These loading zones may be used for passenger loading/unloading by ride hailing or rideshare services, autonomous vehicles, and other alternative transportation modes.

6. **Off-Site Parking.** Required on-site parking may be accommodated in parking garages or lots located within five-hundred (500) feet of the subject property.

7. **Parking for Historic Buildings.**

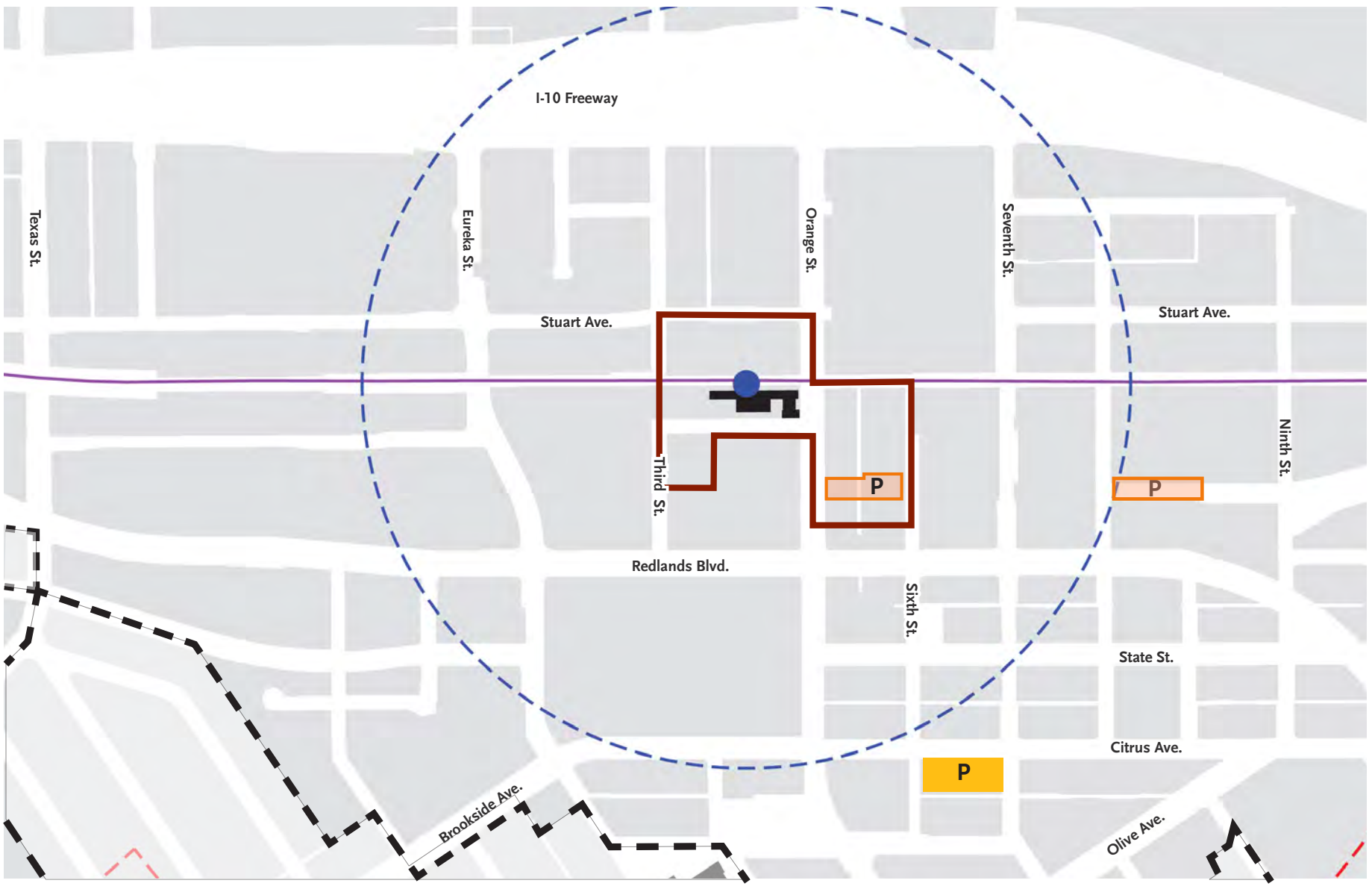
   a. **Historic Building Parking Exemption Area.** Uses located in historic buildings that are either designated, contributing, or eligible structures over 50 years of age and are located in the on-site parking exemption area for historic structure shall not be required to comply with the Transit Villages Specific Plan parking standards or the parking requirements of Section 18.164.240 of the *Redlands Municipal Code*. The on-site parking exemption area is shown in Figure 4-17 and defined as follows: beginning at the intersection of Orange Street and the railroad tracks, running east along the railroad tracks to Fifth Street, then running south along Fifth Street to the northern property lines of the parcels fronting Redlands Boulevard, then running west to Orange Street, then running north along Orange Street to Shopper's Lane, then running west along Shoppers lane until reaching the historic Mutual Orange Distributors (MOD) Packinghouse, including the packinghouse property, then running north along Third Street to the historic Santa Fe Depot property, including the Santa Fe Depot property, then running north again to Stuart Avenue, then running east along Stuart Avenue to Orange Street, and then running south along Orange Street back to its intersection with the railroad tracks.

   b. **Historic Building Parking Modifications.** Parking for historic structures on the city's Register of Historic and Scenic Properties, list of individually designated historic resources, or a state or national listing of historical significance may be modified per Chapter 18.168, Article V of the *Redlands Municipal Code*.

8. **Reduction to Parking Requirements.** The required parking for a use shall be the combined total for all applicable uses listed (customers, employees, residents, places of assembly, etc.), except if a parking reduction for shared parking is granted pursuant to this section.

   a. Joint use parking agreements may be approved subject to the provisions of Section 18.164.320 (Joint Use Agreements) of the *Redlands Municipal Code*.

FIGURE 4-17: *PARKING EXEMPTION FOR HISTORIC BUILDINGS*



4.12. PARKING DESIGN STANDARDS (CONTINUED)

b. Shared parking agreements may be approved subject to the provisions of Chapter 18.164 of the *Redlands Municipal Code*.

c. Off-site parking agreements may be approved subject to the provisions of Chapter 18.164 of the *Redlands Municipal Code*.

d. Adjustments to parking requirements for mixed use projects may be approved subject to the provisions of Chapter 18.164 .325 (Adjustments to Off-Street Parking Requirements for Mixed-Use Projects within the Transit Villages Specific Plan, the C-3 and C-4 Districts) of the *Redlands Municipal Code*.

e. The Planning Commission may also grant a reduction in the amount of required parking when a mixed-use development or institution provides carpool spaces, public transit incentives, flex-car sharing programs, secure bicycle parking with shower and clothing locker facilities, and/ or other transportation demand management measures when it is demonstrated that such measures will result in reduced parking demands. The maximum reduction shall be two percent (2%) of the required parking for each such program/measure.

D. Surface Parking Lot Design Standards. Surface parking lots shall be designed in compliance with the applicable standards contained in Chapter 18.168, Article III and Sections 18.168.210 of the *Redlands Municipal Code*, except as modified by the following:

1. Screening.

a. Street-Adjacent Parking Lots.

i. All surface parking lots shall be screened from the view of the street and sidewalk by buildings and/or low walls or hedges up to three feet (3') high.

i. Walls shall be made of or clad in brick, stone, or stucco and shall be compatible in design with the design of the principal building.

ii. Walls shall be minimum of eight (8) inches thick and shall be capped by a smooth mortar cap or a brick, terra cotta, or similar cap that overlaps the wall below by a minimum of one half inch on each side of the wall.

iii. Landscaped berms are prohibited.

b. Neighboring Parcels. Views from neighboring properties shall be screened with trees.

2. Landscape. Water conserving plant materials shall be applied in compliance with the applicable parking lot landscape standards contained in Chapter 18.168.210 of the *Redlands Municipal Code*, except as modified by the following:

a. Amount of Landscaping. Landscaping within or around the parking area shall cover a minimum ratio of 7% of the gross area of the parking lot. A minimum of one shade tree shall be provided for each four (4) parking spaces, or trees shall be provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.

b. Location and Type.

i. Landscaping shall be evenly dispersed in a parking areas with trees planted around the perimeter.

ii. Landscape materials may include groundcover, shrubs, decorative colored rock, and hardscape.

iii. Groundcover may include decorative, colored rock or hardscape and shall not exceed 50% of the parking lot landscape area.

c. Size. Shrubs and trees shall be planted according to the following size requirements:

i. Shrubs: 5 gallon minimum.

ii. Trees: 15 gallon minimum. or 50% 5 gallon, 25% 24inch box, and 25% 36 inch box.

d. Irrigation. Appropriate irrigation and drainage shall be provided for all landscaped areas.

