CITY OF REDLANDS

CITY COUNCIL

A G E N D A

APRIL 1, 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, APRIL 1, 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: Existing Litigation - Government Code §54956.9(d)(1)
(City Attorney Garcia)
Two Cases:

   a. Miller & Associates, LLC v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB2203755
   b. Harper v. City of Redlands, et al., U.S. District Court Central District of California, Case No. 5:23-cv-00695-SSS-KKy

6:00 P.M.

D. **Reconvene City Council Meeting**

E. ***Invocation by Mayor Pro Tem Shaw - Pledge of Allegiance***
(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. Presentation of Dolores Huerta Day proclamation to Jenna Aguirre (Mayor Saucedo)

2. Presentation of the Earth Day Proclamation to Linda Hamilton, ANCA (Mayor Saucedo)

3. Presentation of the Arbor Day Proclamation to Erik Reeves, Field Services Superintendent Facilities and Community Services (Mayor Saucedo)

4. Presentation of the Autism Acceptance Month Proclamation to Regina Frazer (President), Arrissia Owen, (Vice-President), and Carren Garcia (Incoming President) from the Redlands Special Education Parent Teacher Association (Mayor Saucedo)

5. Presentation of the Child Abuse Prevention month Proclamation to Jeany Glasgow, Director of San Bernardino County Children & Family Services (Mayor Saucedo)

6. Presentation of the National Library Week Proclamation presented to Rosa Gomez, Vice President of the Library Board, Rebecca McCurdy, Friends of the Library President and Nathan Gonzales, Library Archivist/Curator (Mayor Saucedo)

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 18, 2025 (City Clerk Donaldson)

2. Authorize issuance of a proclamation declaring the month of April 2025 as Child Abuse Prevention Month (Mayor Saucedo)

3. Authorize issuance of a proclamation declaring the month of April 2025 as Arts, Culture, and Creativity Month (Mayor Saucedo)

4. Authorize issuance of a proclamation declaring the month of April 2025 National Autism Acceptance Month (Mayor Saucedo)

5. Authorize issuance of a proclamation declaring the week, April 6-12, 2025, as National Library Week (Mayor Saucedo)

6. Authorize issuance of a proclamation declaring April 10, 2025, as Dolores Huerta Day (Mayor Saucedo)

7. Authorize issuance of a proclamation declaring April 6-12, 2025 National Crime Victims' Rights Week (Mayor Saucedo)

8. Authorize issuance of a proclamation declaring April 22, 2025, as Earth Day (Mayor Saucedo)

9. Authorize issuance of a proclamation declaring April 25, 2025, as Arbor Day in the City of Redlands (Mayor Saucedo)

10. Authorize issuance of a proclamation commending Ken and Judith Stanford for their service to the Redlands Bowl (Council Member Barich)

11. Disclosure of Settlement Agreement and Release of All Claims – Milton Price v. City of Redlands; San Bernardino County Superior Court Case No. CIVSB 2218802 (City Attorney Garcia)

12. Adopt Resolution No. 8672 - A request for a one-year Extension of Time to the expiration date of Commission Review & Approval No. 931, with associated entitlements, to merge two parcels into one single parcel for the construction of a 40,415 square-foot hotel with 90 guest rooms, four stories high, and related on-site improvements including parking lot, landscaping, lighting, and utilities on a 1.52-acre site. The project site is located on the south side of West Colton Avenue at Columbia Street and 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000) in the Village General (VG) District of the Transit Villages Specific Plan (Development Services Director Desatnik)

13. Approve the release of a lien agreement ("Project") to secure construction of public improvements for 1001 Columbia Street and a determination that the Project is exempt from environmental review pursuant to Section 15061(b)(3) of the state's guidelines implementing the California Environmental Quality Act (Development Services Director Desatnik)

Recycled Paper

14. Adopt Resolution No. 8671 and approve a one-year Extension of Time to the expiration date for Commission Review & Approval No. 950 for the construction of an RV sales, storage, and service facility on a 4.6-acre property. The approved project includes an approximately 3,000 square-foot sales office and caretaker's residence as well as an approximately 1,500 square-foot vehicle service area. The project site is located at 1060 Nevada Street (APN: 0292-063-57-0000) in the Commercial Transition (EV/TC) district of the East Valley Corridor Specific Plan (Development Services Director Desatnik)

15. Approve the request for in-kind support in the amount of $1,800 related to the Loma Linda University Behavioral Health Institute Stand-Up to Stigma 5K to be held on Sunday, May 4, 2025, and approve the temporary street closures related to the event (Facilities and Community Services Department Director Crocker)

16. Approve the agreement with Geo-Logic Associates, Inc., for design, engineering, and construction support for the California Street Landfill for the Phase 5 expansion in the amount of $198,936; and determine that the agreement is exempt from environmental review pursuant to section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Department Director Crocker)

17. Approve an amendment to the Professional Services Agreement for Architectural and Engineering Services with Wolff/Lang/Christopher Architects, Incorporated, doing business as PBK-WLC, to extend the contract term and increase the total contract amount by $50,000, bringing it to $275,000, for the completion of the Fire Station 262 Renovation Project (Fire Chief Sessler)

J. **Communications**

1. 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)

K. **New Business**

1. Consideration of Resolution No. 8673, naming of the classroom at the Joslyn Senior Center in honor of Pete Serfass (Facilities and Community Services Director Crocker)

2. Consideration of a $62,583.80 purchase order modification with Rush Truck Centers for a replacement solid waste rear loader vehicle and a total purchase order amount not to exceed $1,591,059.51 (Facilities and Community Services Director Crocker)

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 15, 2025.

Recycled Paper

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: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the regular meeting minutes of March 18, 2025 (City Clerk Donaldson)

MOTION:

I move to approve the regular meeting minutes of March 18, 2025.

Attachments

Regular meeting minutes of March 18, 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 18, 2025 at 5:00 P.M.

Present: Mario Saucedo, Mayor
Marc Shaw, Mayor Pro Tempore
Paul Barich, Council Member
Eddie Tejeda, Council Member
Denise Davis, Council Member

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 Desatnik, Development Services Director; 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. He 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 Counsel: Initiation of Litigation - Government Code §54956.9(d)(4) (City Attorney Garcia)
One (1) Case:

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.

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.

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

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:07 P.M. with an invocation by Council Member Tejeda. The Pledge of Allegiance was conducted by Mentone Elementary School students.

CLOSED SESSION REPORT

City Attorney Garcia announced there was no reportable action taken during Closed Session for Item C.1, C.2. and C.3. Regarding Item C.4, she reported the City Council approved an agreement to settle pending litigation of Milton Price v. City of Redlands. The settlement includes a payment to Mr. Price in the amount of $75,000 in exchange for a full release and waiver of liability as to the City of Redlands. The settlement was unanimously approved, with motion made by Mayor Pro Tem Shaw and seconded by Council Member Tejeda. Once fully executed, the agreement will be on file in the City Clerk's office.

PRESENTATIONS

Retirement Recognition

Council Members offered their praise and appreciation of the contributions of Multimedia Production Coordinator Cheryl Williams, who will be retiring next week. She has brought her passion and enthusiasm to her daily duties, always ready to offer an encouraging word and smile to everyone. She was thanked for her diligence and dedication to filming all City Council and Planning Commission meetings, and she will be greatly missed.

Trinity Community Foundation

Emma Osterberg, Executive Director of Micah House, expressed her deep appreciation and gratitude for the ongoing support the City has provided over the years and presented a plaque to the Council. The Trinity Community Foundation is a non-profit organization focused on promoting healthy child development and connecting families to resources, with a mission to bring love, play, and connection to the community.

PUBLIC COMMENT

Mall Site Facing Foreclosure - Dennis Bell commented on the sad state of the mall site and thought the City missed an opportunity to purchase it when it went into bankruptcy for the first time several years ago, and he saw it as failed leadership when the parking lot across from the Frontier building was sold.

Aggressive Tow Trucks - Michael Paisner raised concerns about recent activity of aggressive tow trucks patrolling the downtown area and towing cars. He suggested the City be proactive in ensuring the signage downtown is clearly marked and is visible and easy to understand.

Autism Acceptance Month - Maia Pawooskar requested the City consider declaring the month of April 2025 as National Autism Acceptance Month.

SCAQMD Rules 1111 & 1121 - Gregory Brittain thought the pending rules proposed by SCAQMD would be outrageously expensive and a huge burden on the public. If implemented, he was worried the grid capacity would be taxed and unable to handle the power needs of the community in the future.

CONSENT CALENDAR

Minutes

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the regular meeting minutes of March 4, 2025.

Vote: 5 - 0 Passed

Proclamation March 31, 2025 Cesar E. Chavez Day

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the issuance of a proclamation declaring March 31, 2025, as Cesar E. Chavez Day.

Vote: 5 - 0 Passed

Adopt Ordinance No. 2979

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

Vote: 5 - 0 Passed

Adopt Ordinance No. 2980

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

Vote: 5 - 0 Passed

2024 Annual Progress Reports General Plan & Housing Element

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously agreed, by roll call vote, to receive and file the 2024 Annual Progress Reports for the General Plan and the 2021-2029 Housing Element. Staff completed the 2024 Annual Progress Reports and will submit each to the State as required by law.

Vote: 5 - 0 Passed

NPDES Common Interest, Joint Defense, And Confidentiality Agreement

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously authorized, by roll call vote, 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.

Vote: 5 - 0 Passed

Resolution No. 8670 EECBG Grant Acceptance

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously accepted, by roll call vote, the U. S. Department of Energy Office of State and Community Energy Program EECBG funding for the amount of $133,300; authorized an additional appropriation in the amount of $133,300; and adopted 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.

Vote: 5 - 0 Passed

Resolution No. 8668 Time Extension CRA 938 & CUP 1187

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously adopted, by roll call vote, Resolution No. 8668, approving 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).

Vote: 5 - 0 Passed

Traffic and Parking Commission Annual Report

Municipal Utilities and Engineering Director Harris announced the Annual Report for the Traffic and Parking Commission (TPC) summarizing the Commission's accomplishments for the previous year, in compliance with Chapter 2.48 of the Redlands Municipal Code, was attached to the staff report. As public comment, Andy Hoder stated the TPC chose to submit a written report, rather than address the Council in person. As a Commissioner himself, he described a sense of discord or dissension within the group. Due to this tension, he felt compelled to submit his resignation, with a formal letter to follow.

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously agreed, by roll call vote, to receive and file the Annual Report of the Traffic and Parking Commission as prepared for the staff report.

Vote: 5 - 0 Passed

COMMUNICATIONS

New Hire Onboarding Video

Human Resources/Risk Management Director Meteau, HR Manager Kisha McDonald, HR Analyst Marina Walker, and HR Specialist Angie Vizcarra unveiled the New Hire Onboarding Video, which will serve 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.

Library Board Annual Report

Board President William Hatfield provided the annual report of the Library Board of Trustees with an update of accomplishments and activities over the past year. Some highlights included increased circulation, especially in the e-Library program, the increasing popularity of a wide range of entertainment and educational programming, Smiley Live!, a series of monthly musical concerts that offer a wide range of musical styles. The adult literacy program has continued to grow and have a positive impact, garnering state funding and recognition. Smiley Heritage Tours showcase Redlands cultural sites for all RUSD fourth graders. The policy of doing away with late fees has proven to be a success. The Redlands Museum is on the verge of becoming a reality, with an anticipated opening sometime this fall. Mr. Hatfield did point out the 127-year-old library building does face certain infrastructure needs. They were grateful the boiler system was replaced last year in October, with staff thrilled to have heat again, and they looked forward to seeing work begin soon on the lower-level elevator. He thanked the City for their support. Council Members extended their sincere appreciation of the Board's dedication towards fulfilling the Smiley Brother's vision.

Measure T Citizens' Oversight Committee Annual Report

Vice Chairman Scott Welsh presented the annual report of the Measure T Citizens' Oversight Committee for FY 2024. The Committee provides oversight of Measure T sales tax revenue, and the Report covered the fiscal year beginning July 1, 2023 through June 30, 2024. 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). 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.

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, Parks Master Plan, Homelessness Solutions, the Library, Park Infrastructure, improvements to the Joslyn Senior Center, and recreational and downtown programs. Measure T remains essential for funding city services and infrastructure projects and the 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. The Members recommended they be given an opportunity to offer input during the budgetary process before the budget is adopted, as this will allow the Committee to perform their oversight duties more effectively.

Other Committee Members present included Chairwoman Toni Momberger, Ruth Cook, Ed Millican and Don Young. Ms. Momberger announced her goodbyes and explained that, due to council member redistricting, she no longer lives in District 4. She said it was her honor to serve on the committee and thanked her colleagues, City staff and the Council Members for their trust.

Resolution No. 8663 Policy for Proclamations, Certificates, & Awards

Mayor Saucedo opened the discussion relating to Resolution No. 8663, establishing a policy for proclamations, certificates, and awards. 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. He pointed out that currently, there is no formal policy establishing guidelines for the issuance of proclamations, certificates, and awards, nor is there a policy of formal procedures for requesting recognition by the City Council.

The general provisions of the proposed policy include: 1) All forms of recognition are signed solely by the Mayor on behalf of the entire City Council. 2) 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. 3) 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. 4) 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. 5) Recognition will not be issued for

campaigns or events contrary to city policy, matters of politics, or for personal ideological or religious beliefs.

As public comment, Michael Paisner, Valerie Taber, David Armstrong, Roux Whitmore, and Julie Houston raised questions regarding the proposed policy, suggesting the process for submitting a request to issue a proclamation was not clear, and the proposal lacked clearly defined terms. Terminology, they said, was vague and uncertain, included language such as "matter of politics" and "personal ideological or religious belief". There was concern the mayor was assigned too much power in making the final decisions, as all requests would be filtered through the mayor, and they wondered why this policy was even necessary, when the current process appeared to be working fine.

Council Members discussed the merits of the proposed policy at length. Mayor Saucedo stated that much of what was included in the proposal was currently in practice and the policy would provide guidelines which would be helpful for staff. Council Member Davis was concerned about the language in Sections 2 and 3, which seemed to limit council members' ability to participate in the process and make presentations during a meeting. She thought the terms "nexus to Redlands" and "personal ideological" were vague, and she asked for clarity. Council Member Barich recommended the item be tabled so that staff could revise certain sections. Overall, Council Member Tejeda supported the policy. Mayor Pro Tem Shaw pushed his colleagues to find common ground and suggested that, by amending certain verbiage in Sections 2 and 3, a compromise could be had. Council Members ultimately agreed to revise Section 2.b and Section 3.d of the exhibit to Resolution No. 8663.

A motion was made by Council Member Tejeda to adopt Resolution No. 8663 in its current form. Motion failed with no second.

On motion of Mayor Pro Tem Marc Shaw, seconded by Mayor Mario Saucedo, the City Council unanimously approved, by roll call vote, to amend the Exhibit to Resolution No. 8663, to include the following revisions: Section 2 language changed to: Section 2.b "The sponsoring Council Member will present recognitions on behalf of the City Council, except when absent, the Mayor or Mayor Pro Tem will perform the duties." ; and Section 3 language changed to: Section 3.d "Requests for proclamations must be made to the City Manager's office."
Vote: 5 - 0 Passed

On motion of Council Member Eddie Tejeda, seconded by Mayor Mario Saucedo, the City Council unanimously approved, by roll call vote, amended Resolution No. 8663, establishing a policy for proclamations, certificates, and awards.

Vote: 5 - 0 Passed

SCAQMD Proposed Rule 1111 & Rule 1121

Mayor Pro Tem Shaw reviewed his request for Council to consider taking action regarding South Coast Air Quality Management District's (SCAQMD) 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). Representing SCAQMD, Michael Krause reported on the recent revisions made to Rule 1111 and Rule 1121 and attempted to dispel any misunderstandings that existed. He

said the rules will allow consumers to choose between gas units and zero-emission units and manufacturers can continue to offer consumers gas units or zero-emission units. He added the proposed rules are expected to achieve a reduction of 6 tons per day of NOx emissions from residential building appliances. These proposals have been in development for over two years, during which time, SCAQMD has held more than 100 stakeholder meetings. Mr. Krause clarified that the target deadlines for transitioning are directed at the manufacturers and not at the consumer.

As public comment, Dale Broome and Rachel Eugley were opposed to SCAQMD's proposed rules, even with the revised language. Their concerns focused on grid reliability, the lack of consumer options, and they thought the premise of the rules was based on false science. In support of the proposed rules, Michael Paisner, Jennifer Cardenas, of the Sierra Club, Yarli Olazabal and Andrea, of PCEJ spoke to the need to push for programs that can reduce NOx emissions, stating the threat of climate change is real. SCAQMD efforts are vital for the overall well-being of the community and will bring about cleaner air.

Council Member Barich raised questions about the true value and benefit of the proposed rules. Council Member Davis stated that because this region has the worst air pollution in the nation, action must be taken, and she requested to see the most recent revisions in order to make an informed decision. Mayor Pro Tem Shaw agreed to table the matter and possibly revise the letter.

On motion of Council Member Paul Barich, seconded by Mayor Pro Tempore Marc Shaw, the City Council unanimously agreed, by roll call vote, to table the matter in order to provide additional time to review the revised versions of SCAQMD Proposed Rule 1111 and Proposed Rule 1121.