3. Shade Structures. In addition to trees, shade may be provided with the following structures and should match the architectural character of the adjacent structures.

a. Arbors, trellises, pergolas, mesh and overhead canopies.

b. Solar Shade Structures. For lots without public frontage and out of public view, standalone solar structures may be used. For lots within public view, individual solar panel may be applied to existing shade structures.

4. Lighting.

a. Outdoor light fixtures shall be no taller than 15 feet as measured from the bottom of the base of the light standard or the adjacent grade of the building on which the light is mounted.

b. Lighting shall be shielded or recessed so that:

i. The light source (i.e., bulb, etc.) is not visible from off the project site; and

ii. Glare and reflections is confined to the maximum extent feasible within the boundaries of the project site. Each light fixture shall be directed downward and away from adjoining properties and the public right-of-way. Shielding and/or high cut-off lens may be required.

c. All parking lots shall be illuminated with a lighting system designed to provide an average horizontal illumination of greater than one (1.0) foot-candle of light and a minimum horizontal illumination of not less than 0.25 foot-candle of light on the parking surface. Applicants are encouraged to meet these illumination levels with light fixtures mounted on light standards placed in close proximity to each other rather than with light fixtures on buildings, and with less powerful lamps than what would otherwise be required if light standards were placed farther apart.

5. Paving. To reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater, consider utililzing Low Impact Design (LID) design strategies (see Section 4.13.C).

6. Wheel Stops. As approved by the Director of Development Services and Public Works Director, wheel stops are permitted in parking spaces in front of planters where the curb is omitted to enable stormwater run-off into the planter.

7. Finishes. Parking lot materials, finishes, fixtures, and colors shall be designed in a manner that is consistent with the architectural character of surrounding buildings.

8. Improvements. Parking lot improvements shall be constructed in compliance with the applicable parking lot development standards contained in Chapter 18.164.310 of the *Redlands Municipal Code*.

An existing parking lot screened by a low wall and landscaping, benches, and a vine-covered trellis.

4.13. SUSTAINABLE STORM WATER MANAGEMENT GUIDELINES

A. Purpose and Intent. When fully implemented, the vacant and underutilized parcels surrounding the passenger rail stations will be developed with medium- to high-density residential buildings, multi-story office and mixed use buildings, and surface, structured, or underground parking. In some cases, buildings could approach 100 percent coverage of the site. This section provides guidance for the provision of stormwater treatment facilities that are functional and visually attractive and that avoid the use of surface infiltration basins, which are not conducive to an urban setting.

B. Applicability. All new development is encouraged to provide stormwater management strategies per the applicable requirements of this Section 4.13.

C. Design Guidelines. In preparing mandated Water Quality Management Plans (WQMPs) the following design guidelines shall be considered and implemented to the greatest extent possible:

1. Consider the full range of BMP alternatives for addressing drainage, infiltration, and stormwater quality for the site, including drainage from roofs, plazas, courtyards, and any surface parking areas.
2. Utilize Low Impact Development (LID) design principles and practices to address infiltration of runoff through the use of:
   a. Pervious surfaces in lieu of impermeable surfaces in plazas, courtyards, and surface parking areas where technically feasible. Acceptable pervious surfaces include: landscaping; pervious pavers including pervious interlocking pavers and permeable concrete; etc.; as approved by the Director of Development Services and Public Works Director.
   b. Landscaped areas integrated into the drainage design where runoff can be directed into planters with subsurface features to further enhance storage or towards permeable surfaces where technically feasible.
   c. Amended soils can be utilized where technically feasible to enhance infiltration, to provide water quality improvement, and to maintain healthy plant life in an urban setting where plants are subject to additional stresses and restricted growing areas.
3. On-site surface infiltration basins are not allowed, unless:
   a. They are not located within the Primary Street or Side Street setback, are not visible from a street or public open space, and they are not located within the On-Site Open Space required by Sections 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, and 4.3.6.E.
   b. They are incorporated into an active or passive park or open space that can be closed during flood events.

Pervious Pavement

Runoff from the street is directed into planters.

Rain Garden

A break in the curb allows water to flow into planters.

4.14. BLOCK AND SPECIAL LOT DESIGN STANDARDS

A. Purpose. This Section establishes standards to ensure new development on sites over certain sizes and configurations are consistent with the City's goals for an interconnected and walkable network of streets and blocks that support new development that consists of ensembles of buildings of various scales and character, rather than monolithic, overwhelming, place-less buildings.

B. Definitions. The following terms are used in this Section:

1. **Site.** A legal parcel as shown in Figure 4-10 on page 4:69.
2. **Building Site.** Smaller sites within the legal parcel, as shown in Figure 4-11 on page 4:69, subdivided per the building size requirements of Sections 4.3.1.F, 4.3.2.F, 4.3.3.F, 4.3.4.F, 4.3.5.F, and 4.4.6.F. Building Sites are established for design purposes in order to meet the minimum and maximum area requirements needed to effectively design buildings that meet the intended physical character of the applicable zone. The permanence of the building site lines as legal lots is not required by these standards.

C. Applicability.

1. The requirements of this Section 4.14 shall apply to all sites and/or developments that meet any one or more of the following criteria:
   a. Megablocks over 3.5 acres in area, including sites smaller than 3.5 acres in area that are located on megablaocks larger than 3.5 acres in area;
   b. Sites two (2) acres or more in area;
   c. Sites with street frontage over 150 in length in the Village Corridor (COR), Neighborhood General 1 (NG1), and Neighborhood General 2 (NG2) zones.
   d. Sites with street frontage over 200 feet in length in the Village Center (VC), Downtown (DT), and Village General (VG) zones; and/or
   e. Through sites that extend from one street to a second, parallel street.

D. Block and Special Lot Conditions. This Section provides a description and design standards for each special parcel condition identified in above Section 4.14.C.

Streets and blocks introduced on site over 3.5 acres area.

Site over two acres in size developed with buildings of different massing and architectural character arranged around a transit plaza.

Individual buildings on a site over 150 feet in length designed with varied roof forms and different wall colors.

Two buildings on the same site designed with varied frontage elements and different wall and window treatments and colors.

1. Megablocks over 3.5 Acres in Area

a. Definition. Blocks (whether containing a single parcel or multiple parcels) or sites larger than 3.5 acres in area.

b. Design Standards. Blocks within Downtown Redlands and the surrounding historic neighborhoods range in area between approximately two acres in the Downtown commercial district (300 x 300 foot blocks) to approximately 3.5 acres in the pre-World War II neighborhoods to the south of Downtown (265 x 585 foot blocks). These block sizes provide a comfortable environment for pedestrians to walk from one place not another, while accommodating automobiles, bicycles, and other emerging transportation technologies. They also disperse traffic by providing a variety of vehicular and pedestrian routes to various destinations. To ensure new development on parcels or blocks large than 3.5 acres are consistent with Redlands' historic street and block network, the following development standards shall apply.

i. New Streets and Alleys

(a) New development on blocks or sites larger than 3.5 acres in size shall provide new streets, curbs, gutters and sidewalks as shown in Figure 4-18 and Figure 4-19.

(b) New Streets, curbs, gutters, and sidewalks shall be designed per the requirements of Chapter 5, Section 5.6 (Street Types) and Section 4.15 (Street and Streetscape Design Standards). Street trees shall be provided and specified per the requirements of Chapter 7, Sections 7.4 (Streetscape) and 7.5 (Trees and Planting).

(c) Alleys may be introduced to provide access to parking and services as shown in Figure 4-20 below.

(d) All new and modified blocks shall be designed per the following requirements:

(i) Length: 585 ft. max.

(ii) Width: 585 ft. max.

(iii) Maximum Area: 3.5 acres

(iv) Blocks longer than 300 ft. shall provide a pedestrian passage or alley that connects the Front Street to the Rear Street or the Side Street to the opposite Side Street.

(g) The location of new streets and blocks shall be generally consistent with Chapter 5, Figure 5-1 (Proposed Street Network Improvements).

(h) The location of streets and rights-of-way may be adjusted provided:

(i) The altered block size(s) conform to the block size standards of above Section 4.14.D.1.b.i.(d).

(ii) The assigned street type per Chapter 5, Section 5.6 (Street Types) remains unchanged.

(iii) A Street Plan and Site Plan that illustrates compliance with the requriements of this Section 4.14, along with the other requirements of this Specific Plan, is submitted per Section 4.1.1.I (Submittal Requriements).

ii. Site and Building Site Design. The design of the resultant Building Sites, as shown in Figure 4-20 below, shall be subject to the following additional standards:

(a) Building Sites two (2) acres or larger: see Section 4.14.D.2.

(b) Building Sites in the Village Corridor (COR), Neighborhood General 1 (NG1), and Urban Neigborhood General 2 (NG2) zones that are 150 feet or longer: see Section 4.14.D.3.

(c) Building Sites in the Village Center (VC), Downtown (DT), and Village General (VG) zones that are two-hundred feet or longer: see Section 4.14.D.3.

(d) Building Sites that extend from one street to a second, parallel street: see Section 4.14.D.4.

A pedestrian street through a megablock.

A new street and central promenade.

***FIGURE 4-10. ORIGINAL** SITE*

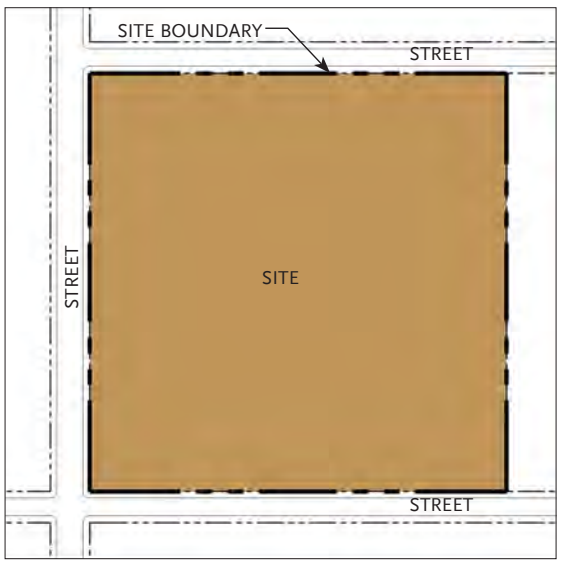


***FIGURE 4-11.** INTRODUCE STREETS*

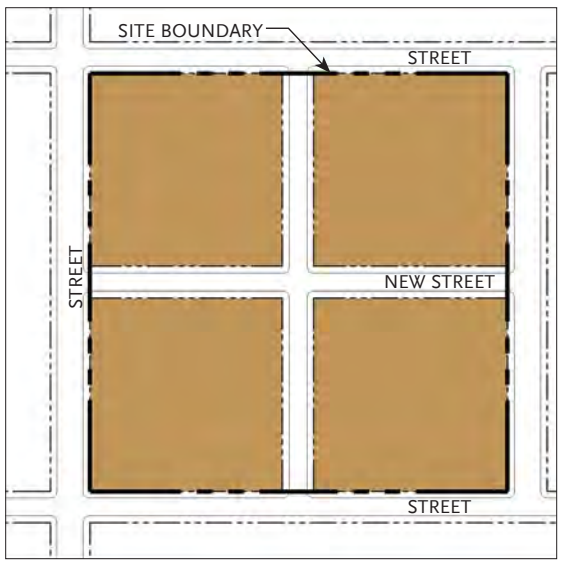
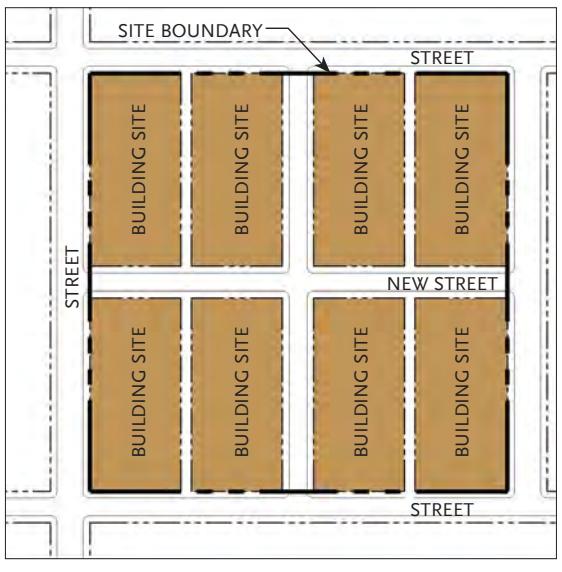


***FIGURE 4-12.** INTRODUCE ALLEYS PASEOS, PEDESTRIAN CORRIDORS*



4.14. BLOCK AND SPECIAL LOT DESIGN STANDARDS (CONTINUED)

2. Sites over Two Acres in Area

a. Definition. A contiguous site that is two (2) acres or more in area.

b. Design Standards. Approximately two acres in size (300 x 300 feet), Downtown Redlands' historic blocks contain multiple parcels that have been developed incrementally over time with a variety of pedestrian-oriented buildings. These blocks, their eclectic mix of buildings, and the tree-lined streets they face, are the essential components of Redlands' small-town character. The Development Standards in Sections 4.3 – 4.7 of this Development Code are designed to guide the design of new buildings that are compatible with the town-scale and eclectic character of these urban blocks. Development on sites larger than this – especially if the exact same building design is repeated multiple times without variation – can, however, be detrimental to this town-scale. To ensure new development on sites two (2) acres or more in size is consistent with Redlands' town-scale character, the following development standards shall apply.

Individual buildings designed with different heights and wall colors.

Individual buildings designed with different massing, frontage elements, and wall and window colors. Taller buildings are at rear of site.

FIGURE 4-21. *CREATE "DESIGN PARCELS"*

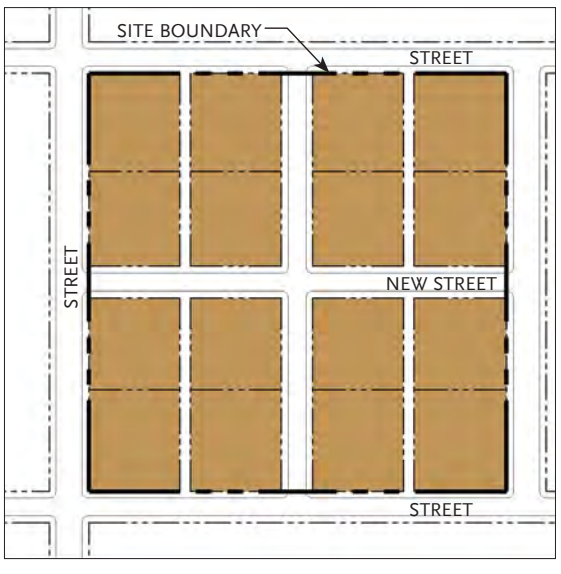
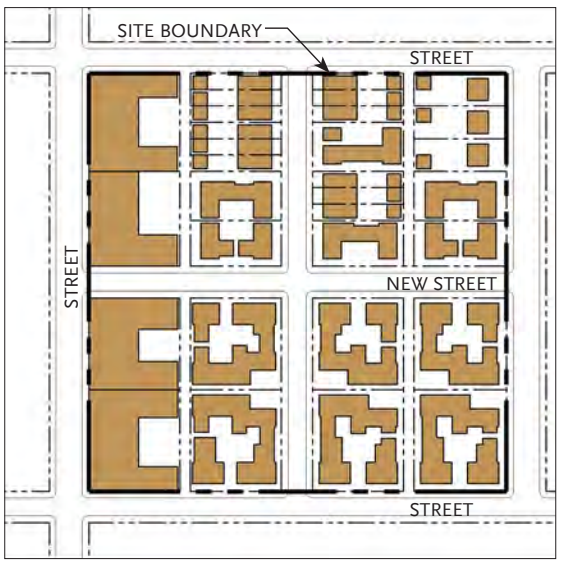


FIGURE 4-22. *INTRODUCE BUILDINGS*



i. Conceptual Subdivision. Divide the parcel into smaller "design" parcels in order to establish a framework that accommodates town-scale urban buildings (see Figure 4-21). Parcels are intended for design purposes, but may be recorded as separate, legal parcels.

ii. Multiple Buildings. Introduce multiple buildings and open spaces according to the development standards of Sections 4.3 – 4.7 (see Figure 4-22).

iii. Building Differentiation. Differentiate individual buildings and their open spaces according to the following design strategies:

(a) Vary the design of each open space (plant species, path and landscape placement, amenities, etc.), per Section 4.4 (On-Site Open Space Standards).