Vote: 5 - 0 Passed

Mid-Year General Fund Budget Review for Fiscal Year 2025

Management Services/Finance Director Garcia gave a broad overview of the Mid-Year General Fund Budget for Fiscal Year 2025. She explained the review provided 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. The presentation reviewed the recommendations, analyzed the financial outcomes from FY 2024, assessed the City’s current fiscal standing, and considered the broader economic conditions and other key factors that may influence the General Fund going forward.

Based on this assessment, the City Manager and staff recommended targeted, additional appropriations for FY 2025 to fund projects/expenses that 1) Increase revenue, 2) Represent critical department needs, 3) Increase risk management reserves. She detailed the recommendations, with funds going towards projects such as the 6th Street Parking Structure Repairs, Fire Department command and support vehicles, Police Department in-car radio replacements, and expanding Recreation contract classes (100% revenue offset). She listed several significant capital projects for FY 2025, including the construction of Fire Station 262 retrofit and enhancements, the initiation of a design and construction management services agreement for the new Safety Hall, and funding for various improvements to public infrastructure.

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 fiscal impact of these factors remains uncertain, they have the potential to disrupt the structural balance of the budget. 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.

She announced the next major budget discussions would 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. As public comment, Dennis Bell voiced various concerns, including why the state's grant funding for the Museum had not been released yet. He was worried the Museum would become an albatross hanging over the taxpayer. He wasn't convinced that repair work on the 6th Street Parking Structure was money well spent, he questioned why facility maintenance was not addressed in the budget, and he urged the City for more transparency in the budgeting process. Council Members thanked Director Garcia and her staff for their hard work.

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously agreed, by roll call vote, to approve additional appropriations and adjustments as outlined in Attachment A-1: FY 2024-25 Mid-Year Adjustments for the General Fund; waived the addition to the four (4) General Fund Reserve categories per Resolution No. 7346 in favor of other, more targeted adjustments; and moved to receive and file this report.

Vote: 5 - 0 Passed

PUBLIC HEARINGS

Resolution No. 8669 TVSP Amending Sign Regulations

Mayor Saucedo declared the meeting open as a public hearing and called on Senior Planner Kevin Beery for a report on Resolution No. 8669 for Amendment No. 2 to the Transit Villages Specific Plan (Specific Plan No. 65) to update the sign regulations within the Transit Villages Specific Plan. The updated regulations include the following items: 1) Require uniform sign programs for multi-tenant developments that meet specific criteria; 2) Allow freestanding multi-tenant signs in unified centers under defined conditions; 3) Remove a restriction on building sign location; 4) Remove certain restrictions and review procedures applying to murals; and 5) Other minor text edits to improve clarity and consistency.

The Transit Villages Specific Plan (TVSP) (Specific Plan No. 65) was adopted on October 22, 2022, and the accompanying Environmental Impact Report was also certified and adopted on October 22, 2022. The entire TVSP area covers approximately 947 acres (or 1.5 square miles). 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 Planning Commission held a public hearing on January 28, 2025,

and recommended that the City Council approve the proposed amendment with no modifications.

No written comments were received and with no further discussion, Mayor Saucedo closed the public hearing. Mr. Beery pointed out a typo was found in the Resolution and Section 4.b should be removed. The paragraph to be removed reads as: 4.b. "In order to avoid sign-clutter, signage shall only be allowed on facades that have building entrances."

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously adopted, by roll call vote, Resolution No. 8669, approving Amendment No. 2 to the Transit Villages Specific Plan, with an amendment to remove Section 4-b from Resolution No. 8669; and determined that the proposal is exempt from the California Environmental Quality Act pursuant to section 15061(b)(3) of the CEQA Guidelines.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Community Day of Service - Council Members participated in the Day of Service, hosted by the Redlands Service Club Council. A big thanks went to every volunteer and the Mayor offered recognition to all those involved in the coordination and planning of the event and gave special thanks to the Facilities and Community Services staff.

Mayor Saucedo attended the Omnitrans meeting, the Redlands Community Hospital Radiation Therapy groundbreaking activity, participated in a transportation forum hosted by Cal State San Bernardino, and represented the City at grand openings for Big Design, Embroidery & Printing and Charming Massage Therapy.

Mayor Pro Tem Shaw spoke at the Redlands Chamber Rise and Shine, participated in the recent RCRC gathering, and attended his first Library Board meeting. He and City Manager Duggan presented at Leadership Redlands.

Council Member Barich attended the SBCTA meeting, the Redlands Community Hospital Radiation Therapy groundbreaking event, was pleased to have nominated Pat Williams, of Angels Closet, as a Woman of Distinction, and enjoyed the annual Redlands Bowl event announcing the upcoming summer program.

Council Member Davis participated in another Blue Zone Walk, hosted this year's "wrap-up" Youth Council meeting, attended Redlands Community Hospital Radiation Therapy groundbreaking event, and enjoyed the University of Redlands "All In Giving Day" held on March 18.

ADJOURNMENT

There being no further action required the meeting adjourned at 8:47 P.M. The next regular meeting of the City of Redlands City Council will be held on April 1, 2025.

City Council Meeting **I. 2.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring the month of April 2025 as Child Abuse Prevention Month (Mayor Saucedo)

MOTION:

I move to authorize issuance of a Proclamation declaring the month of April 2025 as Child Abuse Prevention Month.

Attachments

Child Abuse Prevention Month 2025

PROCLAMATION

Child Abuse Prevention Month

WHEREAS, April 2025 has been proclaimed as **CHILD ABUSE PREVENTION MONTH** by the state and federal government for the purpose of promoting community involvement in preventing child abuse; and

WHEREAS, All children have the right to receive the care, protection, and guidance a family provides; they have the right to be free from harm and to have their physical, emotional, and educational needs met; and

WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and

WHEREAS, in 2024, San Bernardino County Children and Family Services received suspected child abuse referrals for over 30,000 children including 1,103 referrals in the City of Redlands; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between City and County Departments, School Districts, Non-Profits, Businesses, and Hospitals; and

WHEREAS, the blue ribbon is the international symbol for child abuse prevention; the Children's Network has planned a Blue Ribbon Media Campaign, Educational Materials Distribution, and the 26th Annual Shine A Light on Child Abuse Prevention Awards Ceremony to increase awareness of child abuse during the month of April;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands hereby declares the month of April 2025, as Child Abuse Prevention Month and encourages its residents, schools, non-profit organizations, businesses and other entities in the community to engage in activities and events that assist in the efforts to prevent child abuse and provide for children's physical, emotional and developmental needs.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April 2025.

_____

Mario Saucedo, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 3.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring the month of April 2025 as Arts, Culture, and Creativity Month (Mayor Saucedo)

MOTION:

I move to authorize issuance of a proclamation declaring the month of April 2025 as Arts, Culture, and Creativity Month.

Attachments

Arts, Culture, and Creativity Month 2025

PROCLAMATION

Arts, Culture, and Creativity Month

WHEREAS, the City of Redlands celebrates the role that the arts and creativity play in helping us navigate the pandemic, amplify the need for racial equity, and highlight the power of the arts to change our lives for the better; and creates a positive economic impact for our city; and

WHEREAS, the City of Redlands Cultural Arts Commission works to support the arts and creativity in Redlands as an essential part of our thriving community through services including a rotating art on loan program, annual acquisitions, and public art projects, and builds relationships with local businesses to create inclusive arts opportunities; and

WHEREAS, the Redlands Cultural Arts Commission partners with the Arts Council of San Bernardino County, and additional local arts nonprofits to advance the arts and creativity in our City; and

WHEREAS, Arts, Culture and Creativity Month is the 7th annual statewide awareness and advocacy event that recognizes the crucial role of arts, culture, and creativity in the lives of everyone in California and Redlands; and

WHEREAS, the City of Redlands recognizes that the arts and creativity support student success and lifelong learning, provide key job skills, and bring joy to our community while strengthening our connections; and

WHEREAS, the City of Redlands values partnering with all our local nonprofits and the San Bernardino County Arts Council and state-level organizations to promote unified support for the arts and will continue to work with all local arts nonprofits and businesses for the betterment of the community; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim April 2025 as **Arts, Culture, and Creativity Month**, and encourages everyone to celebrate the power of the arts in our community.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April 2025.

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Mario Saucedo, Mayor

Attest:

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Jeanne Donaldson, City Clerk

City Council Meeting **I. 4.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring the month of April 2025 National Autism Acceptance Month (Mayor Saucedo)

MOTION:

I move to authorize issuance of a proclamation declaring the month of April 2025 National Autism Acceptance Month.

Attachments

National Autism Acceptance Month 2025

PROCLAMATION

National Autism Acceptance Month

WHEREAS, President Reagan issued the first presidential proclamation for National Autism Awareness Month. The paradigm shifted in 2021 when Autism Awareness Month became Autism **Acceptance** Month, a powerful reframing putting the emphasis on creating an inclusive society that celebrates autistic people all year long; and

WHEREAS, this evolution moved beyond awareness to dismantling stigmas, fostering respect, and enabling autistic people to fully participate in society as their authentic selves; and

WHEREAS, Autism Spectrum Disorder is a neurological and developmental disorder that affects how people interact with others, communicate, learn, and behave; and

WHEREAS, in the United States, it is estimated that 2.7% of children have autism, along with 2.2% of adults, and experiences with the disorder vary widely from person to person; and

WHEREAS, individuals with autism can face very difficult barriers to employment opportunities, and often have their intelligence and abilities misunderstood or overlooked; and

WHEREAS, it is crucial to champion awareness of the impacts of autism and the acceptance of individuals with autism as they navigate life with increased challenges in many aspects of development and socialization;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim the Month of April, 2025 to be ***Autism Acceptance Month*** in the City of Redlands and we invite all residents to celebrate the individuals with autism in our city who are so full of joy, love, and hope.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April, 2025.

Mario Saucedo, Mayor

Attest:

Jeanne Donaldson, City Clerk

City Council Meeting **I. 5.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring the week, April 6-12, 2025, as National Library Week (Mayor Saucedo)

MOTION:

I move to authorize issuance of a proclamation declaring the week, April 6-12, 2025, as National Library Week

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Attachments

National Library Week 2025

PROCLAMATION

National Library Week

WHEREAS, libraries offer the opportunity for everyone to connect with others, learn new skills, and pursue their passions, no matter where they are on life's journey; and

WHEREAS, since 1898 A.K. Smiley Public Library has stood as the pride and glory of our town, offering resources and programs to enrich the minds of all who enjoy its offerings; and

WHEREAS, staff at AKSPL tirelessly dedicate themselves to providing guidance and access to a world of information, through books, periodicals, media and digital resources; and

WHEREAS, AKSPL serves as a vital hub for lifelong learning, helping foster a love of reading among patrons of all ages and offering access to an exceptional adult literacy program; and

WHEREAS, AKSPL embraces diversity and inclusivity, welcoming individuals from all walks of life and providing a safe and welcoming space for exploration and discovery; and

WHEREAS, AKSPL plays a pivotal role in promoting community engagement, serving as a place for individuals to enjoy a wide range of programming and to connect, collaborate, and exchange ideas; and

WHEREAS, AKSPL's Smiley Heritage Tours committee enables thousands of area fourth-graders each year to enjoy cultural bus tours of Redlands; and

WHEREAS, during National Library Week, we celebrate the invaluable contributions of libraries like A.K. Smiley to our society, recognizing their profound impact on education, culture, and the dissemination of information;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands hereby declares the week, April 6-12, 2025, as National Library Week and encourages its residents to visit A.K. Smiley Public Library and celebrate the adventures and opportunities the library unlocks for us every day.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April 2025.

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Mario Saucedo, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 6.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring April 10, 2025, as Dolores Huerta Day (Mayor Saucedo)

MOTION:

I move to authorize issuance of a proclamation declaring April 10, 2025, as Dolores Huerta Day.

Attachments

Dolores Huerta Day 2025

PROCLAMATION

Dolores Huerta Day

WHEREAS, Dolores Huerta was born on April 10, 1930, in Dawson, New Mexico and spent most of her childhood and early adult life in Stockton, California with her two brothers and their mother following her parents' divorce; and

WHEREAS, her father, Juan Fernández, a farmworker and miner, was a union activist and her mother, Alicia Fernández, was active in numerous civic organizations as well as the church, using her 70-room hotel to provide housing to low-wage workers; and

WHEREAS, Dolores Huerta, in the service-oriented spirit of her parents, carried the torch of positive impact in her community, becoming both an organizer and activist and serving in the Stockton Chapter of the Community Service Organization (CSO) and founding the Agricultural Workers Association to better the lives of others; and

WHEREAS, upon meeting César Chávez, the two served and worked together as major voices in American History, founding the National Farm Workers Association to raise awareness to the plight and difficulties encountered by agricultural workers who were frequently exploited and unfairly treated; and

WHEREAS, Dolores Huerta is one of the most influential labor activists of the 20th century, becoming the first Latina inducted into the National Women's Hall of Fame in 1993 and being awarded the Presidential Medal of Freedom, the highest civilian award in the United States, in 2016, while also emerging as an inspiration and guiding light to many generations of women as an early trailblazer, a role model, heroine, a skilled organizer and tough negotiator; and

WHEREAS, Dolores Huerta is recognized in the City of Redlands as a voice that enacted positive change within the agricultural community, an industry intimately tied to the City's history and still an integral part of its social and economic fabric to this day, both through its heritage groves and its workers; and

WHEREAS, we also recognize, honor, and celebrate one of America's greatest champions for agricultural laborer rights and social justice, an individual whose lifelong commitment to justice for all and the many trails she paved for generations of activists has made us a stronger, more just, and a more prosperous country and community;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim April 10, 2025, as Dolores Huerta Day in Redlands and, in the spirit of Dolores Huerta, encourages all residents to create positive impacts in the community to better the lives of others.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April 2025.

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Mario Saucedo, Mayor

Attest:

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Jeanne Donaldson, City Clerk

City Council Meeting **I. 7.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring April 6-12, 2025 National Crime Victims' Rights Week (Mayor Saucedo)

MOTION:

I move to authorize issuance of a proclmation declaring April 6-12, 2025 as National Crime Victims' Rights Week.

Attachments

National Crime Victims' Week 2025

PROCLAMATION

National Crime Victims' Rights Week

WHEREAS, the City of Redlands is dedicated to protecting our citizens from all forms of violence; and

WHEREAS, horrific and unfortunate violence occurs all too often in America, leaving a profound and lasting impact on those grieving the loss of their loved ones; and

WHEREAS, Families and Friends of Murder Victims (FFMV) is a non-profit organization dedicated to providing information, support, and friendship to persons who have experienced the death of a loved one through the violent act of murder; and

WHEREAS, Families and Friends of Murder Victims hopes to restore a sense of hope and to provide a pathway to well-being for those who have lost a loved one; and

WHEREAS, Families and Friends of Murder Victims educates the community regarding the issues faced by the surviving families and friends of the murder victims and victims of attempted murder; and

WHEREAS, National Crime Victims' Rights Week is an annual event sponsored by the National Organization of Victims' Assistance and is held to commemorate those who have died violently, and to show support for the survivors.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim April 6 through April 12, 2025, as ***National Crime Victims' Rights Week*** in the City of Redlands and expresses their gratitude and appreciation to Families and Friends of Murder Victims as wells as to criminal justice professionals who are committed to improving our response to all victims of crime so that they may find relevant assistance, support, and peace.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April, 2025.

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Mario Saucedo, Mayor

Attest:

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Jeanne Donaldson, City Clerk

City Council Meeting **I. 8.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring April 22, 2025, as Earth Day (Mayor Saucedo)

MOTION:

I move to authorize the issuance of a Proclamation declaring April 22, 2025, as Earth Day.

Attachments

Earth Day 2025

PROCLAMATION

Earth Day - Our Power, Our Planet

WHEREAS, climate change is no longer a far-off threat- it is already endangering human and natural environments around the world; and

WHEREAS, the United Nations has declared "human activities, principally through the emissions of greenhouse gases, have unequivocally caused global warming"; and

WHEREAS, global warming has the entire world facing extraordinary challenges, such as rising temperatures, global health issues, food and water shortages, rising sea levels, and economic struggles; and

WHEREAS, Earth Day is celebrated worldwide to raise awareness, educate us, and inspire us to take actions to conserve and heal mother earth; and

WHEREAS, the City of Redlands is committed to the sustainability of our community; and

WHEREAS, groups in Redlands are working to assist residents and businesses to achieve greater climate resiliency through educational programs, public policy, and grassroots action; and

WHEREAS, Redlands groups have planned projects on Saturday, April 26th to celebrate Earth Day and to demonstrate to residents actions they can take to reduce greenhouse gas emissions and become more resilient to the impacts of climate change.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim April 26, 2025 as *Earth Day – Our Power, Our Planet in Redlands* and encourages residents, businesses, and institutions to take initial and ongoing actions to address climate change.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April 2025.

_____

Mario Saucedo, Mayor

Attest:

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Jeanne Donaldson, City Clerk

City Council Meeting **I. 9.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring April 25, 2025, as Arbor Day in the City of Redlands (Mayor Saucedo)

MOTION(S):

I move to authorize the issuance of a proclamation declaring April 25, 2025, as Arbor Day in the City of Redlands.