(b) Use varied articulation and massing strategies for each building, per Section 4.5 (Building Articulation and Massing Standards).

(c) Vary each building's frontage element type, design, and/or detailing, per Section 4.6 (Frontage Standards).

(d) Assign unique architectural styles or design treatments to individual buildings. See Section 4.7 (Building Design Standards).

(e) Accentuate corner buildings and/or provide corner plazas, per Section 4.7 (Building Design Standards).

iv. Relate to Public Realm and Neighbors. Design buildings to be compatible with the massing and scale of neighboring buildings and building across the street, especially historic character buildings. See Section 4.7 (Building Design Standards).

v. Building Length.

(a) Within the Village Center (VC), Downtown (DT), and Village General (VG) zones: only one (1) lined "black box" building (parking garage, movie theater, or big box store) per total site may exceed the maximum building length allowed by Section 4.3.1.F (VC Zone), Section 4.3.2.F (DT Zone), and 4.3.3.F (VG Zone). Street-facing facades of black box buildings must be lined with occupiable commercial or residential uses.

(b) Within the Village Corridor (COR), Neighborhood General 1 (NG1), and Neighborhood General 2 (NG2) zones: all buildings must adhere to the maximum building length standards of Section 4.3.4.F (COR Zone), Section 4.3.2.F (NG1 Zone), and 4.3.3.F (NG2 Zone).

vi. Residential Types. A minimum of 30% of residential buildings must be designed with direct access to each ground floor dwelling unit via a stoop or porch frontage type, per Section 4.5.D (Frontage Standards). Remaining residential buildings units may be accessed via common lobbies.

vii. Building Fronts and Backs. All building fronts (the building face with public rooms such a living rooms, dining rooms, and entry lobbies) shall face other building fronts. Under no circumstances shall a building front face the rear of another building dominated by service uses and garages.

3. Long Sites

a. **Definition.** A continuous development site that is over 150 feet in length in the Village Corridor (COR), Neighborhood General 1 (NG1), and Neighborhood General 2 (NG2) zones, and over 200 feet in length in the Village Center (VC), Downtown (DT), and Village General (VG) zones.

b. **Design Standards.** Historic parcel within Downtown Redlands and its surrounding neighborhoods typically range between 25 and 200 feet in width, establishing the framework for Redlands' small-town urban form. To ensure development on parcels above this size range are compatible with Redlands' built urban fabric, the following additional development standards shall apply.

i. **Multiple Buildings.** Introduce multiple buildings and opens spaces according to the development standards of Sections 4.3 – 4.7.

ii. **Building Differentiation.** Differentiate individual buildings and their open spaces. Appropriate strategies include:

(a) Vary the design of each open space (plant species, path and landscape placement, amenities, etc.), per Section 4.4 (On-Site Open Space Standards).

(b) Use varied articulation and massing strategies for each building, per Section 4.5 (Building Articulation and Massing Standards).

(c) Vary each building's frontage element type, design, and/or detailing, per Section 4.6 (Frontage Standards).

(d) Assign unique architectural styles or design treatments to each building. See Section 4.7 (Building Design Standards).

(e) Accentuate corner buildings and/or provide corner plazas, per Section 4.7 (Building Design Standards).

iii. **Relate to Public Realm and Neighbors.** Ensure buildings are compatible with prevalent setbacks and respectful of the massing and scale of neighboring buildings, especially historic character buildings, per Section 4.7 (Building Design Standards).

Long site.

Long site with development.

4. Through Parcels

a. **Definition.** A Site that extends from one street to a second, parallel street.

b. **Design Standards.** In cases where a Site extend between two parallel streets, the character of the urban form along each street in terms of building setbacks, massing, and building types can be very different. To ensure new development is in character with these two contexts, the following additional development standards shall apply.

i. **Relate to Public Realm and Neighbors.** Ensure buildings are compatible with prevalent setbacks and respectful of the massing and scale of neighboring buildings, especially historic character buildings, per Section 4.7 (Building Design Standards).

ii. **Building Differentiation.** Differentiate individual buildings and their open spaces. Appropriate strategies include::

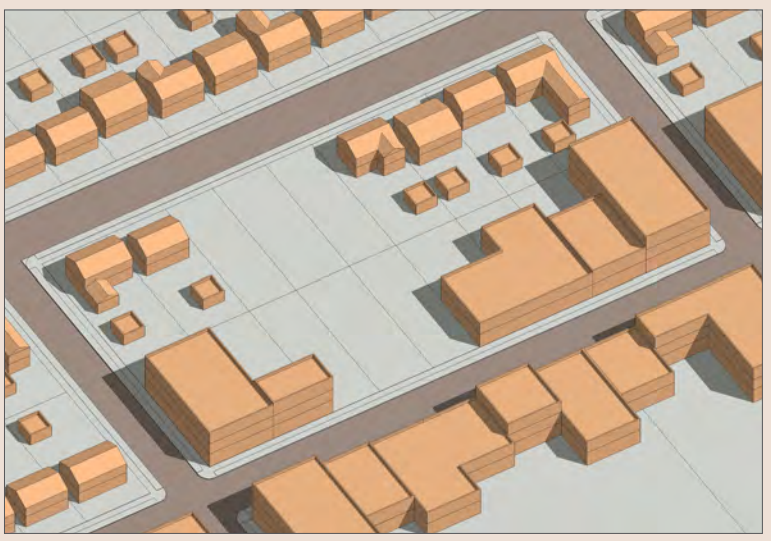
(a) Vary the design of each open space (plant species, path and landscape placement, amenities, etc.), per Section 4.4 (On-Site Open Space Standards).

(b) Use different articulation and massing strategies for each building, per Section 4.5 (Building Articulation and Massing Standards).

(c) Vary each building's frontage element type, design, and detailing, per Section 4.6 (Frontage Standards).

(d) Assign unique architectural styles or design treatments to each building, and in response to frontage types on neighboring buildings. See Section 4.7 (Building Design Standards).

(e) Accentuate corner buildings and/or provide corner plazas, per Section 4.7 (Building Design Standards).



Through parcel.

Through parcel with development.

4.15. STREET AND STREETSCAPE DESIGN STANDARDS

A. Purpose. This Section establishes standards to ensure new streets and new streetscapes along existing streets are consistent with the City's goals for walkable streets that support the intended physical character, land use activity, and quality envisioned by this Specific Plan.

B. Applicability. This section 4.15 shall apply to all new streets, new buildings, and additions that are twenty (20) percent or more of existing floor area in size.

1. All news streets and all new streetscape along existing streets shall be designed in compliance with the applicable requirements of this Section 4.15, Chapter 5, Section 5.6 (Street Types), and Chapter 7, Sections 7.4 (Streetscape) and 7.5 (Trees and Planting).

2. New buildings and additions that are 50 percent or more of existing floor area in size shall remove and replace dead or overgrown landscaping, construct sidewalks per the requirements of this Section 4.15 and Chapter 5, Section 5.6 (Street Types), and plant street trees per the requirements of Chapter 7, Sections 7.4 (Streetscape) and 7.5 (Trees and Planting).

3. All other projects requiring planning permits/approval shall remove and replace missing or dead landscaping (including street trees).

C. Street and Streetscape Design Standards.

1. Street Trees and Parkways. Proposed development shall include sidewalks and street trees as follows:

a. Street Tree Spacing. Tree spacing is determined by the mature canopy spread of the species selected. Street tree spacing shall be between 20 feet and 45 feet on center with adjustments in spacing according to acular tree species and pursuant to City standards.

b. Street Tree Location. Street trees shall be planted according to the following location requirements:

Streetscape Element	Distance
i. Curb line of perpendicular street at intersection	25 ft. min.
ii. Street Light	Midway between adjacent trees but 10 ft. min.
iii. Stop or yield sign	20 ft. min.
iv. Directional Signage	10 ft. min.
v. Fire Hydrant	10 ft. min.
vi. Alley margins and driveway	5 ft. min.
vii. Underground utilities	5 ft. min.

b. Tree Species. Street trees shall be specified for each street as indicated in Chapter 7 (Public Realm of Open Space and Landscape), Figure 7-11 (Street Tree Plan: New York Street/Esri Station Area), (Figure 7-12 (Street Tree Plan: Downtown Station Area), and Figure 7-13 (Street Tree Plan: University Street Station Area).

c. Tree Size at Initial Planting. Street trees at initial planting shall be a minimum 24 inch box size.

d. Runoff. All runoff from public right-of-way shall be treated per the current water quality standards of the San Bernardino County Stormwater Program Water Quality Management Plan, and as approved by the City.

e. Parkways and Tree Wells.

i. Irrigation to parkways or tree wells shall be provided as an extension of the on-site system and is the responsibility of the property owner.

ii. Tree wells shall be a minimum of 4 ft. x 6 ft. with the long side oriented parallel to the curb. Tree well widths may be reduced to ensure that the sidewalk between the edge of the tree well and the adjacent building face is a minimum of 5 ft. wide.

iii. Parkway landscape materials.