RECOMMENDATION:

Staff recommends that the City Council authorize issuance of the proclamation for calendar year 2025 recognizing the celebration of Arbor Day in the City of Redlands.

DISCUSSION:

The City of Redlands has enjoyed a long-term standing as a Tree City USA. The award is bestowed annually in recognition of work completed by the City during the previous calendar year. Tree City USA cities are recognized for their urban forestry aesthetics, enhanced air quality, positive public image, and heightened civic pride through urban forestry management.

Each year, the City declares its continued dedication to National Arbor Day by approving a proclamation recognizing the celebration of this day with the planting of trees at locations recommended by the Street Tree Committee and approved by the Facilities and Community Services Department.

The City Council's approval of the proclamation for the annual celebration of National Arbor Day is a prerequisite to the City being recognized by the National Arbor Day Foundation as a Tree City USA. This year, 2025, will mark the thirtieth year that the National Arbor Day Foundation will bestow the City of Redlands with the designation of Tree City USA.

ALTERNATIVES:

The City Council may choose not to approve the proclamation.

STRATEGIC PLAN:

Supports Priority D: Sustainability

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Department Director

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

REVIEWED BY:
Janice McConnell, Assistant City Manager
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services Director

PREPARED BY:
Erik Reeves, Field Services Superintendent

Fiscal Impact

Fiscal Year:	N/A
Revenue Generating:	N/A
Appropriation Required Y/N:	N/A
Amount:	N/A
Budgeted Y/N:	N/A
Account No.:	N/A

Discussion:
There is no fiscal impact associated with this proclamation.

Attachments

Arbor Day Proclamation 2025



WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, 2025 marks the 153th anniversary of the holiday which is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in Redlands increase property values, enhance the economic vitality of business areas, and beautify our community. Trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the City of Redlands enjoys a rich heritage and dedication to the continued health and preservation of the City's urban forest;

NOW, THEREFORE, BE IT PROCLAIMED, that the City Council of the City of Redlands declares April 28th, 2025, as ***Arbor Day*** and encourages all residents to support efforts to protect our trees and woodlands; and

BE IT FURTHER RESOLVED, that the City Council of the City of Redlands encourage all residents to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands on this 1st day of April, 2025.

_____
Mario Saucedo, Mayor

Attest:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 10.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation commending Ken and Judith Stanford for their service to the Redlands Bowl (Council Member Barich)

MOTION:

I move to authorize the issuance of a proclamation commending Ken and Judith Stanford for their service to the Redlands Bowl.

Attachments

Ken and Judith Stanford Proclamation

PROCLAMATION

Commending Ken and Judith Stanford for their Service to the Redlands Bowl

WHEREAS, Ken and Judith Stanford have shown great devotion to the mission of Redlands Bowl Performing Arts which is to provide world-class performing arts to the community free of admission charge; and

WHEREAS, Ken and Judith Stanford have faithfully attended the Redlands Bowl for decades; and

WHEREAS, Ken and Judith Stanford have been generous sponsors of Redlands Bowl performances for eighteen consecutive years; and

WHEREAS, Ken and Judith Stanford made a visionary pledge to the Redlands Bowl Performing Arts Centennial Campaign;

WHEREAS, Ken Stanford has provided dedicated service as a Red Shirt Usher at the Redlands Bowl since 2006.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby commend, with appreciation, gratitude and respect, Ken and Judith Stanford for their conscientious years of service and dedication to the Redlands Bowl.

IN WITNESS WHEREOF, we hereunto affix our signatures and Official Seal of the City of Redlands this 1st day of April, 2025.

_____

Mario Saucedo, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 11.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Disclosure of Settlement Agreement and Release of All Claims – Milton Price v. City of Redlands; San Bernardino County Superior Court Case No. CIVSB 2218802 (City Attorney Garcia)

DISCUSSION:

Attached is a copy of the "Settlement Agreement and Release of All Claims," which reflects the terms and conditions for settlement of the above-mentioned litigation as approved by the City Council and City Attorney. In accordance with the City's Municipal Code, and following the spirit of the Brown Act, this matter is on your agenda to notify the public of the settlement negotiated by the City.

SUBMITTED BY:
Yvette M. Abich Garcia, City Attorney

REVIEWED BY:
Charles M. Duggan, Jr., City Manager
Janice McConnel, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Jennifer Macias, Management Analyst

Attachments

Settlement Agreement

Vinesign Document ID: 90BF849A-7090-4626-B777-CD19D4E4512E

AGREEMENT OF SETTLEMENT AND GENERAL RELEASE

1. *PARTIES*: The parties to this Agreement of Settlement and General Release ("Agreement") are Milton Price ("Plaintiff"), and the City of Redlands ("Defendants").

2. *RECITALS*: This Agreement is made with reference to the following facts:

2.1 Certain disputes and controversies have arisen between the parties hereto.

2.2 Such disputes and controversies include, but are not limited to, the claims, demands and case or causes of action set forth by the parties hereto in a civil action pending in the San Bernardino County Superior Court and entitled Milton Price v City of Redlands, et al., Case No. CIVSB2218802.

2.3 It is the intention of the parties hereto to settle and dispose of, fully and completely, any and all claims, demands and cause or causes of action existing as of the effective date of this agreement and arising out of, connected with, or incidental to the dealings between parties hereto to the effective date hereof including, without limitation on the generality of the foregoing, any and all claims, demands and cause or causes of action reflected in the civil action referenced in Paragraph 2.2 above.

3. *DISMISSAL*: Concurrently with the execution of this Agreement, Plaintiff shall dismiss, with prejudice, the civil action referenced in Paragraph 2.2 above, in exchange for the promises, covenants, conditions and payments set forth in Paragraph 4.

4. *PAYMENT*: Concurrently with the execution of this Agreement, Defendant shall pay to Plaintiff, the aggregate sum of SEVENTY-FIVE THOUSAND Dollars ($75,000.00) in a check made payable to the Law Offices of Jacob Emrani and Milton Price. Each side shall bear their own attorney's fees and costs.

5. *GENERAL RELEASE*: In consideration of the mutual general releases contained herein, and for other good and valuable consideration, the receipt of which is acknowledged by each party hereto, the parties promise, agree and generally release as follows:

5.1 Except as to such rights or claims as may be created by this Agreement, each party hereto hereby releases, remises and forever discharges each other party hereto from any and all claims, demands and cause or causes of action existing as of the effective date and arising out of, connected with or incidental to the dealings between the parties hereto prior to the effective date hereof including, without limitation on the generality of the foregoing, any and all claims, demands and cause or causes of action reflected in the civil action referenced in Paragraph 2.2 above.5.2 Each party to this Agreement specifically waives the benefit of provisions of Section 1542 of the Civil Code of the State of California, as follows:

The signed document can be validated at https://app.vinesign.com/Verify

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

6. *REPRESENTATIONS AND WARRANTIES*: Each of the parties to this Agreement represents and warrants to, and agrees with, each party hereto, as follows:

6.1 Each party has received independent legal advice from its attorneys with respect to the advisability of making the settlement provided for herein, with respect to the advisability of executing this Agreement, and with respect to the meaning of California Civil Code Section 1542.

6.2 No party (nor any officer, agent, employee, representative, or attorney of or for any party), has made any statement or representation or failed to make any statement or representation to any other party regarding any fact relied upon in entering into this Agreement, and each party does not rely upon any statement, representation, omission or promise of any other party (or of any officer, agent, employee, representative, or attorney of or for any party), in executing this Agreement, or in making the settlement provided for herein, except as expressly stated in this Agreement.

6.3 Each party to this Agreement has made such investigation of the facts pertaining to this settlement and this Agreement, and all the matters pertaining thereto, as it deems necessary.

6.4 Each party or responsible officer thereof has read this Agreement and understands the contents hereof. Each of the officers executing this Agreement on behalf of their respective corporations is empowered to do so and thereby binds such respective corporation.

6.5 In entering into this Agreement and the settlement provided for herein, each party assumes the risk of any misrepresentation, concealment or mistake. If any party should subsequently discover that any fact relied upon by it in entering into this Agreement was untrue, or that any fact was concealed from it, or that its understanding of the facts or of the law was incorrect, such party shall not be entitled to any relief in connection therewith including, without limitation on the generality of the foregoing, any alleged right or claim to set aside or rescind this Agreement. This Agreement is intended to be and is final and binding between the parties hereto, regardless of any claims of misrepresentation, promise made without the intention to perform, concealment of fact, mistake of fact or law, or of any other circumstance whatsoever.

6.6 Each party has not heretofore assigned, transferred, or granted, or purported to assign, transfer, or grant, any of the claims, demands, and cause or causes of action disposed of by this Agreement.

6.7 Each term of this Agreement is contractual and not merely a recital.

6.8 Each party is aware that it may hereafter discover claims or facts in addition to or different from those it now knows or believes to be true with respect to the matters related herein. Nevertheless, it is the intention of the parties to fully, finally and forever to settle and release all such matters, and all claims relative thereto, which do now exist, may exist, or heretofore have existed between them. In furtherance of such intention, the releases given herein shall be and remain in effect as full and complete mutual releases of all such matters, notwithstanding the discovery of existence of any additional or different claims of facts relative thereto.

6.9 The parties will execute all such further and additional documents as shall be reasonable, convenient, necessary or desirable to carry out the provisions of this Agreement.

6.10 Plaintiff agrees to hold Defendant harmless from, and defend and indemnify Defendant from, the claims of all medical care providers and/or lienholders, including, but not limited to, Medicare or Medi Cal, providing medical services to Plaintiff as a result of the subject accident.

7. *SETTLEMENT*: This Agreement effects the settlement of claims which are denied and contested, and nothing contained herein shall be construed as an admission by any party hereto of any liability of any kind to any other party. Each of the parties hereto denies any liability in connection with any claim and intends hereby solely to avoid litigation and buy its peace.

8. *MISCELLANEOUS*:

8.1 This Agreement shall be deemed to have been executed and delivered within the State of California and the rights and obligations of the parties hereto shall be construed and enforced in accordance with, and governed by, the laws of the State of California.

8.2 This Agreement is the entire Agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral and written agreements and discussions. This Agreement may be amended only by an agreement in writing, signed by the parties thereto.

8.3 This Agreement is binding upon and shall inure to the benefit of the parties hereto, their respective agents, employees, representatives, officers, directors, divisions, subsidiaries, affiliates, assigns, heirs, successors in interest and shareholders.

8.4 Each party has cooperated in the drafting and preparation of this Agreement. Hence, in any construction to be made of this Agreement, the same shall not be construed against any party.

8.5 In the event of litigation relating to this Agreement, the prevailing party shall be entitled to attorney's fees and costs.

8.6 This Agreement may be executed in counterparts, and when each party has signed and delivered at least one such counterpart, each counterpart shall be deemed an original, and, when taken together with other signed counterparts, shall constitute one Agreement, which shall be binding upon and effective as to all parties.

8.7 The parties expressly agree that the Court shall retain jurisdiction over the terms of this settlement and shall specifically retain jurisdiction to entertain a motion to enforce the settlement should the need for such a motion arise.

This Agreement, consisting of four pages, is made and entered into on and as of, February 20, 2025, in Redlands, California, and is effective as of this date.

MILTON PRICE, Plaintiff

CITY OF REDLANDS

BY: _____
MARIO SAUCEDO, Mayor

ATTEST

BY: _____
JEANNE DONALDSON, City Clerk

APPROVED AS TO FORM AND CONTENT:

_____
Lafayette Clark, Attorney for Plaintiff
MILTON PRICE

Bruce E. Disenhouse
Bruce E. Disenhouse (Mar 7, 2025 15:06 PST)

_____
Bruce E. Disenhouse, Attorney for Defendant
CITY OF REDLANDS

City Council Meeting **I. 12.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8672 - A request for a one-year Extension of Time to the expiration date of Commission Review & Approval No. 931, with associated entitlements, to merge two parcels into one single parcel for the construction of a 40,415 square-foot hotel with 90 guest rooms, four stories high, and related on-site improvements including parking lot, landscaping, lighting, and utilities on a 1.52-acre site. The project site is located on the south side of West Colton Avenue at Columbia Street and 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000) in the Village General (VG) District of the Transit Villages Specific Plan (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. 8672 to approve a one-year extension of time for Commission Review & Approval No. 931 and associated entitlements.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8672 to approve a one-year extension of time for Commission Review & Approval No. 931, with associated entitlements, for the construction of one hotel building totaling 40,415 square-feet in size and related site improvements located on the south side of West Colton Avenue at Columbia Street and 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000).

DISCUSSION:

The proposed project includes the construction of a 40,415 square foot hotel with 90 guest rooms, four stories high, and related on-site improvements including parking lot, landscaping, lighting, and utilities on a 1.52-acre site. The project site is located on the south side of West Colton Avenue at Columbia Street and 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000). The project was approved under the regulations of the Highway Commercial (C-4) District and has since then been designated within the Village General (TVSP/VG) District of the Transit Villages Specific Plan. See Attachment A (Location Map), Attachment B (Project Plans), and Attachment C (Planning Commission Staff Report).

The Redlands Planning Commission approved Commission Review & Approval No. 931 and Lot Line Adjustment No. 665 on April 12, 2022, and the Conditions of Approval were included in Resolution No. 1573 (see Attachment D). The City Council approved the first Extension of Time on March 19, 2024, which extended the expiration date to April 12, 2025, unless a grading or building permit has been issued to commence construction of the project, or another extension of time is granted. The applicant currently has a grading permit under review in Plan Check, but permits are not expected to be issued and construction is not expected to begin prior to April 12, 2025.

Approval of the time extension will make the new expiration date for this project April 12, 2026. No changes to the project are proposed, and the original Conditions of Approval remain applicable for the project. The approval of a one-year time extension will provide additional time for the new property owner to obtain project financing as well as continue processing the grading plans currently in the plan check process and prepare the building plans submittal.

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 second request for a time extension.

ALTERNATIVES:

The City Council may deny the request, which would result in the expiration of Commission Review & Approval No. 931 and associated entitlements. 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
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
Revenue Generating:	No
Appropriation Required Y/N:	No

Discussion:

No fiscal impact to the General Fund. The applicant paid the applicable application filing fee.

Attachments

Attachment A: Location Map & Aerial Photo
Attachment B: Approved Project Plans
Attachment C: Planning Commission Staff Report
Attachment D: P.C. Resolution No. 1573 and Conditions of Approval
Attachment E: Resolution No. 8672 (Extension of Time)



Location Map

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The City of Redlands assumes no warranty or legal responsibility for the information contained on this map.
The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

N
W E
S

Scale

0 120 240
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

March 21, 2022

OneStop.mxd



Aerial

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The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

N
W E
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Scale

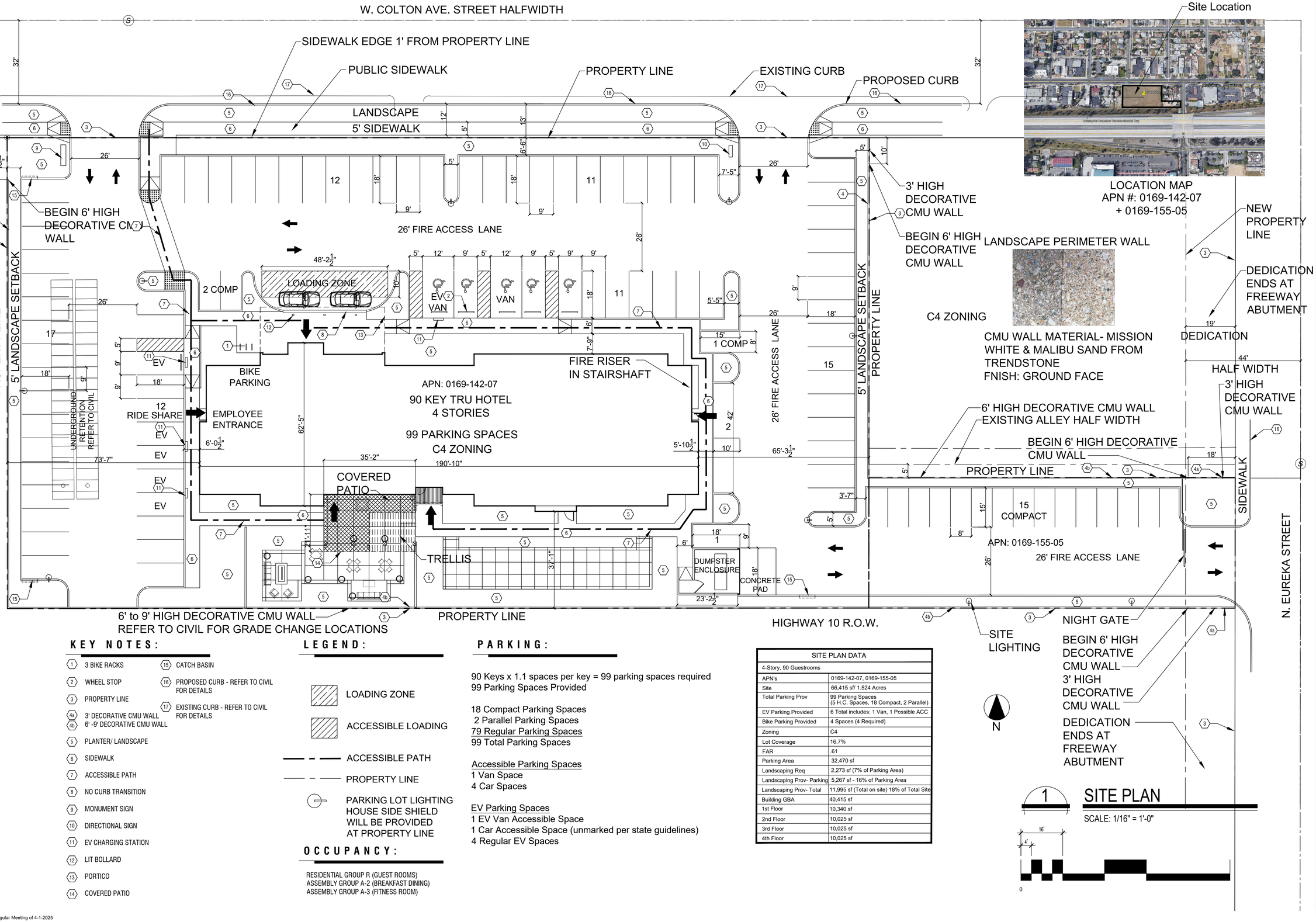
0 40 80
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

March 21, 2022

OneStop.mxd



Site Location

LOCATION MAP
APN #: 0169-142-07
+ 0169-155-05

C4 ZONING

KEY NOTES:

1. 3 BIKE RACKS
2. WHEEL STOP
3. PROPERTY LINE
4a. 3' DECORATIVE CMU WALL
4b. 6' -9' DECORATIVE CMU WALL
5. PLANTER/ LANDSCAPE
6. SIDEWALK
7. ACCESSIBLE PATH
8. NO CURB TRANSITION
9. MONUMENT SIGN
10. DIRECTIONAL SIGN
11. EV CHARGING STATION
12. LIT BOLLARD
13. PORTICO
14. COVERED PATIO
15. CATCH BASIN
16. PROPOSED CURB - REFER TO CIVIL FOR DETAILS
17. EXISTING CURB - REFER TO CIVIL FOR DETAILS

LEGEND:

- LOADING ZONE
- ACCESSIBLE LOADING
- ACCESSIBLE PATH
- PROPERTY LINE
- PARKING LOT LIGHTING HOUSE SIDE SHIELD WILL BE PROVIDED AT PROPERTY LINE

OCCUPANCY:

RESIDENTIAL GROUP R (GUEST ROOMS)
ASSEMBLY GROUP A-2 (BREAKFAST DINING)
ASSEMBLY GROUP A-3 (FITNESS ROOM)

PARKING:

90 Keys x 1.1 spaces per key = 99 parking spaces required
99 Parking Spaces Provided

18 Compact Parking Spaces
2 Parallel Parking Spaces
79 Regular Parking Spaces
99 Total Parking Spaces

Accessible Parking Spaces
1 Van Space
4 Car Spaces

EV Parking Spaces
1 EV Van Accessible Space
1 Car Accessible Space (unmarked per state guidelines)
4 Regular EV Spaces

SITE PLAN DATA	
4-Story, 90 Guestrooms	
APN's	0169-142-07, 0169-155-05
Site	66,415 sf/ 1.524 Acres
Total Parking Prov	99 Parking Spaces (5 H.C. Spaces, 18 Compact, 2 Parallel)
EV Parking Provided	6 Total includes: 1 Van, 1 Possible ACC
Bike Parking Provided	4 Spaces (4 Required)
Zoning	C4
Lot Coverage	16.7%
FAR	.61
Parking Area	32,470 sf
Landscaping Req	2,273 sf (7% of Parking Area)
Landscaping Prov- Parking	5,267 sf - 16% of Parking Area
Landscaping Prov- Total	11,995 sf (Total on site) 18% of Total Site
Building GBA	40,415 sf
1st Floor	10,340 sf
2nd Floor	10,025 sf
3rd Floor	10,025 sf
4th Floor	10,025 sf

1 SITE PLAN
SCALE: 1/16" = 1'-0"

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gwen@gj-arch.com

Divy Hospitality
6746 N. Glasner Lane
West Hills, CA 91307
714-726-8751
jayhotel@gmail.com

Tru by Hilton
W. Colton Ave., Redlands, CA

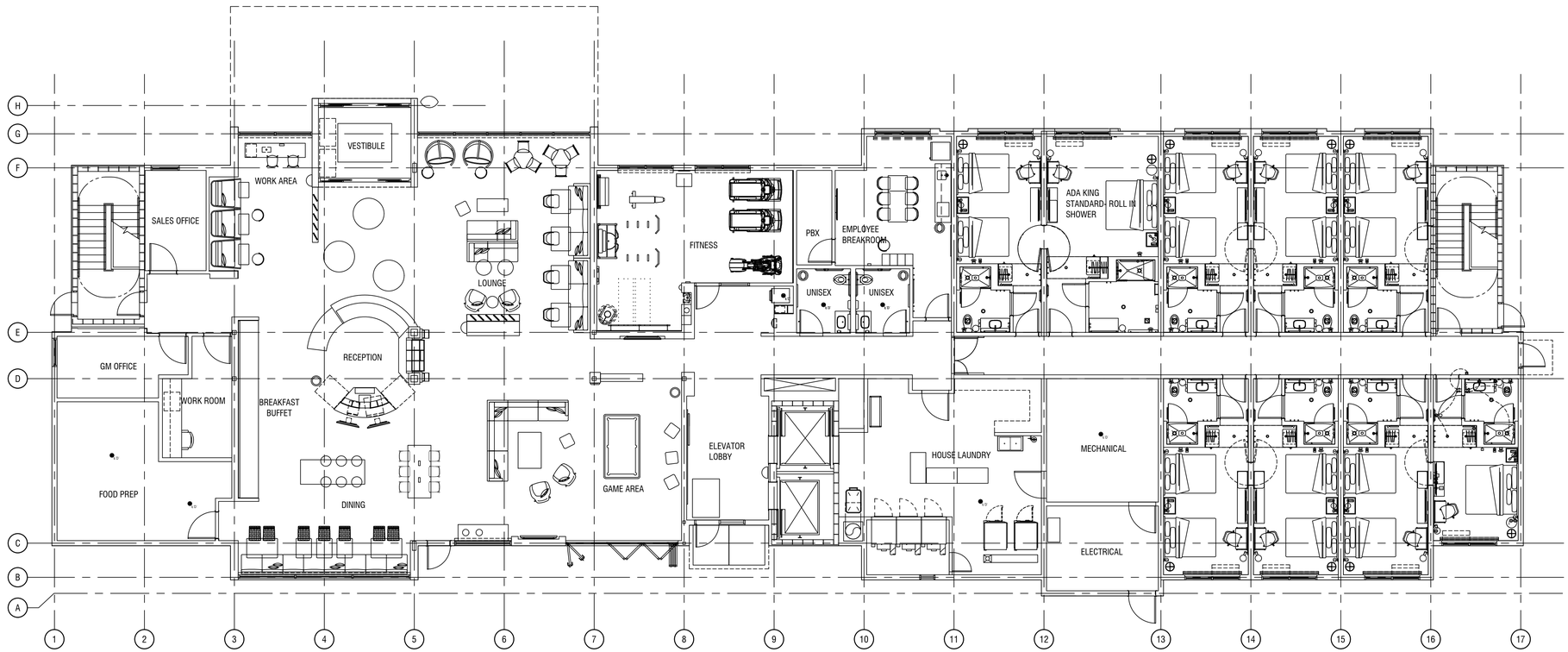
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ISSUE DATE:	05.26.2021
REVISION DATE:	02.08.2022
GENERATION:	
DECOR:	

SITE PLAN

A100

NOT FOR CONSTRUCTION



1 GROUND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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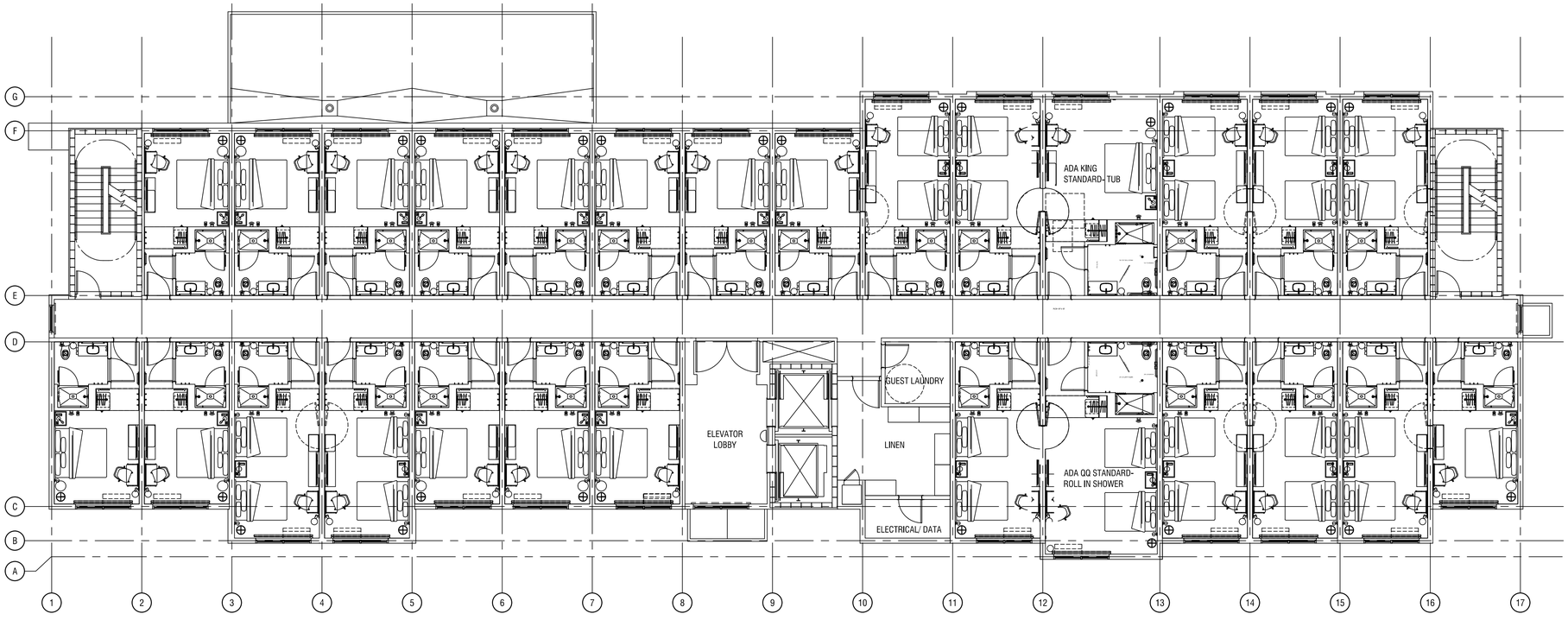
ISSUE DATE: 06.15.2021
REVISION DATE:
GENERATION:
DECOR:

GROUND LEVEL FLOOR PLAN

A201

NOT FOR CONSTRUCTION

FILE NAME: MSPXX_L01.dwg



1 SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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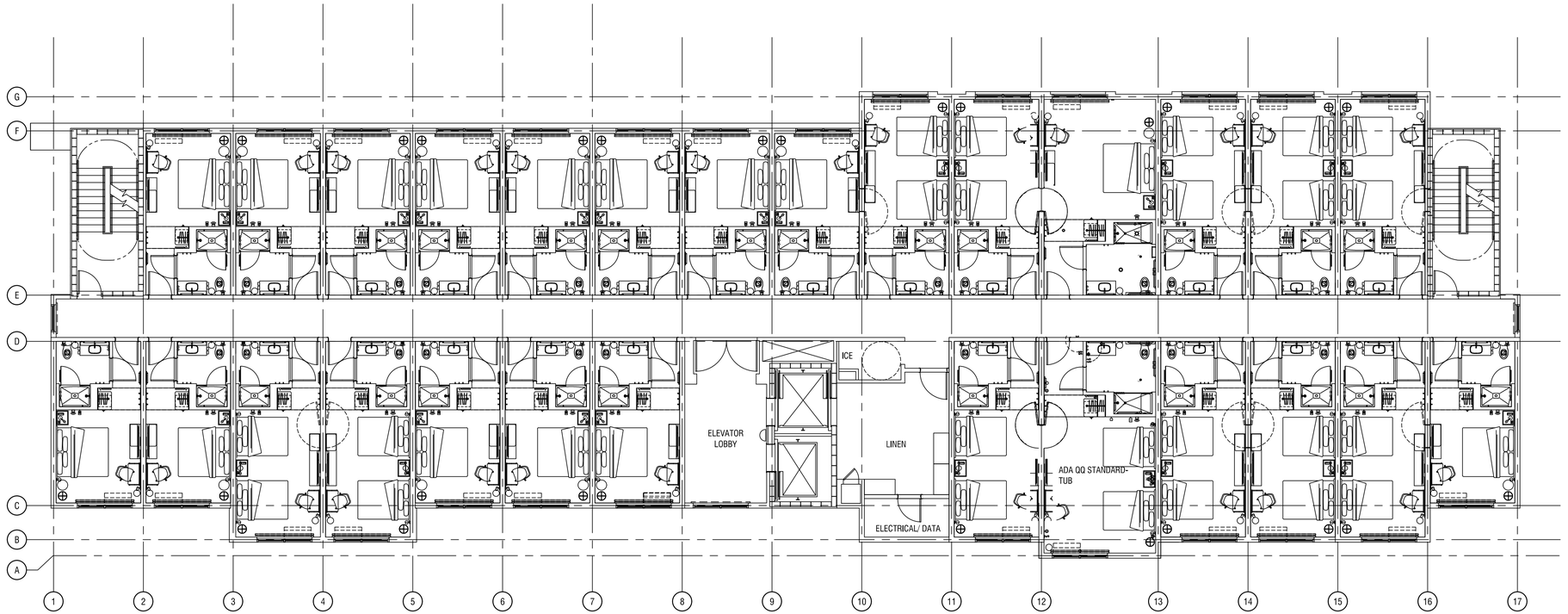
ISSUE DATE: 6.15.2021
REVISION DATE:
GENERATION:
DECOR:

SECOND LEVEL FLOOR PLAN

A202

NOT FOR CONSTRUCTION

FILE NAME: MSPxx_L02.dw



1 THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTURE PLANNING DESIGN

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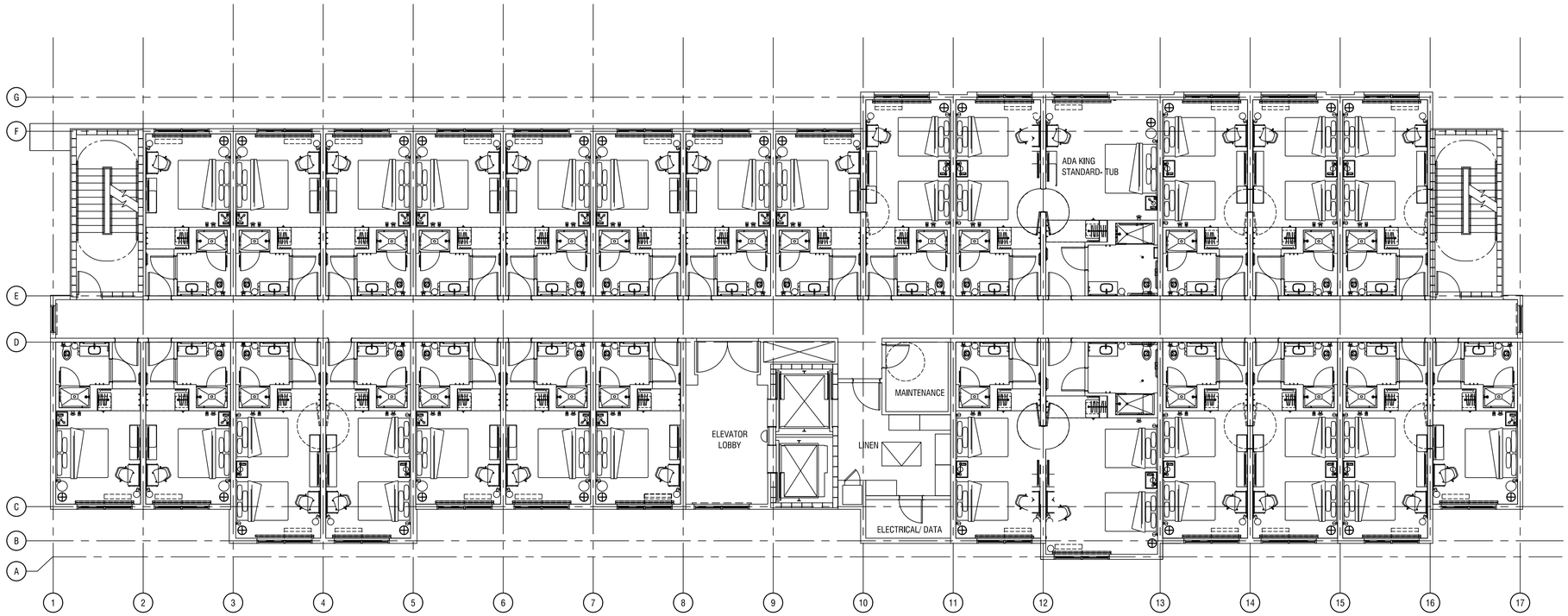
ISSUE DATE: 6.15.2021
REVISION DATE:
GENERATION:
DECOR:

THIRD LEVEL FLOOR PLAN

A203

NOT FOR CONSTRUCTION

FILE NAME: MSPxx_L03.dw



1 FOURTH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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ISSUE DATE: 6.15.2021
REVISION DATE:
GENERATION:
DECOR:

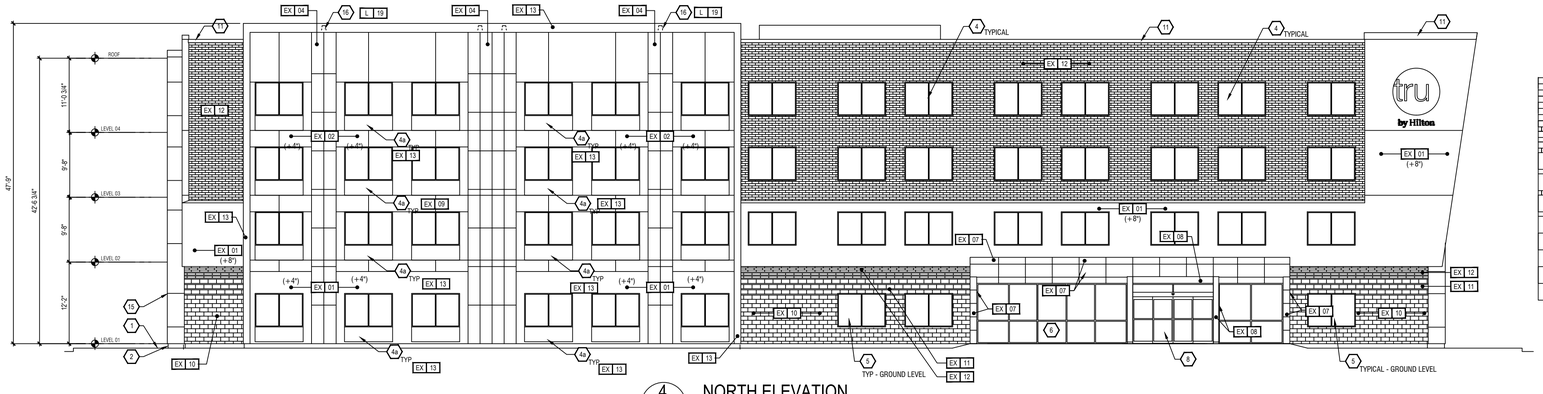
FOURTH LEVEL FLOOR PLAN

A204

NOT FOR CONSTRUCTION

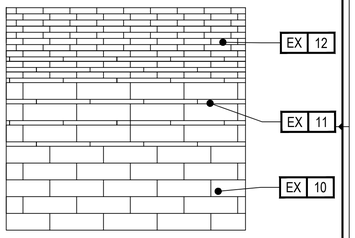
FILE NAME: MSPxx_L04.dwg

ALL BACK SIDES OF PARAPETS SHALL HAVE THE SAME COLOR AND FINISH OF CORRESPONDING MATERIAL OR MATCHING COLOR

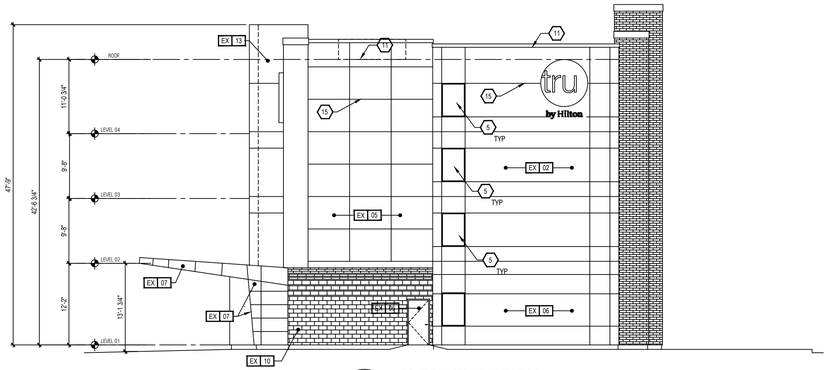


4 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

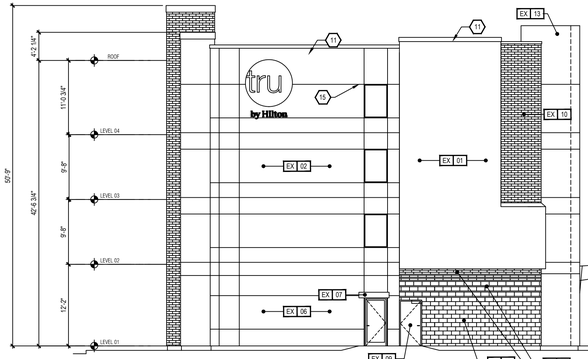


ENLARGED BRICK AND STONE VENEER DETAIL



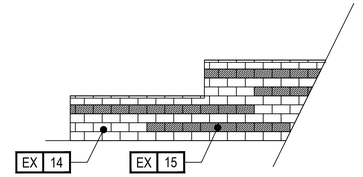
3 WEST ELEVATION

SCALE: 3/32" = 1'-0"



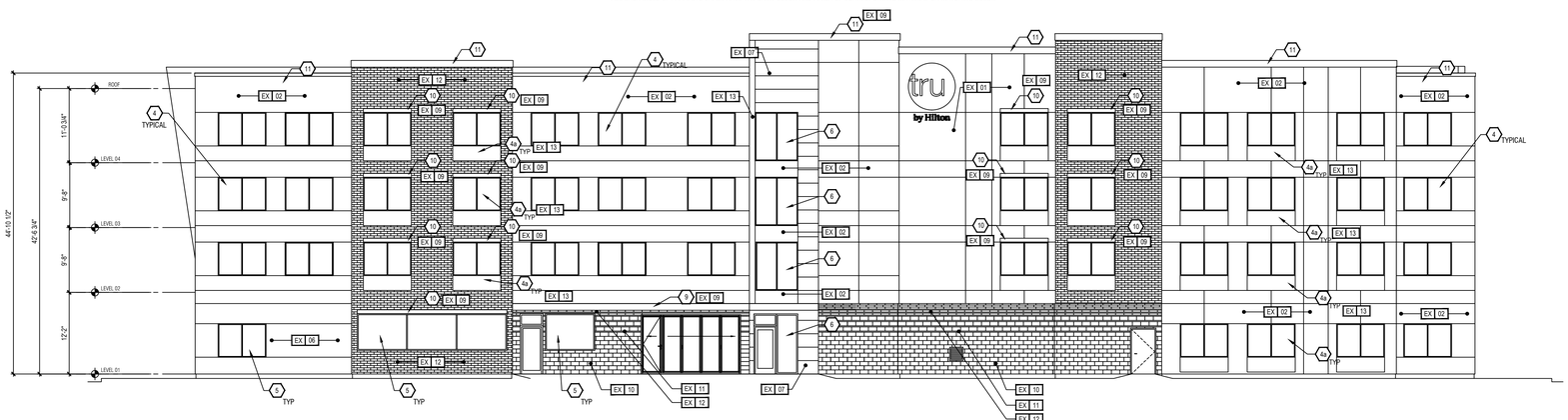
2 EAST ELEVATION

SCALE: 3/32" = 1'-0"



ENLARGED DECORATIVE CMU WALL AT SITE PERIMETER

ALL BACK SIDES OF PARAPETS SHALL HAVE THE SAME COLOR AND FINISH OF CORRESPONDING MATERIAL OR MATCHING COLOR

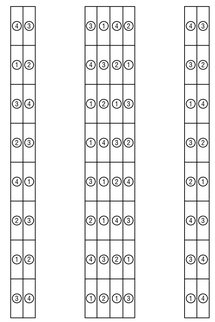


1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

COLOR DIAGRAM FOR EX-04

1. EIFS: COLOR-SW 6497 BLUE HORIZON
2. EIFS: COLOR-SW 6673 BANANA CREAM
3. EIFS: COLOR-SW 6508 SECURE BLUE
4. EIFS: COLOR-SW 6524 COMMODORE



KEY NOTES:

1. APPROXIMATE LINE OF GRADE
2. ABOVE GRADE EXPOSED FOUNDATION WALL
3. NOT USED
4. ALUMINUM SLIDER WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING, 4" OPENING STOP - 4a: WITH INSULATED INFILL PANEL - EX-13 GLASS - SOLARBAN 70 ON CLEAR - REFLECTANCE 13%
5. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING
6. ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
7. NOT USED
8. ALUMINUM AUTOMATIC SLIDING ENTRY DOOR W/ INSULATED GLAZING
9. METAL CANOPY/ PATIO COVER
10. ARCHITECTURAL METAL EYEBROW
11. KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
12. NOT USED
13. NOT USED
14. NOT USED
15. ACCENT "V" JOINT
16. DOWNLIGHT & IN-GROUND UPLIGHT TO ACCENT MULTI-COLORED BUILDING RECESSES

NOTE:
1. ALL GLASS IS TO BE SOLARBAN 90 ON CLEAR OR EQUIVALENT
2. FRAMES - ARCADIA ALUMINUM - FINISH: AB BLACK
3. EXPANSION JOINTS AT FLOOR LINES WITH BACKER ROD AND SEALANT SHALL BE PROVIDED.

ARCHITECTURAL LIGHTING LEGEND:

L-19	DOWNLIGHT @ FACADE RECESSES
L-20	IN-GROUND UPLIGHT @ FACADE RECESSES

BUILDING SIGNAGE:

ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON A SEPARATE SUBMITTAL

RACEWAYS/ WIREWAYS ARE NOT ALLOWED

FINISH LEGEND:

EIFS CLADDING SYSTEM (EX) - BASIS OF DESIGN - "OUTSULATION PLUS MD EIFS" BY DRYVIT SYSTEMS, INC.

PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT GRADE: BASIS OF DESIGN - DRYVIT "STANDARD" MESH OVER "PANZER 20 OZ." HIGH IMPACT MESH

COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS / R-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING AREAS.

EX 01	DRYVIT SYSTEMS: SW 6991 BLACK MAGIC- SANDBLASTED FINISH
EX 02	DRYVIT SYSTEMS: DRYVIT #628ST WHITE HAZE- SANDBLASTED FINISH
EX 03	NOT USED
EX 04	FIBER CEMENT PANELS: HARDIE PANEL: SMOOTH FINISH- PAINTED VARIES - REFER TO DIAGRAM 16E
EX 05	DRYVIT SYSTEMS: COLOR TO MATCH SW6508 SECURE BLUE-SANDBLASTED FINISH
EX 06	DRYVIT SYSTEMS: DRYVIT #615A TATTLETALE- SANDBLASTED FINISH
EX 07	PORCELAIN TILE - TILE BAR -BOND- INDIO BLUE- 24" X 48"
EX 08	FIBER CEMENT PANEL - HARDIE PANEL: SMOOTH FINISH-PAINTED: SW 6673 BANANA CREAM
EX 09	EXTERIOR PAINT: SW6991 BLACK MAGIC
EX 10	STONE: ECHELON FRANKLIN VENEER UNIT- SIZE: 8" X 24" COLOR: MONUMENT WHITE
EX 11	STONE- ECHELON FRANKLIN VENEER UNIT- SIZE: 2 $\frac{1}{2}$" X 24" COLOR: MONUMENT WHITE
EX 12	THIN BRICK - BELDEN BRICK- SHERWOOD GRAY VELVET - SIZE: NORMAN - COURSE: 1 OFFSET
EX 13	REYNOBOND ALCOA ACM PANEL- COLOR TO MATCH SW6991 BLACK MAGIC
EX 14	DECORATIVE CMU BLOCK- 8" X 16" - TRENDSTONE BY TRENDWYTHE- COLOR: MISSION WHITE - FINISH- GROUND FACE
EX 15	DECORATIVE CMU BLOCK - 8"X 16" - TRENSTONE BY TRENDWYTHE - COLOR: MALIBU SAND- FINISH- GROUND FACE

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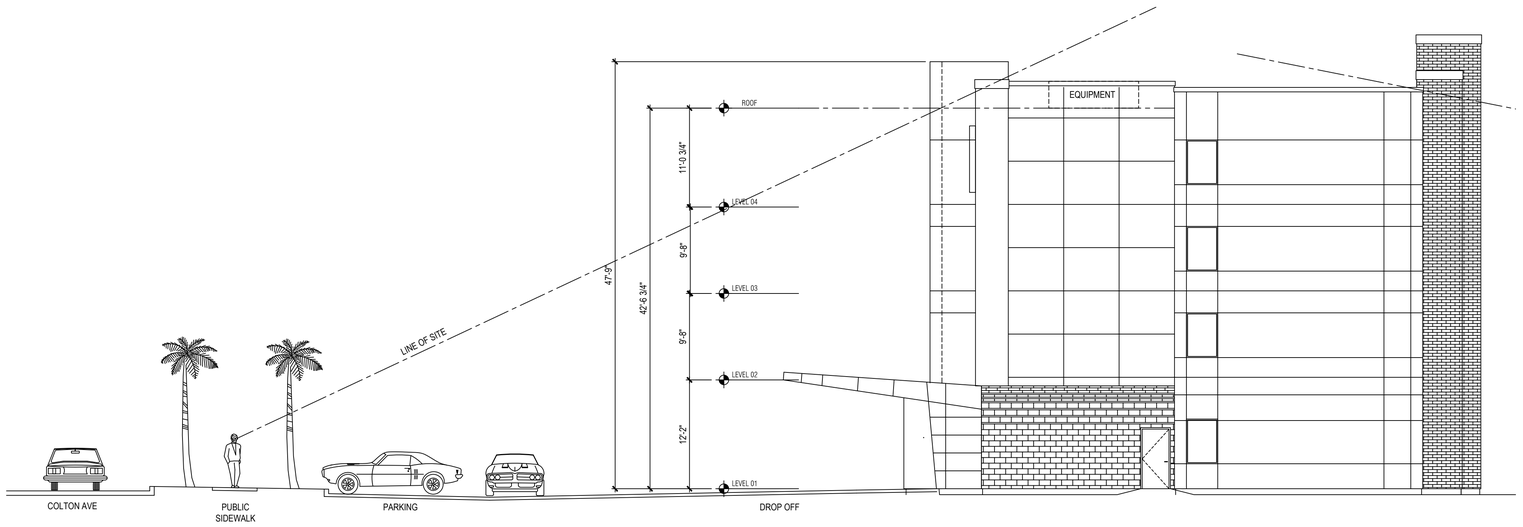
ISSUE DATE:	06.11.2021
REVISION DATE:	12.13.2021
GENERATION:	
DECOR:	

Exterior Elevations

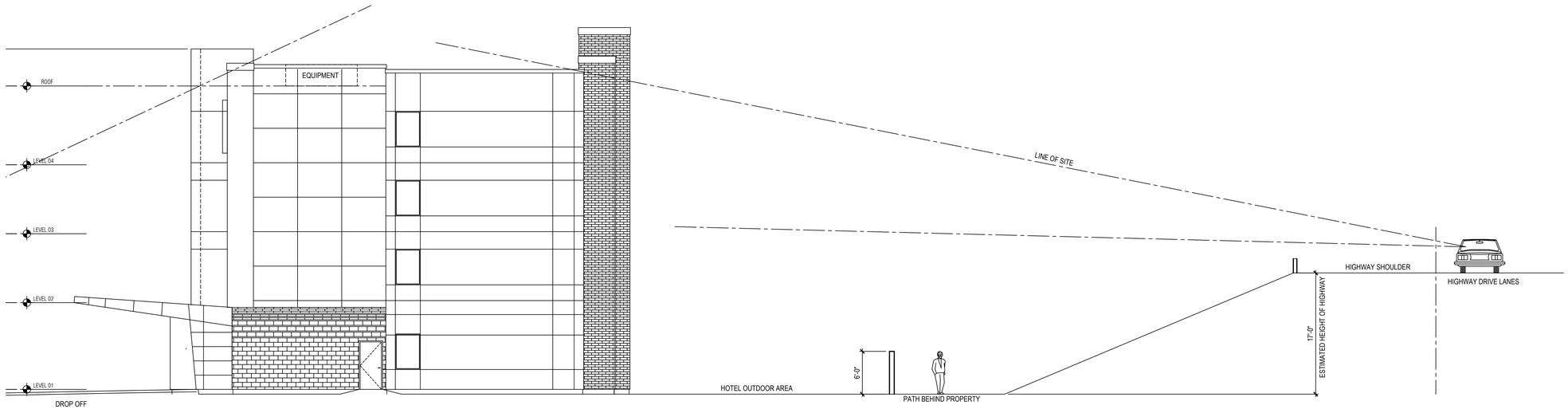
A301

NOT FOR CONSTRUCTION

FILE NAME: MSP-SC-EO1.dwg



2 LINE OF SITE STUDY FROM COLTON AVE.
SCALE: 1/8" = 1'-0"



1 LINE OF SITE STUDY FROM HIGHWAY
SCALE: 1/8" = 1'-0"

ARCHITECTURE
PLANNING DESIGN

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ISSUE DATE:	06.11.2021
REVISION DATE:	09.01.2021
GENERATION:	
DECOR:	