(a) Plant materials shall not be installed within 24 inches of public street trees as measured from the base of the street trunk. Only mulch is allowed within this area.

(b) Plant materials must not present a danger to the public; they shall not be poisonous, noxious, or invasive.

(c) Plant materials must not have exposed, rigid spines; spikes; barbs; or thorns.

(d) Plant materials shall be maintained to keep their height at 24 inches maximum.

(e) No edible plant materials are allowed.

(f) No boulder, or any rock over six inches in height, is allowed.

(g) Non-vegetative groundcover and/or flat stone paving materials shall provide uniform, firm, even, and reasonably walkable surface. Examples include bark chips, mulch, decomposed granite, gravels, or decorative pavers.

(h) Bark, mulch, or decomposed granite is only permitted in parkway areas with a slope less than 5% in any direction. They shall not run off into the street.

(i) Decorative pavers are not allowed within three feet of any public streetlight pole, pull box, or other utility facilities.

Benches are placed perpendicular to the curb between the pedestrian throughway and parked cars.

A mid-block crosswalk leads to mid-block pedestrian passage.

(j) Synthetic (artificial) turf must be maintained, cleaned, re-brushed and replenished with new approved infill per the manufacturer's recommendations.

2. Street Lights.

a. Pedestrian-scaled street lighting shall be provided along public sidewalks and public park pathways. The bottom of pedestrian-scaled lamps along a sidewalk or other path being lighted should not be more than 14 feet above the sidewalk or path finished grade.

3. Street Furnishings

a. Street furnishings are allowed within the public right-of-way (R.O.W.) as pedestrian amenities within the Village Center (VC) zone, the Village General (VG) zone, and within all parks and open spaces.

b. Street furnishings include but are not limited to: benches, waste receptacles, bicycle racks and similar items that help to define pedestrian use areas. Additional and optional amenities include: tables, chairs, umbrellas, kiosks, and planters.

c. The following materials should be used for street furnishings:

i. Benches should be made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite materials that resemble wood.

ii. Trash cans and bike racks should be made of metal.

iii. Planters and pots should be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.

iv. Outdoor restaurant chairs and tables may be wood, metal, stone, or high quality plastic, subject to approval of Director of Development Services.

d. Street furnishings such as tables and chairs should not be stored in a location that is visible from the street.

e. Advertising on street furnishings within the public right-of-way is prohibited.

f. The following street furnishings are not permitted within the public right-of-way or open space area(s):

i. Vending machines;

ii. Photo booths;

iii. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

4. Outdoor Seating Areas, Cafes, and Restaurants

a. Outdoor seating areas, cafes, and restaurants on private property are encouraged provided they do not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.

b. Required or proposed railings for outdoor areas, sidewalk cafés, and outdoor restaurants shall be designed to complement the adjoining buildings.

5. Crosswalks and Curb Extensions

a. Crosswalks should be clearly marked with high contrast "zebra" or "continental" striping, or materials with contrasting colors and textures such as unit pavers and colored concrete.

b. Curb extensions should be provided to reduce the pedestrian crossing distance and time, thus improving pedestrian comfort and safety.

Dog Park.

Metal outdoor restaurant chairs and tables.

4.16. PARK, PLAZA, AND OPEN SPACE DESIGN STANDARDS

A. Purpose. This Section provides standards for the design of parks, plazas, and open spaces that are safe, accessible from adjacent public streets and transit, conveniently-located, and are compatible with the urban form of adjacent buildings and land uses.

B. Applicability. All new public open spaces, including parks and plazas, shall comply with the applicable requirements of this section and with the general open space locations identified in Figure 7-1 (Public Realm Plan) and the applicable requirements of this Section 4.16.

C. Park and Plaza Design Standards

1. Location and Size

a. Parks, plazas, and open spaces shall be provided per the general locations shown in requirements Figure 7-1 (Public Realm Plan).

b. Parks, plazas, and open spaces shall remain open to the public year-round and in perpetuity, and shall be accessible to pedestrians. All such spaces shall comply with ADA accessibility standards.

c. Parks, plazas, and open spaces shall have a minimum width of 40 ft. and a minimum length of 125 ft.

d. The size and location of parks, plazas, and open spaces may deviate per the requirements of Section 4.1.2.C (Minor Deviations).

2. Access from Public Streets

a. Access shall be provided from the adjacent sidewalk(s) by accessible paths that are consistent with the design theme for the particular park, plaza, or open space.

b. Adjacent pedestrian crossings shall coordinate with the access points of the park, plaza, or open space.

3. Frontage

a. Parks, plazas, and open spaces shall front at least one (1) public street.

b. Visibility from one side of the plaza, park, or open space to the other is required. Hedges and low walls shall not exceed 36 inches in height.

c. Adjacent buildings shall front the plaza with windows, doors, and appropriate frontage types.

4. Parking

a. On-street parking is permitted along park, plaza, or open space street frontages.

b. On-site parking is strongly discouraged.

5. Landscape and Lighting

a. Variations of landscape, hardscape, and public art elements in coordination with the City's "Art in Public Places" program should be used to improve the quality of public parks, plazas, and open spaces.

b. The majority of plant materials shall consist of drought tolerant and/or native plants with minimum water requirements. Ease of maintenance should also be considered.

c. The use of canopy trees for shading and cooling is encouraged to mitigate the urban heat island effect. Sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth should be provided.

d. Artificial trees, shrubs, turf, or plants are prohibited.

e. Pedestrian scaled light fixtures are required along paths within all parks, plazas, and open spaces.

f. Paving materials.

i. Paving materials shall be permanent in nature (such as brick, stone, permeable pavers, and scored concrete).

ii. Asphalt is not permitted.

iii. Unnecessarily complicated and distracting paving patterns are discouraged.

g. Decorative water features shall use re-circulating water and, where available, shall use recycled water.

h. Public art, in coordination with the City's "Art in Public Places" program, is encouraged as an integral part of the design approach to these spaces.

6. Interactive Elements. Tables, chairs, umbrellas, trellises, water features, etc.

7. Building and Improvements

a. Commercial Plazas:

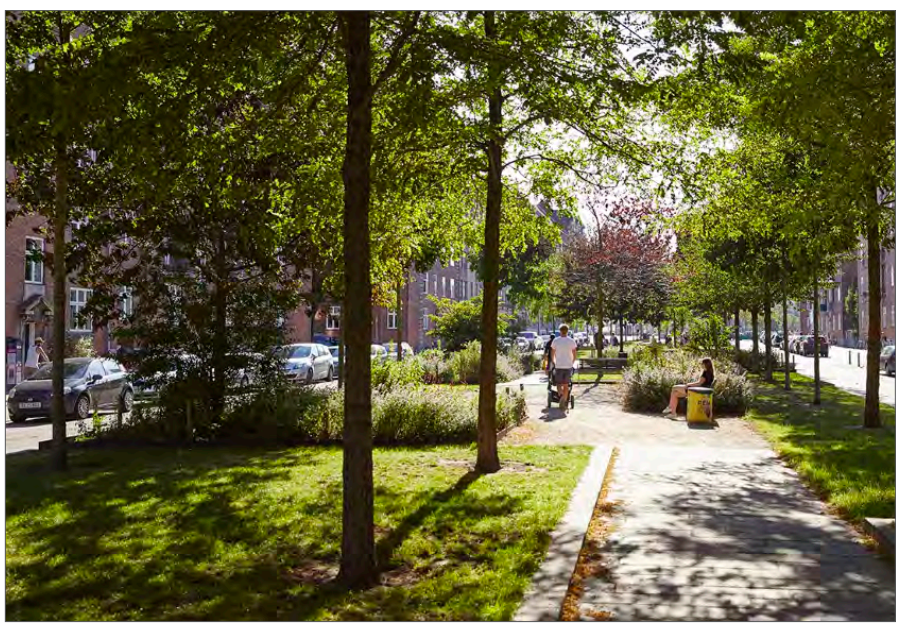
i. Permitted amenities: pedestrian and bicycle amenities such as benches, tables, garbage cans, drinking fountains, bike racks, public art or a water features.

ii. Permitted buildings and structures: kiosks, a bandstand, an informal stage (a raised area that could be used as a stage).

b. Parks:

i. Amenities: Pedestrian amenities (benches, tables, drinking fountains, etc.), bike racks, playground equipment, informal athletic courts, water features that provide a focus to the park may be provided.

ii. Buildings and structures: pergolas, picnic shelters may be provided.



Neighborhood Park.

A small neighborhood park.

4.17. DEFINITIONS

A. Purpose. This Section provides definitions of terms and phrases used in this Development Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in *RMC Chapter 18.08 (Definitions and Construction)*, these definitions shall control for the purposes of this Development Code. If a word is not defined in this Section, refer to *RMC Chapter 18.08 (Definitions and Construction)* for the applicable definition.

B. Definitions of Specialized Terms and Phrases.

Alley: a low capacity thoroughfare with one shared lane and no parking lanes, designed and intended for service and/or secondary access purposes (the rural version of an alley is a 'lane').

Apartment: a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Arcade: a facade with a ground floor colonnade that supports the upper stories of the building or, for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, as the arcade shelters the pedestrian while shading the storefront glass, preventing glare that might obscure views of merchandise

Awning: a cloth cover fastened to a building or structure and supported by a frame that is used to protect pedestrians from the sun or rain.

Awning Sign: a sign in which a tenant's name and/or logo that is applied to the lower vertical portion ("valance") of a canvas awning projecting from a facade.

Back Yard: a private, landscaped open space located behind a single family or multi-family building that is for the use of the residents of one or more dwellings. For buildings with two or more units, Backyards may be divided into separated private yards, provided each private yard is located directly adjacent to the dwelling unit.

Base Flood Plain Elevation: the level surface water is anticipated to reach during a base flood. "Base flood" refers to a flood that has a one percent chance of being either equaled or exceeded in a given area in a given year.

Bay Window: a large window or series of windows projecting from the outer wall of a building and forming a recess within.

Balcony: a platform enclosed by a wall or balustrade on the outside of a building, with access from an upper-floor door.

Blade Sign: a vertically-oriented two-sided sign that projects from the facade over a sidewalk, public open space, or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.

Block: the aggregate of private lots, passages, common drives and, lanes, circumscribed by thoroughfares. Block dimensions are measured along private property lines.

Block Face: the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Building Height: the vertical extent of a building. Building Height shall be measured at the front of the building between the finished sidewalk, Finished Grade, and/or the Base Flood Plain elevation and the Top of Plate of the top floor of the building. For buildings located at the back of Sidewalk, Building Height shall be measured from the adjacent Sidewalk and/or the Base Flood Plain Elevation. For building located behind front yard setbacks, Building Height shall be measured from the average elevation of the Finished Grade and/or Base Flood Plain elevation. Building height shall be measured every 60 feet along the building frontage. Chimneys, elevator shafts, and vents may project beyond the maximum building height as allowed by the California Building Code.

Building Identification Sign: A wall sign placed at the top floor of a multi-story commercial building on the parapet or just below the eve. Building identification signs identify the building name or the principal tenant.

Building Length: The length of the building as measured parallel to the front property line.

Building Placement: the maximum horizontal envelope available for placing a building on a lot.

Building Site: smaller sites within the legal parcel (see "Site"). Building sites are established for design purposes in order to meet the minimum and maximum area requirements needed to effectively design buildings that meet the intended physical character of the applicable zone. The permanence of the building site lines as legal lots is not required by this Development Code.

Bulkhead: a low partition located between the grade and the glazed opening(s) for the display of merchandise.

Building Footprint: The area resulting from the application of building placement requirements and as further articulated by particular building design. In calculating the area, only the conditioned floor space shall be counted for purposes of calculating allowable upper floor area, the area occupied by covered passages may be counted as "ground floor/footprint."

Canopy: a flat, metal awning that extends perpendicular from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, glass, and metal slats.

Canopy Sign: A pedestrian-oriented sign that is mounted on top of a horizontal awning parallel to the sidewalk.

Cantilevered Room: an upper floor room or rooms that projects from the building facade providing additional upper floor square footage and contributing to the articulation of the facade.

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Colonnade: a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

Context: the particular combination of elements that creates a specific environment. A neighborhood zone (e.g. NG-1 Zone) is administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to specifying the building use, density, height and setback, all the relevant elements and characteristics of the intended environment are integrated. The integration includes the characteristics of the private lot and building as well as those of the enfronting public streetscape. This approach is applied accordingly to the other components of this plan: open space types, streetscapes and public realm; thoroughfare types and the street network; building types and block types.

Court: A semi-public, shared open space within a lot, for use by more than one resident or tenant. It is a well-defined, coherent area that is an essential component of the project's design, not merely space left over after the building mass is placed. Courts generally provide visitor access from the street to dwellings, retail or office spaces, and/or buildings within the lot that lack direct frontal access from the street.

4.17. DEFINITIONS (CONTINUED)

Curb: the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of land area, usually as units per acre.

Directory Sign: Directory signs are small wall signs located at pedestrian eye level and intended to identify multiple tenants within a building or complex, particularly those that do not have a ground floor street frontage or that are located on upper floors of a building. Apartment intercom call boxes are considered directory signs.

Dooryard: an elevated or at-grade garden or terrace that is located in the front yard setback and that is enclosed by a low wall located at or near the property line. For elevated Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp. The Door Yard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

Driveway: a vehicular lane within a lot, usually leading to a garage.

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

Entrance (Building): the principal point of access of pedestrians to a building. In the support of pedestrian activity, the Principal Entrance should face the frontage rather than the parking.

Facade: The exterior wall of a building adjacent to a street or public open space.

Facade increment. a portion of a long building facade that has been divided into smaller, visually discrete design compositions that extend from the ground floor to the top of the facade. Individual facade increment designs may incorporate multiple bays as well as various architectural elements, such as balconies, bay windows, projecting rooms, loggias, and trellises, to articulate the increment and to distinguish individual increments from one another.

Fenestration: Transparent glass openings in a building face.

Farmers Market: open air markets, approved by the County Agricultural Commissioner and County Health Department, in which farmers sell their crops directly to the public. Certified Farmers Markets are generally conducted once weekly. To participate in these markets, farmers must obtain a certificate from the County Agricultural Commissioner verifying that they grow the items they sell.

Finished Grade: the elevation of the surface of the ground adjoining the building after final grading and normal settlement.

Frontage Line: those lot lines that coincide with a public frontage line. One shall be designated as the Principal Frontage Line. Facades along Frontage Lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines. Frontage lines are subject to the Urban Standards (Section 5.4), Architectural Standards (Section 5.5), Sign Standards (Section 5.6), and Subdivision Standards (Section 5.8).

Frontage Type: the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape.

Front Yard: the area between the Primary Street facing building facade and the Primary Street property line and/or back of sidewalk. On corner lots, the Frontyard also includes the area between the Side Street facing facade and the Side Street property line up to the fence enclosing the back yard. Frontyards provide a physical separation between the street and buildings on the site, while presenting a place to greet one's neighbors and for informal play. Access to buildings from the sidewalk also occurs through the front yard. Frontyards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall, or hedge.

Gallery: a facade with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Gross Area: the sum of the gross horizontal areas of all floors, mezzanines and lofts of the building. Horizontal dimensions shall be taken from the exterior faces of the exterior walls of the building and shall include all enclosed and conditioned areas except stairways and elevators.

Ground Floor: the floor of a building located nearest to the level of the existing grade around the building.

Historic Resource: A building, site or feature that is a local, State, or National historic landmark, or anything that is determined to be a Historic Resource under CEQA.

Lot: a separately platted subdivision of land held privately, usually intended for the purposes of building.

Lot Width: the frontage of a parcel which is used to identify the parcel for street address purposes, and the physical dimension necessary for allowed building type. For corner lots, the width is measured along the narrower street frontage.

Marquee Sign: A sign that projects from the facade to express a figural design and message to motorists and pedestrians. Marquees may be configured as a Marquee Blade Sign, a Marquee Display Sign, or a combination of the two. .

Mural: A sign or graphic that is mounted to or painted on facades fronting an alley, pedestrian passage, or street.

Park-Once Garage or Lot: a garage (below or above-grade) or surface lot which provides the public with parking spaces for commercial, service and office uses.