LINE OF SITE STUDY

A304

NOT FOR CONSTRUCTION

FILE NAME: X-LINE OF SITE STUDY.dwg



NORTH ELEVATION



SOUTH ELEVATION

Gwen Jarick Architecture LLC
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ISSUE DATE:	June 11,2021
REVISION DATE:	9.3.2021
GENERATION:	
DECOR:	

Rendered Elevations

A302

NOT FOR CONSTRUCTION



WEST ELEVATION

EAST ELEVATOIN

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ISSUE DATE: June 11, 2021
REVISION DATE: 9.3.2021
GENERATION:
DECOR:

Rendered Elevations

A303

NOT FOR CONSTRUCTION

EX-07

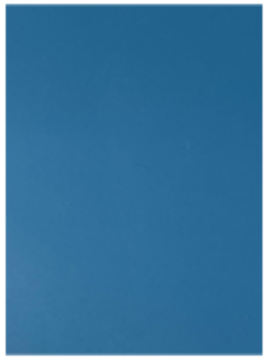


PROCELAIN TILE- TILEBAR BOND INDIO BLUE

EX-08
EX-04-2

SW 6673
BANANA CREAM

EX-05
EX-10/ EX-04-3



SW 6508
SECURE BLUE

EX-04-1

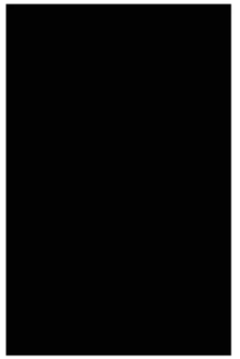
SW 6497
BLUE HORIZON

EX-04-4



SW 6524
COMMODORE

EX-01
EX-09



SW 6991
BLACK MAGIC



EX-12
BELDEN THIN BRICK
SHERWOOD GRAY VELVET

EX-10

ECHELON FRANKLIN VENEER STONE
FINISH: GROUND FACE
COLOR: MONUMENT WHITE



DRYVIT 615ST TATTLETALE
EX-06



DRYVIT 628ST WHITE HAZE
EX-02



STOREFRONT AND WINDOW
ARCADIA AB-8 BLACK



TRENDSTONE GROUND FACE
MASONRY UNITS
COLOR: MALIBU SAND
AND MISSION WHITE

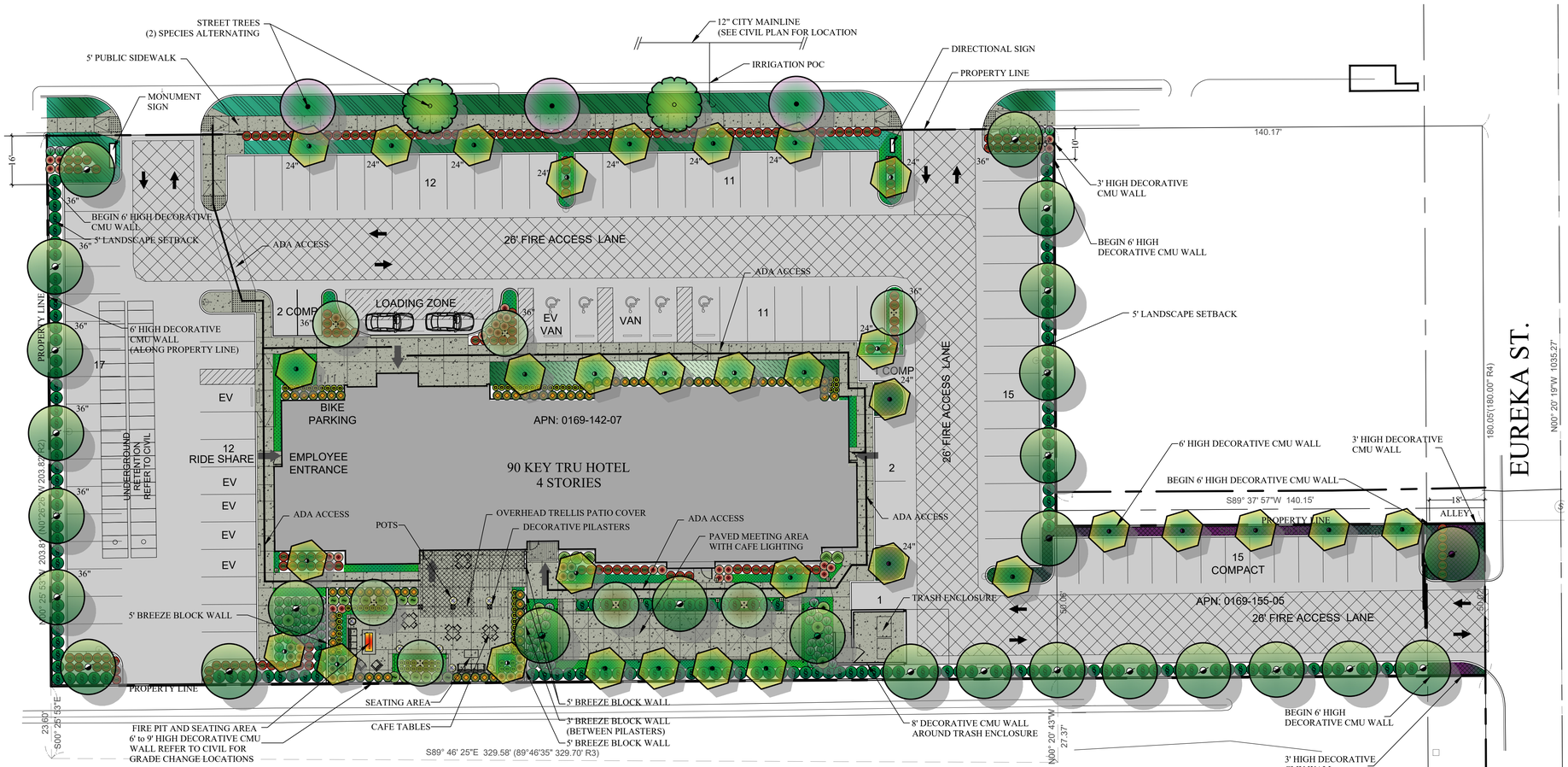
TRU HOTEL - COLTON AVE. REDLANDS CA

MATERIAL BOARD | JUNE 11 2021

ARCHITECTURE
PLANNING • DESIGN

Trendstone on Building Example





PARKING LOT SHADE CALCULATION TABLE											Uncovered Parking Area:	15,841
Complete white cells only. Grey cells are calculated.				*Diameters are in feet and areas are in square feet.*							Required Shade Area:	7,921
	Species Name		Canopy	Canopy	100% Shade Credit		75% Shade Credit		50% Shade Credit		25% Shade Credit		Provided
Symbol	Botanical	Common	Diameter	Area	Quantity	Area	Quantity	Area	Quantity	Area	Quantity	Area	Shade Area
	Brachychiton n Populneus	Bottle Tree	30.00	707	0.00	0	0	0	14	4948		0	4,948
	Cercidium 'Desert Museum	Desert Museum Palo Verde	25.00	491	2.00	982	2	736	13	3191		0	4,909
	Olea 'Majestic Beauty'	Majestic Beauty Olive	30.00	707		0		0	3	1060		0	1,060
						0		0		0		0	-
						0		0		0		0	-
						0		0		0		0	-
						0		0		0		0	-
						0		0		0		0	-
						0		0		0		0	-
Total Provided Trees: 34					2		2		30		0		
											Total Provided Shade Area :	10,917
											Percent Shade Coverage (50% Minimum):	69%

TREE NOTES:

PARKING LOT TREES SIZE DISTRIBUTION
TOTAL PARKING LOT TREES = (42)
(11 TREES) 26% ARE TO BE 36" BOX, NOTED ON PLAN
(11 TREES) 26% ARE TO BE 24" BOX, NOTED ON PLAN
(20 TREES) 48% ARE TO BE 15 GAL, NOTED ON PLAN

EVERGREEN DISTRIBUTION IN PARKING LOT: 26 OF 42
PARKING LOT EVERGREEN TREES (62%)

REQUIRED TREE CALIPER SIZE:
15 GAL: 3/4" - 1"
24" BOX: 1-1/4" - 1-3/4"
36" BOX: 2-1/2" - 2-3/4"

MATURE TREE SIZE REACHED AT 15 YEARS

LANDSCAPE CALCULATIONS:

TOTAL SITE SQ. FT. = 66,415
TOTAL PARKING SQ. FT. = 32,470
LANDSCAPE REQUIRED = 2,273 SQ. FT. (7% OF SITE)
PARKING LOT LANDSCAPE = 5,267 SQ. FT. (44% OF TOTAL LANDSCAPE)
TOTAL SITE LANDSCAPE = 11,995 SQ. FT. (18% OF TOTAL SITE)

OFFSITE = 1,633 SQ. FT. (RIGHT OF WAY)

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	NOTES
	BRACHYCHITON POPULNEUS	BOTTLE TREE	36" BOX 15 GAL	27 TOTAL 8 IN PARKING LOT 15 REMAINING TREES	LOW	EVERGREEN
	CERCIDIUM 'DESERT MUSEUM' STD.	SINGEL TRUNK DESERT MUSEUM PALO VERDE	24" GAL 15 GAL	33 TOTAL 11 IN PARKING LOT 21 REMAINING TREES	LOW	
	OLEA 'MAJESTIC BEAUTY' MULTI TRUNK	MAJESTIC BEAUTY FRUITLESS OLIVE	36" GAL 24" GAL	7 TOTAL 3 IN PARKING LOT 4 REMAINING TREES	LOW	EVERGREEN
STREET TREE	GINKO BILOBA	MAIDEN HAIR TREE	24" BOX	2	MED	
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	24" BOX	3	MED	

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	7	LOW
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	50	LOW
	AGAPANTHUS 'PERIWINKLE DAYS'	BLUE-VIOLET LILY OF THE NILE	1 GAL	73	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	183	LOW
	FRANGULA 'EVE CASE'	COFFEEBERRY	5 GAL	164	LOW
	MUHLENBERGIA 'REGAL MIST'	REGAL MIST PINK MUHLY	5 GAL	73	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	14	MED
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	79	MED
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	5	LOW
	LANDSCAPE LIGHTING				

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	@ 18" OC	LOW
	DIANELLA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	1 GAL	@ 12" OC	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	@ 36" OC	LOW
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	@ 30" OC	LOW
	ANNUAL COLOR		1 GAL	POTTERY	MED

LANDSCAPE NOTES

- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET_o)		55.6	Project Type	Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas, Tru Redlands 3-8-21							
1. Tree Med Water Use	0.5	Drip	0.81	0.62	125	77	2660
2. Tree Low Water Use	0.3	Drip	0.81	0.37	1675	620	21385
3. Shrub Med Water Use	0.5	Drip	0.81	0.62	1248	770	26556
4. Shrub Low Water Use	0.3	Drip	0.81	0.37	11869	4396	151536
	0	Drip	0.81	0.00		0	0
	0	Drip	0.81	0.00		0	0
				Totals	14917	5864	202138
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	202138
						Maximum Allowed Water Allowance (MAWA)[e]	231398

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	5864
Total Area	14917
Average ETAF	0.39

All Landscape Areas	
Total ETAF x Area	5864
Total Area	14917
Average ETAF	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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TRU HOTEL BY HILTON

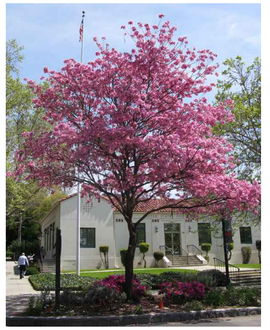
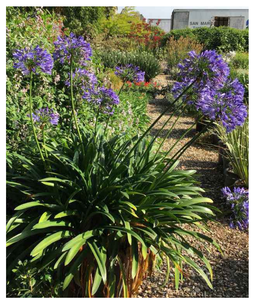
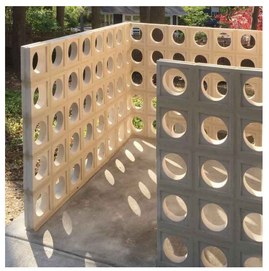
W. Colton Ave.
Redlands CA

0 20' 40' 60' 80' 1"=20'-0"

Landscape Conceptual Plan **LC1**

August 9, 2021

These documents are subject to change due to public agency comment, client-requested revisions, and in house review, and are therefore, not acceptable for bidding or construction.
The landscape architect is not responsible for contract bids or project construction made from any document bearing this note.

				
BRACHYCHITON POPULNEUS	CERCIDIUM 'DESERT MUSEUM'	OLEA 'MAJESTIC BEAUTY' MULTI TRUNK	GINKO BILOBA	TABEBUIA IMPETIGINOSA
				
AGAVE AMERICANA	ALOE ARBORESCENS	AGAPANTHUS 'PERIWINKLE DAYS'	CALLISTEMON 'LITTLE JOHN'	CAREX DIVULSA
				
DIANELLA 'VARIEGATA'	FRANGULA 'EVE CASE'	LANTANA MONTEVIDENSIS	MYOPORUM PARVIFOLIUM	MUHLENBERGIA 'REGAL MIST'
				
ROSMARINUS 'HUNTINGTON CARPET'	STRELITZIA REGINAE	WESTRINGIA 'BLUE GEM'	BREEZE BLOCK	

Prepared by:

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TRU HOTEL BY HILTON

W. Colton Ave.
Redlands CA

0 20' 40' 60' 80'

1"=20'-0"

Plant Images **LC2**

August 9, 2021

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City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5. A.**

Meeting Date: 04/12/2022

APPLICANT:

DIVY HOSPITALITY
(PROJECT PLANNER: JOCELYN TORRES, ASSOCIATE PLANNER)

PUBLIC HEARING to consider the following:

1. Consideration of a **Socio-Economic Cost/Benefit Study** prepared for the proposed project in accordance with Measure U.

2. **Lot Line Adjustment No. 665** – A request to merge two parcels into one single parcel for the construction of a 40,415 square foot hotel. The project site is located on the south side of West Colton Avenue at Columbia Street and at 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000). The proposal is exempt from environmental review in accordance with Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines.

3. **Commission Review & Approval No. 931** – A request to construct a 40,415 square foot hotel with 90 guest rooms and approximately 40,415 square feet of floor area, four stories high (approximately 42 feet to roofline and 50'9" to the highest architectural feature point), and related on-site improvements including parking lot, landscaping, lighting, and utilities on a 1.52 acre site. The project site is located on the south side of West Colton Avenue at Columbia Street and at 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000) in the C-4 (Highway Commercial) District. The project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines .

SYNOPSIS

1. General Plan Designation:	Commercial
2. Existing Zoning:	C-4, Highway Commercial District
3. Surrounding Zoning:	North, East, and West: C-4 District South: Interstate 10 freeway, and Downtown Specific Plan (SP 45) to the south of I-10.
4. Existing Land Use:	The property consists of two parcels totaling 1.52 acres. The parcel located on Colton Avenue (APN: 0169-142-07-0000) is vacant and unimproved. The parcel located at 719 N. Eureka Street has one existing single-family residence that will be demolished.

5. Surrounding Land Use:	North: American Tire Depot, W.I.T Windows & Doors, restaurant, thrift shop South: Interstate 10 freeway; Packinghouse shopping center south of freeway East: 3 single-family residences (nonconforming), used car dealership, commercial businesses West: 1 single-family residence (nonconforming), auto repair shops, commercial businesses	
6. Area / Topography:	The parcels are generally flat in topography	
7. Environmental Determination:	Exempt pursuant to Section 15332 (In-Fill Development Projects) and Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.	
8. Socio-Economic/Cost Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared for the project and the project has a positive cost/revenue ratio of +1.38.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	March 30, 2021 October 22, 2021 April 12, 2022

PROPOSAL

The applicant proposes to construct a new hotel (Tru Hotel by Hilton) consisting of 90 guest rooms on two parcels that will be merged into one lot totaling 1.52 acres. The project site is located on the south side of W. Colton Avenue at Columbia Street and at 719 N. Eureka Street (see Attachment A – Location Map). The development includes the necessary on-site improvements including parking, landscaping, lighting, and utility connections (see Attachment B – Site Plan). Tru Hotel by Hilton is a franchise that operates under Hilton with approximately 120 Tru Hotel locations nationwide. The proposed hotel includes a complimentary breakfast bar with indoor dining area, a small retail/market area, game area, lounge area, fitness room, and an outdoor dining patio and seating area with a fire pit, as well as other on-site amenities. Nationwide, many locations currently advertise rates ranging between approximately $99 to $170, and guests may stay nightly, weekly, or long-term.

BACKGROUND

The property currently consists of two parcels that will be merged into one for the construction of the hotel and parking lot. The parcel that is located at 719 N. Eureka Street currently has a single-family residence that is over 50 years of age and will require future review of a subsequent demolition permit by the Historic and Scenic Preservation Commission. An informational presentation was presented to the Historic and Scenic Preservation Commission on February 3, 2022. The parcel located at the south side of W. Colton Avenue at Columbia Street (APN: 0169-142-07-0000) is currently vacant and unimproved, and containing minimal shrubs and non-irrigated groundcover.