Paseo: a pedestrian passage or walkway, covered or uncovered

Pedestrian Passage: an at-grade pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages.

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy pace from its edge to its center in approximately 5 minutes. This distance is used to determine the size of a neighborhood. This dimension averages one quarter of a mile or approximately 1400 feet for generally flat terrain.

Planter: The element of the public streetscape that accommodates landscaping, including street trees. Planters may be continuous or individual (Tree Well).

Podium: a raised building platform that serves as a courtyard for access to uses above subterranean, ground floor, or first floor uses or parking garage.

Porch: A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the Primary and/or Side Street property lines and may encroach into the front yard and side street yard. .

Porch Sign: a pedestrian-oriented sign that is attached to the porch and hangs or is otherwise suspended between columns supporting the porch roof. The sign is prominent within a bay created by the porch columns without obstructing view from inside the building or from the porch.

Primary Street: the street where the highest level of vehicular and/or pedestrian activity is anticipated, relative to the other streets immediately around it. It also generally is the street where the building's primary address is assigned.

Projecting Sign: A double-sided, pedestrian-oriented sign that projects perpendicular to the building facade from a mounted wall brace or from the ceiling of a balcony or arcade. Projecting signs typically project into the public right-of-way, plaza, or pedestrian passageway, and are intended for viewing by pedestrians approaching the shop.

Public Open Space: Off-street outdoor space that is either owned by the City and intended for public use, or is on a private parcel, immediately adjacent to a right of way, and functions as a public space.

Public Realm: all publicly owned and Publicly Accessible streets, sidewalks, pathways, paseos, passages, alleys, open spaces (such as neighborhood parks, plazas, and greens) and civic and public buildings (such as City Hall, public libraries, and neighborhood community centers). The public realm is the space between privately owned buildings and is where people travel from one place to another and interact with one another.

Publicly Accessible: open spaces or streets that are open / available to the public. Whether publicly or privately owned, publicly accessible streets are generally available during all times, where as open space availability may be limited to certain times of the day.

Regulation Plan: a zoning map that shows the zones, overlays, special districts, streets, and required intersections subject to regulation by the Design and Development Standards in this chapter.

Roof Deck: A rooftop open space that may be assigned to individual units or a shared open space available for use by all residents or tenants. Amenities can include trellises, landscaping, seating areas, BBQ islands, and/or outdoor fireplaces, and the like. .

Roof Sign: a sign erected upon, against, or directly above a roof or above the parapet of a building. Roof signs are intended to help emphasize the identity and presence of the particular Station Area and Downtown, especially to rail passengers and passing motorists.

Setback: the area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor

level) which are permitted to encroach into the Setback.

Shopfront: large openings in a building facade that are enclosed with large transparent windows and doors that provide direct, at-grade access to ground floor commercial/retail uses. The basic required architectural elements of shopfronts include large windows, doors with glass, transom windows, and a solid base (bulkhead). Optional elements include awnings, canopies, signage, lighting, and cornices.

Side Garden: A landscaped open space along one side of a lot. Side Gardens may be semi-private spaces through which occupant and visitor access is provided to one or more buildings or dwellings. Side Gardens of single-family dwellings are private, primarily landscaped open spaces. For multi-family buildings, Side Gardens may be designed for the shared use of all residents.

Side Street: a street on which lower levels of vehicular or pedestrian activity is anticipated, relative to the nearby Primary Street it connects to.

Sidewalk: the paved area of the public frontage dedicated exclusively to pedestrian activity.

Sidewalk Sign: A two-sided, non-illuminated, portable and temporary sign placed outside a storefront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by retailers, office tenants, theaters, restaurants, cafes, and other food-oriented businesses.

Site: a legal parcel.

Stoop: a stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is typically raised to provide increased privacy for the rooms facing the public street. Accordingly, stoops are ideal frontage types for ground floor housing that is near the street.

Streetscape: The elements of a street that combine to form the street's character. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians), street trees, street lighting, and other elements such as benches and landscape planters.

Streetwall: an opaque, freestanding wall built along the Frontage Line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent thoroughfare. Street walls are between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City Approval. Street walls may have openings no larger than necessary to allow automobile and pedestrian access.

Through Lot: a lot having a frontage on, and rights of vehicular access to, two parallel or approximately parallel streets. For the purposes of determining vehicular access to parallel streets pursuant to this definition, alleys are not streets.

Top of Plate: the top horizontal member of a building frame to which the rafters are fastened. Building Height is measured to the Top of Plate.

Trellis: A wood or metal frame that supports thin overhead wooden or metal strips or latticework. Trellises provide shade and can support climbing plants. They may be free-standing or affixed to buildings over balconies, porches, window and door openings, pedestrian passages, or roof decks.

Unified Center: A development with: a) one or more buildings designed for occupancy by two (2) or more businesses; and,
b) for which vehicular access to parking and/or the parking area itself is shared by two (2) or more tenants either physically or through legal instrument (such as an easement or shared parking agreement); and,
c) located on a legal lot(s) with a minimum street frontage of 150 feet.

Urban Fabric: The physical makeup of an urban setting, including buildings, streets and their streetscape, and open spaces.

Vernacular: the common language of a region, particularly in reference to the architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Wall Sign: a sign painted or applied directly to the wall, typically above the storefront. This type consists of a single externally illuminated panel or individual letters and/or logo and does not include cabinet signs. This type of sign is intended for viewing from across the street, along the sidewalk, or from an internal plaza or pedestrian passageway.

Window Sign: A temporary or permanent sign painted or applied directly to the storefront window(s) and/or door(s). Window signs also include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos.

Yard Sign: A pedestrian-oriented sign that is located within the front yard and is supported by a post or posts.

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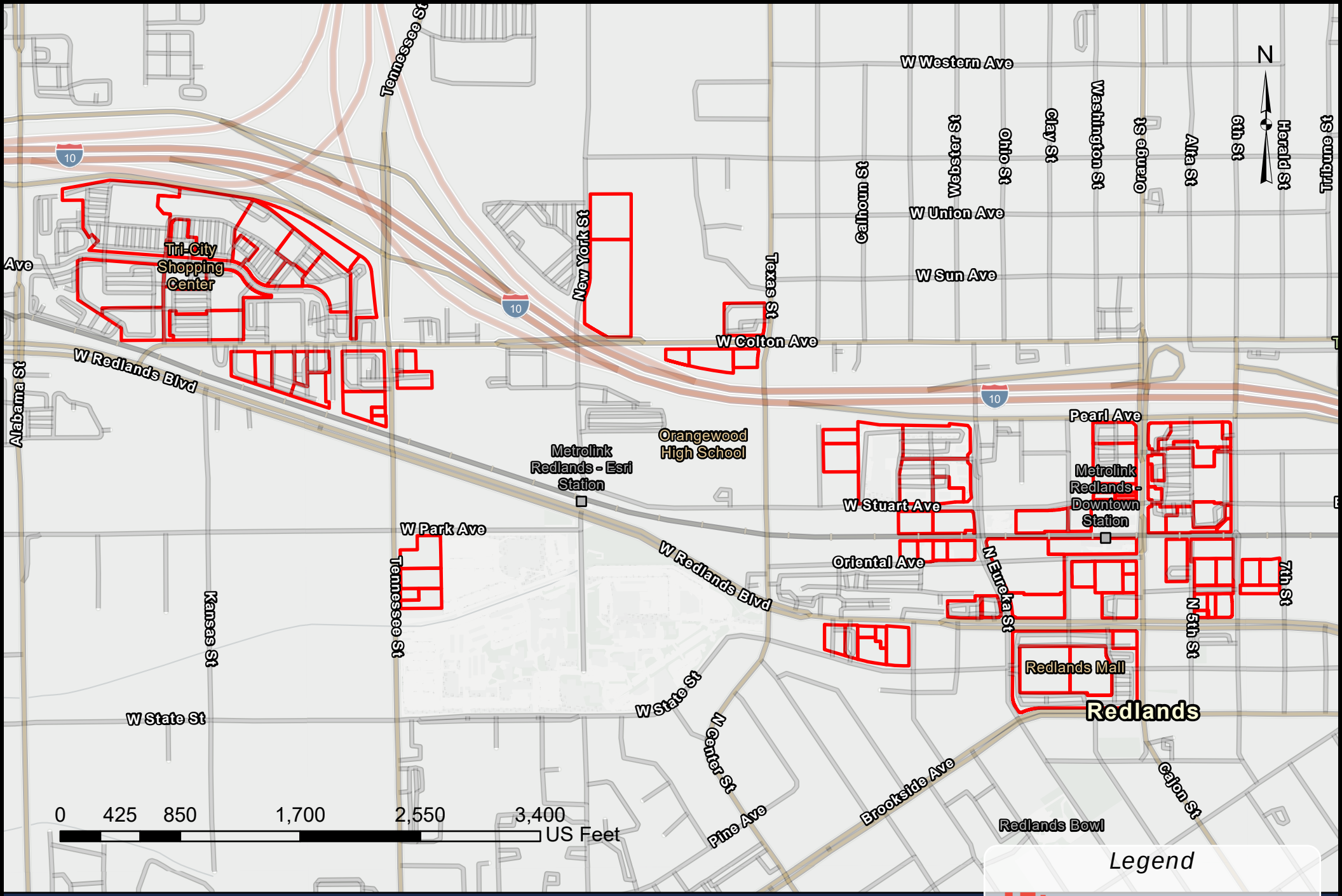

City of Redlands

TVSP Amendment No. 2 - Attachment C

Location of Existing Unified Centers

Author: Redlands DSD Date: 2025-02-12

RESOLUTION NO. 8669

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 2 TO THE TRANSIT VILLAGES SPECIFIC PLAN (SPECIFIC PLAN NO. 65)

WHEREAS, on October 18, 2022, the City Council adopted Resolution No. 8400 approving and adopting Specific Plan No. 65 known as the "Transit Villages Specific Plan"; and

WHEREAS, on October 18, 2022, the City Council adopted Resolution No. 8399 certifying and adopting a Final Environmental Impact Report for Specific Plan No. 65; and

WHEREAS, the City of Redlands has initiated Specific Plan Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65) to make minor changes to the standards and administrative provisions contained therein; and

WHEREAS, on January 28, 2025, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, opposition to, Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65); and

WHEREAS, on January 28, 2025, the Planning Commission determined that the proposed Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65) will be consistent with the 2035 General Plan; and

WHEREAS, on January 28, 2025, the Planning Commission recommended that the City Council adopts Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65) and determines that the proposed amendment is exempt from environmental review pursuant to section 15061(b)(3) of the California Environmental Quality Act Guidelines;

WHEREAS, in accordance with Government Code section 65090, on or about March 6, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Resolution No. 8669 would be considered by the City Council; and

WHEREAS, on March 18, 2025, the City Council held a noticed public hearing at which interested parties had an opportunity to testify in support of, or opposition to, Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed amendment to text of the Transit Villages Specific Plan (Specific Plan No. 65) is exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) of the CEQA Guidelines because there is no possibility that the amendment may have a significant effect on the environment as it would make minor modifications to the text of existing sign standards and administrative provisions of the Transit Villages Specific Plan.

SECTION 2. Chapter 4 (Development Code) of the Transit Villages Specific Plan

(Specific Plan No. 65), Section 4.9 entitled "Sign Standards," subsection (B) entitled "Applicability" is hereby amended as follows:

"The requirements of this Section apply to modifications to existing signs and new signs within the TVSP area. Signs are also subject to Measure "U" provisions including the requirement that any sign exceeding 120 square feet shall be approved by a 4/5th vote of the total authorized membership of the City Council."

SECTION 3. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.9 entitled "Sign Standards," subsection (C) entitled "Sign Permits and Review Requirements" is hereby amended as follows:

"1. Sign permits and/or building permits shall be required per Section 15.36.080 (Permits and Fees) and 15.36.090 (Permit Submittal Requirements) of the Redlands Sign Code and may be approved by Development Services staff, unless discretionary review is required as specified herein.

2. A sign program shall be prepared for a Unified Center, as defined in this chapter, in accordance with RMC Section 15.36.160 and approved by the Planning Commission. Unified Centers established before the effective date of this Specific Plan are exempt from the requirement for a sign program."

SECTION 4. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.9 entitled "Sign Standards," subsection (D)(1) entitled "Location and Placement" is hereby amended as follows:

"a. Each sign shall be located on the same site as the subject of the sign.

b. In order to avoid sign-clutter, signage shall only be allowed on facades that have building entrances.

c. Ground floor businesses within a building may have one or multiple storefront signs. See Section 15.36.050 (Area Measurement) and Section 15.36.060 (Height Measurement) of the Redlands Municipal Code for sign area and height measurement definitions. The maximum number of signs allowed per building shall be per according to the requirements of the applicable zone (see Sections 4.3.1.H, 4.3.12.H, 4.3.3.H, 4.3.4.H, 4.3.5.H, and 4.3.6.H) and as identified for each sign type (see Section 4.9.F).

d. Upper floor businesses may be identified by Building Identification Signs for principal tenants (see Section 4.9.F.7) and/or Directory Signs (see Section 4.9.F.13).

e. One freestanding, multi-tenant sign is permitted in each unified center that was established prior to the effective date of this specific plan subject to the planning commission's determination that: 1) one or more businesses within the center are not visible from the roadway fronting the property; 2) no other alternatives exist within the center to provide reasonable business identification for those businesses; and 3) the

shape, location, or orientation of the buildings, or other unique conditions, justify permitting a multi-tenant sign. A multi-tenant sign shall be limited to four feet (4'0") high, not exceed 24 square feet in area, and shall not extend over existing or future public right-of-way. A multi-tenant sign is only allowed in a Unified Center having an approved sign program. Each face of the sign can display up to four tenant panels, all panels of equal dimensions. Notwithstanding paragraph (c) of this subsection, upper floor businesses may be identified by a multi-tenant sign. A multi-tenant sign shall be designed to be architecturally consistent with the existing building and receive approval from the planning commission.

f. Logos and identification symbols are considered signs and shall conform to all requirements of this section.

g. Signs shall not cover, obscure, or interfere with the operation of windows, doors, storefronts, and/or building entrances. Signs shall not cover or obscure architectural features of the building, including, but not limited to, transoms, cornices, columns, or other architectural elements, details or ornamentation."

SECTION 5. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.9 entitled "Sign Standards," paragraph (i) of subsection (F)(6)(b) entitled "Design Standards" is hereby amended as follows:

"Maximum of one (1) wall sign per business on each building frontage facing a public street or private/public parking area. In multi-tenant buildings, only businesses with ground floor frontage along the sidewalk, internal plaza, or pedestrian passage shall be allowed a wall sign."

SECTION 6. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.9 entitled "Sign Standards," subsection (F)(14)(b), paragraph (vi) together with table of development standards under subsection (F)(14)(b) are hereby deleted.

SECTION 7. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.17 entitled "Definitions," subsection (B) entitled "Definitions of Specialized Terms and Phrases," the following definition is hereby added:

"Unified Center: A development with: a) one or more buildings designed for occupancy by two (2) or more businesses; and, b) for which vehicular access to parking and/or the parking area itself is shared by two (2) or more tenants either physically or through legal instrument (such as an easement or shared parking agreement); and, c) located on a legal lot(s) with a minimum street frontage of 150 feet."

SECTION 8. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Row 4.6 from Table 4-1 is hereby amended as follows:

Development Code Standard	Development Code Section	Applicable Development Code Sections				Parcels Larger than 3.5 Acres in Area
		Renovation of Existing Buildings	Additions to Existing Buildings Less than 20 of Existing Floor Area	Additions to Existing Buildings More than 20% of Existing Floor Area	New Buildings	
Frontage Standards	4.6	Required	Required	Required	Required	Required

SECTION 9. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.4 entitled "On-Site Open Space and Fence/Wall Standards," section (D) entitled "On-Site Open Space Types" is hereby amended as follows:

> "This Section identifies a series of open space types, including the configuration and design characteristics of each type. Refer to the district-specific regulations for which type of open space may be applied toward meeting the required amount of on-site open space, as well as the size and configuration criteria that apply (see Sections 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E.). Defined Open Space Types are: Side Garden, Courtyard, Roof Deck, Back Yard, and Front Yard (see Figure 4-5)."

SECTION 10. Chapter 4 (Development Code) of the Transit Villages Specific Plan (Specific Plan No. 65), Section 4.6 entitled "Frontage Standards," subsection (B) entitled "Applicability" is hereby amended as follows:

> "The requirements of this Section apply to all new buildings within the TVSP area, as well as building renovations and additions exceeding 20% of the existing floor area."

SECTION 11. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 18th day of March, 2025.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 18th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Jeanne Donaldson, City Clerk