ANALYSIS

A) General Plan Policies

The subject property is located in the Commercial land use designation (see Attachment C). The 2035 General Plan describes the Commercial land use category as an area that "provides land for retail stores, hotels, motels, automobile sales and services, offices, and entertainment facilities. It also permits residential, mixed-use development." The proposed hotel is consistent with the General Plan land use designation and is consistent with the following applicable goals and policies from Chapter 4 (Livable Community), including:

3-P.4: Attract business and manufacturing by providing a wide range of urban amenities and services throughout the city.

The proposed hotel will serve as an added amenity to the community and is located within close proximity to commercial related development including shopping centers and a wide variety of eating establishments.

3-P.12: Promote Redlands as a destination where visitors can shop, dine, play, and stay, and help create opportunities for increased visitation, hotel stays, sales tax generation, and employment.

The subject property will be developed with a hotel and will provide additional hotel rooms within the City where visitors may shop, dine, play and stay while creating additional employment opportunities in the City.

4-P.7: Promote a diversity of compatible land uses throughout the city, providing opportunities for the development of a range of businesses, services, residential types, and public facilities to meet the needs of the community.

The project includes the construction of a new hotel within the C-4 (Highway Commercial) District. The proposed use is listed as a permitted use within the C-4 District and complies with the applicable development standards for the C-4 District.

4-P.9: Locate medium- and high-density development near regional access routes, transit stations, employment centers, shopping areas, and public services.

The project site is located near regional access routes including the Interstate 10 freeway directly to the south and the 210-freeway is located towards the northwestern portion of the project site. The site is also located near transit stations, employment center, shopping areas, and public services facilitating traveling amongst visitors.

4-P.10: Ensure that that scale and character of new development is appropriate for surrounding terrain and the character of existing development.

The project is located within the C-4 (Highway Commercial) District which primarily contains a range of commercial and service related uses. The site will have access from W. Colton Avenue and from N. Eureka Street and will be appropriate with the surrounding terrain and character of the existing development.

4-P.40: Encourage the revitalization of the commercial corridors on Colton Avenue at Orange Street by providing opportunities for a variety of commercial uses and providing guidelines for site design to create

a more welcoming visual environment.

The project site is located on W. Colton Avenue which is considered a Boulevard in the City's Circulation Element of the General Plan. The site will provide new opportunities and introduce a new commercial use that is suitable with the surrounding characteristics of the neighborhood.

4-A.95: Promote infill development to create a continuous corridor of mixed-use and commercial activity.

The project site is surrounded by commercial development to the north, east, and west; and promotes infill development while creating a continuous corridor of mixed-use and commercial activity.

B) Zoning

The site is located within the C-4 (Highway Commercial) District, which is intended to provide for the development of commercial enterprises adjacent to the major thoroughfares of the community (see Attachment D). The proposed project meets all applicable development standards of the C-4 District as summarized in Table 1 (see also Attachment E – Table of C-4 Zoning Standards).

Table 1: Summary of Development Standards for the C-4 District

Development Standard	*Requirement*	*Proposed*	*Complies?*
Lot Area	None	1.524 acres	Yes
Floor Area Ratio	4 sq. ft. of total floor area for each 1 sq. ft. of total lot area (or 4.0 Floor-Area Ratio)	0.61	Yes
Building Height	None	42'6.75" to roofline; 50'9" to the highest architectural feature point	Yes
Front Setback	None	W. Colton Ave: 82 ft.	Yes
Side Setback	None, except where the zone adjoins a residential zone, minimum 10 feet	East Side: 65'3.5" West Side: 73'7"	Yes
Rear Setback	None	37'1"	Yes
Lot Coverage	50% maximum	16.7%	Yes
On-Site Landscaping	No specific requirement	18% of overall site (or 11,995 square-feet)	Yes
Parking Lot Landscaping	Minimum 7% of total parking area	44% (or 5,267 square feet)	Yes
Parking	1.1 spaces per sleeping unit (or minimum of 99 spaces)	99 spaces	Yes

C) Commission Review and Approval

Although the proposed building and use is permitted within the zone, new construction over 500 square-feet is subject to review by the Planning Commission per Redlands Municipal Code (RMC) Chapter 18.12 and requires Commission Review and Approval.

Elevation and Design: The proposed exterior treatment, architecture, and colors are the authorized design for the Tru Hotel by Hilton brand. The proposal includes the standard colors for the brand including Sherwin Williams Black Magic, White Haze, Tattletale (Gray Color), and accent colors in blue and cream. The finish materials for the hotel will include fiber cement panels with a smooth finish painted with blue and cream colors, porcelain tile, Franklin Stone veneer units in monument white, and Belden brick in Sherwood Gray Velvet.

The proposed design provides articulation and variation through the incorporation of exterior wall offsets, varied roofline, architectural metal eyebrows at the windows located on the south side (facing the Interstate 10), and aluminum windows with thermal broken frame and insulated glazing. The entrance to the hotel is located towards the northwestern portion of the building and additional design elements are provided including a portico and Franklin Stone veneer units at the base of the building.

Parking and Circulation: The proposed project complies with the on-site parking requirements, as well as the landscaping requirements within the parking lot. Parking for this use is based on 1.1 spaces per sleeping unit. A total of 90 guest rooms require 99 parking spaces, and 99 parking spaces are provided (including 18 compact spaces, 2 parallel parking spaces, and 79 standard size spaces). Access to the project site will be provided via a two driveways along West Colton Avenue and one secondary access driveway along North Eureka Street. On-site circulation is provided and vehicles are able to adequately circulate throughout the site via the 26-foot wide drive aisles. Condition No. 23 requires appropriate screening of the front parking lot along Colton Avenue through hedge-type landscape, a low decorative wall, berm, or a combination of methods to provide a minimum 3'0" high screening.

Landscaping: Perimeter landscaping is being proposed throughout the project site (see Attachment F). The landscaping plan indicates that 16% (or 5,267 square-feet) will be provided within the parking lot, which exceeds the minimum 7% landscaping requirement for the parking lot. The landscaping plan also indicates that 18% (or 11,995 square-feet) of landscaping has been provided throughout the site, and approximately 62% of the trees provided are evergreen trees. The proposed landscaping will be drought-tolerant and will be required to adhere to the City's Water Efficient Landscaping Ordinance and code requirements. The proposed landscaping will consist of a combination of trees, shrub areas, and accent plants. The landscape plan consists of a total of 72 trees and a wide variety of 5-gallon shrub mixes that will be planted throughout the site. The proposed trees include the Bottle tree (36-inch box and 15-gallon), Palo Verde Desert Museum (24-inch box and 15-gallon), Majestic Beauty Fruitless Olive (36-inch box and 24-inch box), Maiden Hair Tree (24-inch box), and the Pink Trumpet Tree (24-inch box).

Projects Adjacent to Freeways: RMC Section 18.168.220 requires a minimum 25-foot landscape setback for projects that are adjacent to the freeway. The subject property is located approximately 57 feet from the Interstate 10 freeway pavement, and an existing slope contains several Palm trees. In addition, the proposed hotel has an approximately 37 foot setback from the rear property line, and that area includes outdoor amenities including landscaping, covered patio, trellis, outdoor seating, and paved walkway between the rear property line and the proposed building.

Fences & Walls: Decorative walls 6 feet high with CMU block are proposed for the side property lines (beginning 10 feet back from the public sidewalk), adjacent to the neighboring single-family residences. Within the first 10 feet of the public sidewalk, the walls would be 3 feet high maximum. On the rear (south) property line along the freeway, the proposed CMU block wall will range from 6 feet to 9 feet high

(due to the grade differences adjacent to the freeway right-of-way).

Lighting & Gate: Perimeter site lighting will be provided throughout the site for pedestrian and vehicle safety (see Attachment G). The proposed lighting will be directed and shielded to reflect away from adjoining properties and streets. A gate will be placed at the Eureka Street driveway at the rear of the site for access control and security at night (see Attachment G).

Passenger Loading Area: Space is available at the front entrance for two vehicles and passenger and luggage loading/unloading. Given the site constraints and configuration of the property, the applicant has indicated that a more prominent porto-cochere or carport across the drive aisle is not possible. However, a small portico is provided for the passenger drop-off area located at the front entrance. Small commercial vehicles can also use the loading zone for deliveries.

Noise Study: A Noise Impact Study was prepared for the proposed project to evaluate the potential noise impacts for the proposed project (see Attachment H). The proposal will be consistent with the General Plan's noise compatibility criteria. Traffic noise along the I-10 freeway is the main source of ambient (existing) noise impacting the project site. According to the Noise Study, the ambient noise level will not significantly affect the usefulness of the outdoor patio and fire pit areas through the incorporation of walls ranging from 6 feet to 9'6" in height. Condition No. 27 requires verification of adequate noise reduction for the outdoor patio area (adjacent to the freeway) upon completion of construction and prior to issuance of a Certificate of Occupancy.

The project has been designed and conditioned to meet the City's noise ordinance. The proposed project will include the following design features to reduce interior noise by: incorporating Sound Transmission Class (STC) 36 or higher rated windows for the West, South, and East facades; incorporating STC 30 or higher for the North façade; and the mechanical systems shall ensure that interior noise levels of 45 dBA are achieved. Overall, the proposed project complies with the General Plan Noise Regulations and the proposed hotel will not produce noise levels that exceed the ambient conditions.

D) Architectural Review Criteria

The Planning Commission reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170, Architectural Review Criteria (see Attachment I – Table of Architectural Guidelines), 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. Conformance is evaluated based on the following seven criteria.

1. Site layout, orientation, location of structures and relationship to one another, as well as open spaces and topography.

The proposed site layout, building orientation, location of structures and relationship to one another are physically suitable in size and shape to support the development. The site will have access from W. Colton Avenue and N. Eureka Street, and the proposed projects meets all applicable development standards including on-site parking, loading, landscape, lighting, and related site improvements.

2. Harmonious relationship of building with existing and proposed adjoining developments.

The project site is surrounded by retail and commercial development to the north, east, and west. There are three nonconforming single-family residences on the west side, and one on the east side of the project site. The parcel located on Colton Avenue at Columbia street is currently vacant, and the parcel located at 719 N. Eureka Street currently has a single-family residence that will be demolished. The project site is located within the Highway Commercial (C-4) District and the proposed use is compatible with the existing zoning designation as well as the surrounding retail, commercial, and service-related uses.

3. Maximum height, area, setbacks and overall mass of building, as well as other structures such as walls, screens, towers or signs, and effective concealment of all mechanical equipment.

The proposed project meets all applicable development standards of the Highway Commercial (C-4) District including floor-area ratio, setbacks, building height, and lot coverage. The proposed building will have a height of approximately 42 feet to the roofline and approximately 50 feet to the highest architectural feature point of the building. The overall mass of the building is a result of the floor plan, is a typical design for a hotel use, and is articulated with vertical and horizontal wall plane changes. All roof-mounted mechanical equipment will be screened from view from the public right-of-way (including adjacent Interstate-10 freeway) through the incorporation of parapet walls.

4. Harmony of construction materials and colors in relation to all exterior elevations.

The proposed architectural design of the building includes the standards features and colors for the Tru Hotel by Hilton brand. The proposed design includes a white, black, gray and a combination of accent colors, as well as popouts and vertical and horizontal articulation of the wall planes. The proposed hotel provides additional architectural detailing and elements on the areas that are visible from the public right-of-way including the frontage along W. Colton Avenue and the Interstate 10 freeway.

5. Location and type of planting, with due regard for the preservation of specimen trees upon a site.

Landscaping throughout the project site will be provided. The proposed landscaping will consist of a total of 72 trees and a wide variety of 5-gallon shrub mixes that will be planted throughout the site. The proposed trees include the Bottle tree, Palo Verde Desert Museum, Majestic Beauty Fruitless Olive, Maiden Hair Tree, and the Pink Trumpet Tree. The proposed project exceeds the minimum 7% landscaping requirement for the parking lot and provides 16% (or 5,267 square feet) of landscaping adjacent to the parking areas. In addition, approximately 18% of the overall site is landscaped. Overall, the landscape plan complies with the Redlands Municipal Code landscaping requirements.

6. Design and appropriateness of signs in relation to the architectural style of the building.

The signage that is shown on the building is for illustration purposes only. No signs are proposed as part of this application. The sign code regulations for the C-4 (Highway Commercial) District apply for the subject property. Any future wall signs would be reviewed administratively and would require a sign permit. In addition, any future monument signs would be processed with a Commission Sign Review and would require separate approval by the Planning Commission.

7. Glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection from such surfaces as concrete or vegetation.

The project proposes aluminum windows with a thermal broken frame and insulated glazing with a reflectance of 13%. A condition of approval has been added to the project that glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance of 25% to be verified prior to permit issuance.

E) Lot Line Adjustment

A Lot Line Adjustment is required since the project site currently consists of two separate parcels. RMC Section 17.05.030 requires Lot Lines Adjustments that are being processed concurrently with other land use applications to be acted upon by the same approving body. The project includes merging two lots

into one totaling 1.524 acres (see Attachment J – Lot Line Adjustment Exhibits). The merging of the lots will be consistent with the RMC and the new lot meets the applicable requirements for the C-4, Highway Commercial District.

F) Socio-Economic Cost/Benefit Study

Measure U requires a socioeconomic cost/benefit study for project involving structures larger than 5,000 square-feet. A Socio-Economic Cost/Benefit Study has been prepared for this project (see Attachment K). According to the cost/benefit model used by the City, the proposed project will result in an annual revenue totaling $35,271 and annual costs totaling $25,512; therefore, annual revenue generated by the project is anticipated to be approximately $9,705 and results in a positive cost/benefit ratio of +1.38. The proposed project will not create a physical blight or overburden public services in the community, and no additional information or evaluation is needed.

ENVIRONMENTAL REVIEW

The proposed project is exempt from environmental review in accordance with Section 15332 (Infill Development Projects) and Section 15305 (Minor Alteration is Land Use Limitations) of the California Environmental Quality Act. Section 15332 pertains to infill development sites of less than five acres, and the proposal meets all criteria for this exemption. Section 15303 pertains to minor Lot Line Adjustments, and the proposal meets all criteria for this exemption.

The proposed project is consistent with the applicable general plan designation, the applicable general plan policies, and with the applicable development standards. The General Plan land use designation is Commercial, the property is within the C-4 Highway Commercial zoning district, and the surrounding properties to the north, east, and west have a similar zoning designation. The proposed project is within city limits on a project site that is not more than five acres that is completely surrounded by urban uses. The project site has no value as habitat for endangered, rate, or threatened species, and the approval will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site is adequately serviced by all required utilities and public services. Therefore, the project qualifies for exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects).

FINDINGS

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 proposed project includes the construction of a 90-room hotel on two parcels that will be merged into one. The site is adequate in size and shape to accommodate the proposed use including required yards, setbacks, landscape, and related site improvements. The project site will be accessed via two driveways along West Colton Avenue and one secondary access driveway along North Eureka Street. On-site circulation is provided and vehicles will be able to adequately circulate throughout the site, including emergency access. The proposed project complies with the development standards for the C-4 District and is compatible with the surrounding retail and commercial uses that are located within the vicinity of the project site.

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 site has direct access to West Colton Avenue (a Boulevard) and to North Eureka Street (a Minor Arterial) and both streets are designed and improved for local traffic including the type and quantity of traffic to be generated by the proposed use. The proposed site plan provides access driveways to both streets.

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 of approval for the project will protect the public health, safety, and general welfare. The project has been conditioned to comply with the provisions of the Redlands Municipal Code, including a condition pertaining to reduction of traffic noise exposure through construction methods and design.

RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 1573 (Attachment L-1) and approve the Socio-Economic Cost/Benefit Study, Commission Review & Approval No. 931, and Lot Line Adjustment No. 665 subject to the attached Conditions of Approval.

MOTIONS

If the Planning Commission concurs with Staff's recommendation, the following motion is provided:

“I move that the Planning Commission adopt Resolution No. 1573 and approve Commission Review & Approval No. 931 and Lot Line Adjustment No. 665, based on the findings contained in the staff report, and subject to the attached Conditions of Approval.”

Attachments

Attachment A: Location Map & Aerial Photo
Attachment B-1: Site Plan
Attachment B-2: Floor Plan
Attachment B-3: Elevations & Color Renderings
Attachment B-4: Material Sample Board
Attachment C: General Plan Land Use Map
Attachment D: Zoning Map
Attachment E: Table of C-4 Zoning Standards
Attachment F: Landscape Plans
Attachment G: Exterior Site Lighting & Gate Example
Attachment H: Noise Impact Study
Attachment I: Table of Architectural Guidelines
Attachment J: Lot Line Adjustment
Attachment K: Socio-Economic Cost Benefit Study
Attachment L-1: Resolution No. 1573
Attachment L-2: MUED Conditions of Approval

RESOLUTION NO. 1573

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 931, LOT LINE ADJUSTMENT NO. 665, AND ADOPTING THE ASSOCIATED SOCIO-ECONOMIC COST/BENEFIT STUDY FOR THE CONSTRUCTION OF A FOUR-STORY HOTEL WITH 90 GUEST ROOMS, TOTALING APPROXIMATLEY 40,415 SQUARE FEET OF FLOOR AREA, ON A 1.52 ACRE SITE. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF WEST COLTON AVENUE AT COLUMBIA STREET AND AT 719 N. EUREKA STREET, IN THE HIGHWAY COMMERCIAL (C-4) DISTRICT.

WHEREAS, the property owner DIVY Hospitality, has submitted an application for Commission Review and Approval No. 931 and Lot Line Adjustment No. 665 to construct and operate a new hotel with 90 guest rooms, totaling approximately 40,415 square-feet of floor area, on two parcels that will be merged into one single parcel totaling 1.52 acres, located on the south side of W. Colton Avenue at Columbia Street and at 719 N. Eureka Street (APNs: 0169-155-05-0000 and 0169-142-07-0000); and

WHEREAS, on April 1, 2022, notice of the Planning Commission's public hearing for consideration of approval for a Socio-Economic Cost/Benefit Study, Commission Review and Approval No. 931, and Lot Line Adjustment No. 665 was published in the Redlands Daily Facts; and

WHEREAS, on April 12, 2022, 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; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects) provides for exemptions for infill development projects on sites less than five acres in size and meeting the applicable criteria, and Section 15305 (Minor Alternations in Land Use Limitations) applies to minor lot line adjustments not resulting in the creation of a new parcel and meeting the applicable criteria; and

WHEREAS, following the hearing for Commission Review & Approval No. 931 and related Socio-Economic Cost/Benefit Study, the Planning Commission determined that approval of the requested Commission Review & Approval and Lot Line Adjustment is in the best interests of the public health, safety, and general welfare.

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 exempt from environmental review in accordance with Sections 15332 (In-Fill Development Projects) and Section 15305 (Minor Alternations in Land Use Limitations) of the California Environmental Quality Act.

SECTION 2. SOCIO-ECONOMIC COST/BENEFIT STUDY. The Socio-Economic Cost/Benefit Study prepared by City staff found that the proposed project would not create any significant unmitigable physical blight or overburden public services in the community and is hereby recommended for adoption.

SECTION 3. FINDINGS FOR APPROVAL OF COMMISSION REVIEW & APPROVAL NO. 931. The Planning Commission hereby approves Commission Review & Approval No. 931 and Lot Line Adjustment No. 665 based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A," Exhibit "B," Exhibit "C," and Exhibit "D":

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 proposed project includes the construction of a 90-room hotel on two parcels that will be merged into one. The site is adequate in size and shape to accommodate the proposed use including required yards, setbacks, landscape, and related site improvements. The project site will be accessed via a two driveways along West Colton Avenue and one secondary access driveway along North Eureka Street. On-site circulation is provided and vehicles are able to adequately circulate throughout the site, including emergency access. The proposed project complies with the development standards for the C-4 District and is compatible with the surrounding commercial uses that are located within the vicinity of the project site.

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 site has direct access to West Colton Avenue (a Boulevard) and to North Eureka Street (a Minor Arterial) and both streets are designed and improved for local traffic including the type and quantity of traffic to be generated by the proposed use. The proposed site plan provides access driveways to both streets.

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 of approval for the project will protect the public health, safety, and general welfare. The project has been conditioned to comply with the provisions of the Redlands Municipal Code, including a condition pertaining to reduction of traffic noise exposure through construction methods and design.

ADOPTED, SIGNED AND APPROVED this 12th day of April, 2022

Steven Frasher,
Chair, Planning Commission

ATTEST:

Linda McCasland,
Secretary to the Planning Commission

I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 12th day of April, 2022, by the following vote:

AYES: 7
NOES: 0
ABSENT: 0
ABSTAIN: 0

Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 931

1. This approval is for Commission Review & Approval No. 931 to construct a hotel with 90 guest rooms and approximately 40,415 square feet of floor area, four stores high (approximately 42 feet to roofline and 50'9" to the highest architectural feature point), and related on-site improvements including parking lot, landscaping, lighting, and utilities on a 1.52 acre site. The project site is located on the south side of West Colton Avenue at Columbia Street and at 719 N. Eureka Street (APN's: 0169-155-05-0000 and 0169-142-07-0000) in the C-4 (Highway Commercial) District.

2. Prior to the issuance of a grading or building permit, the applicant shall obtain approval by the Historic and Scenic Preservation Commission for the proposed demolition of structures over 50 years of age (existing single-family residence located at 719 N. Eureka Street).

3. Unless construction has commenced pursuant to the issuance of a building permit, or a time extension is granted in accordance with Code, this approval shall expire two (2) years from the date of Planning Commission approval.

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 property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims 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 costs or 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 following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of $300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to 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. The issuance of any permits shall comply with all applicable provisions of the Redlands California Fire Code and the California Building Code in effect at the time of permit issuance.

8. 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.

9. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, grading plan, landscaping plan, or building elevations without first consulting with the Development Services Director or designee.

10. 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.

11. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

12. All fences and walls shall comply with the applicable Redlands Municipal Code requirements. The applicant shall obtain a Minor Exception Permit prior to the issuance of the grading permit for any walls or fences exceeding six feet (6'0") in height.

13. Walls around the perimeter of the project site shall be decorative such as CMU split-face block with cap rock, CMU block with stucco or plaster, or slump stone. Developer shall include wall specifications on all plans submitted for Plan Check.

14. 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 to be used in construction.

15. All on-site utilities shall be placed underground except power poles for lines over 66 KV. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.

16. 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.

17. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible.

18. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting and/or photometric plan. The illumination within the parking lot shall be a minimum of 0.5-foot candle and illumination along all property lines of the project site shall not exceed 0.5-foot candle. Walkway lighting shall have a maximum height of 12 feet and all parking lot lighting shall have a maximum height of 30 feet.

19. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. All lighting shall be shielded, and no light or glare shall impact the surrounding properties per the foot candle standards provided in No. 15 above.

20. 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.

21. 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.

22. 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 (Redlands Code Chapter 15.54, Water Efficient Landscape Requirements) prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.

23. Screening of the front parking lot along Colton Avenue shall be provided to a minimum height of standard vehicle headlights (e.g., 3'0"). Prior to engineering or landscape permit issuance, Developer shall show on plans installation of appropriate screening (may be a decorative wall with landscaping, hedge-type landscape, or berm, or combination thereof). Landscape hedge screening shall be a minimum height of 3 feet, upon maturity.

24. The Final Landscape Plans shall incorporate the following:

a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant Chapter 18.168 of the Redlands Municipal Code.

b. The landscape plan shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover.

c. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within approximately three (3) years, depending on tree species.

d. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an automobile parking aisle, at three (3) space intervals throughout the automobile parking area, and at twenty-foot (20') intervals along the periphery of the automobile parking area. Within automobile parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.

e. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking lot(s) landscaped areas.

f. At least fifty percent (50%) of the trees shall be fifteen (15) gallon in size, twenty five percent (25%) shall be twenty-four-inch (24") box size, and twenty five percent (25%) shall be thirty-six-inch (36") box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size, then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"

g. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.

h. All landscape planters that are ten feet (10') or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.

i. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.

j. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas

unobstructed by trees or shrubs shall be provided for overhang.

25. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.

26. Prior to the issuance of any building permits, the Developer shall incorporate the following design features on the construction plans that are submitted for plan check in accordance with the Noise Impact Study (prepared by MD Acoustics dated February 8, 2022):

    a. Project shall incorporate STC 36 or higher rated windows for the West, South, and East facades.
    b. The Project shall incorporate STC 30 or higher for the North façade.
    c. The Project mechanical systems shall ensure interior noise levels of 45 dBA are achieved.

27. Exterior noise levels for habitable areas (i.e., rear yard area with outdoor seating area, fire pit, patio, and other customer amenities) shall be designed and constructed to maintain an exterior noise level no higher than 65 decibels, for compliance with the General Plan and the Noise Ordinance (RMC Chapter 8.06). The noise consultant shall provide a written memorandum verifying that the proposed design and method of construction will reduce outdoor noise levels to no more than 65 decibels, and shall be provided prior to issuance of any building permits for the project. During and/or following completion of construction (and prior to issuance of any permanent Certificate of Occupancy), the noise consultant shall conduct on-site testing and provide written verification that the new structure provides sufficient noise reduction that demonstrates noise levels for the patio area will not exceed 65 decibels. Additional structure(s) or construction for noise mitigation may be required to ensure ambient noise levels will not exceed 65 decibels within the habitable outdoor areas (e.g., glass or plexiglass wall, or a roof structure for enclosure, or equivalent construction methods that will effectively reduce noise levels).

28. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.

29. Glazing or image reflective surfaces (specular reflectance), such as the glazing on windows, shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection from such surfaces as concrete or vegetation.

30. 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.

31. Prior to the issuance of building permits, ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director.

32. The project site shall be kept in a weed and dust free condition throughout all periods of development.

33. No cut or fill slopes of any type shall be steeper than 2:1, with smooth vertical transitions.

34. In the event of an accidental discovery or recognition of any human remains or funerary objects, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

    a. There shall be no further excavation or disturbance of the site or any nearby area (within a 100-foot buffer of the find), as reasonably suspected to overlie adjacent human remains, until the City of Redlands Police Department and San Bernardino County Coroner are contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 11 5097.98, or

    b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:

        - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
        - The descendent identified fails to make a recommendation; or
        - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

35. 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.

Other Departments

36. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

    c. Municipal Utilities & Engineering Department (Exhibit B)
    d. Fire Department (Exhibit C)
    e. Lot Line Adjustment (Exhibit D)

Brian Desatnik
Development Services Director

EXHIBIT B
Municipal Utilities & Engineering Department
Conditions of Approval

[Attached]

REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 931

Date of P.C. Meeting:	**April 12, 2022**
Applicant:	**Gwen Jarick Architecture, LLC**
Location:	**South Side of West Colton Avenue and West of Eureka Street**
Project Description:	**Construct a Four Story Hotel with Ninety Rooms**

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 General 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. 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.

6. 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)

7. 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.

8. 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)

9. 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.

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. Street Improvement;
   b. Pavement Striping Plans (including reflectorized pavement markers);
   c. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List; and
   d. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company.

   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. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items shall include:
   a. Encroachment Permits from Caltrans.

5. 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.

6. 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.

7. 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.

8. Provide pad certification and compaction report to the Building and Safety Department.

9. 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)
   - Library Facilities; (RMC 3.60)
   - Open Space/Park; (RMC 3.32)
   - 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
   - Water/Sewer/Recycled Water 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 Colton Avenue (RMC 18.12.080):

    a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include, but is not limited to, the construction/replacement of missing/cracked/damaged sidewalk. The new sidewalk shall be constructed using existing score pattern.

b. Construct standard curb and gutter 32 feet south side of street centerline;
c. 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;
d. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
e. Construct standard pavement transition based on design speed of the street from easterly property line to the east as accepted by the City Engineer;
f. Construct underwalk drain, if necessary;
g. Use traffic index of 9.0; and
h. Install commercial fire hydrants as required by the Redlands Fire Department.

13. Requirements for Eureka Street (RMC 18.12.080):

a. Dedicate to provide for a 44 foot half street right-of-way width;
b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include, but is not limited to, the installation of ADA compliant sidewalk across the driveway.
c. Construct 6 foot wide curb adjacent sidewalk along the entire street frontage.
d. Install LED ornamental street light(s) [LEOTEK (GCJ2-20H-MV-WW-2-GY-1A-WL-PCR7-CR) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light. Prepare and submit a separate street lighting plan for City approval. Street light spacing shall be determined by the City of design specifications. Installation of one (1) light will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance at that time. Prepare and submit a separate street lighting plan for City approval;
e. Construct underwalk drain, if necessary;
f. Use traffic index of 9.0; and
g. Install commercial fire hydrants as required by the Redlands Fire Department.

14. 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)

15. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those power poles that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a street light may be required to install a standard street light, in accordance with the Municipal

Utilities and Engineering Department's standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer. This requirement may be waived per RMC Section 17.17.020 G(2) through payment of an in lieu fee provided that the approving body makes the findings described in RMC Section 17.17.20 G(3). (RMC 18.192.050)

16. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)

17. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)

18. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

19. 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)

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. Water/Sewer/Recycled Water Frontage Charges. (RMC 13.44 and 13.12.)

5. 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. 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.)

6. 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.

7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.

8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.

9. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.

10. Owner/Developer shall provide recycling receipts as required by the recycling plan.

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 P Young

DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

AK
Initial

FILE: CRA 931

EXHIBIT C
Fire Department
Conditions of Approval

[Attached]

Redlands Fire Department

35 Cajon Street, Ste 12 • Redlands, CA 92373
(909) 798-7601 Office • (909) 798-7602 Fax

9/6/2021

Redlands Planning Department
Jocelyn Torres, Assistant Planner

☐ Special Reports/Comments needed
☐ DRAFT Conditions of Approval
☒ FINAL Conditions of Approval

Reference Number: Commission Review & Approval No. 931 Tru Hotel by Hilton

The following conditions have been applied to the above reference project pursuant to the City of Redlands Fire Department adopted codes and standards, the 2019 California Fire Code and applicable rules, regulations and standards. Conditions must be complied with as directed by Redlands Fire Department and shall be reviewed, permitted, inspected, tested and approved in accordance with the requirements set forth.

Required	Not Required	Reports and Comments
☐	☒	Special Reports or Comments - Prior to final conditions.

☐ Draft Conditions ☒ **Final Conditions**

PRIOR TO MAP

Required	Not Required	Condition
☐	☒	Minimum road width for fire apparatus in Planned Residential Developments is ☐20 ft. ☐ 26 ft. ☐28 ft. ☐____ft., if no parking is allowed, 30 feet if parking allowed on one side and 40 feet if parking is allowed on both sides.
☐	☒	The applicant shall grant an easement for the fire lane on the tentative tract map.
☐	☒	The applicant shall submit covenants or CC&Rs for review and approval by the Community Development Department, Engineering Division and Fire Department. The covenants or CC&Rs shall be recorded concurrently with the final map, and shall provide for the following: A. The maintenance of the required fire lane, with no obstructions, within an area that is a minimum of ☐ 20 ft. ☐ 26 ft. ☐ 28 ft. ☐____ft. wide and 13.6 ft. in height. Designated fire apparatus roads, streets, cul-de-sacs and turn-around (hammerhead) and/or any other emergency access within the development shall be maintained accessible and usable by emergency vehicles. Usable conditions include but are not limited to the following: 1. An all-weather road surface shall be maintained, first lift of asphalt minimum. 2. Road shall support imposed loads of fire apparatus at 75,000 pounds.

		3. No parking-fire lane signs shall be repaired or replaced as needed. 4. A monument entry sign with required address numbers shall be provided. 5. Fire lanes, streets and roads or other areas designated no parking-fire lane at time of development shall remain free at all times of any obstruction including but not limited to: vehicles, storage, debris, etc. B. The provision and maintenance of fire resistive trees for the project. Trees shall not overhang or grow into the fire lane or hammerhead turn-around. Trees shall not grow within five feet of any proposed chimneys. Vegetation, other than ground cover, shall not be permitted within five feet of fire protection systems. C. Dwellings constructed with required fire and life safety features including fire sprinklers, ignition resistant construction, smoke and carbon monoxide detectors and fire resistive landscaping shall maintain these features in accordance with state and local codes in use and applicable at the time of construction or installation. These codes include the California Fire Code, California Building Code, California Vehicle Code (fire lanes), City of Redlands Municipal Code and any other applicable codes, standards and law.
☐	☒	Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of ☐ 20 ft. ☐ 26 ft. ☐ 28 ft. ☐____ft., wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
☐	☒	Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Redlands Fire Department. Fire Department turn around requirements shall be installed as directed, pursuant to the California Fire Code, Appendix D.
☐	☒	Grades for driveway and fire apparatus access roads shall not exceed 12%. Fire Department approval and additional conditions are required for grades above 12% maximum. Angle of approach and departure for driveways shall not exceed 7 degrees. Grades exceeding 12% shall be concrete with a deep broom finish perpendicular to the access roadway.
☐	☐	

PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT

Required	Not Required	Condition
☐	☒	A hazardous materials inventory and disclosure shall be provided with a complete listing of SDS sheets, storage locations, how they are stored, and types of containers. A technical report and opinion prepared by an approved consultant shall be submitted for review and approval prior to or as part of the submission for a building permit. Operational permits may be required and must be applied for prior to certificate occupancy. Application and permits shall be made to San Bernardino County Fire Department for CUPA compliance. Compliance with disclosure and requirements placed on the project for the CUPA shall be complied with prior to certificate of occupancy.
☐	☒	The building has the potential for storage of combustible stock in excess of ☐ 6 ft. ☐ 12 ft. (rubber tires) in height, meeting the requirements of high-piled combustible storage as defined in Chapter 32 of the California Fire Code. Significant modifications to the structure, including but not limited to, smoke and heat vents or mechanical ventilation, draft curtains, special access doors, upgraded sprinkler systems and hose connection requirements must be achieved in

PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT

Required	Not Required	Condition
		compliance with the California Fire Code Chapter 32 should such storage occur. Minimum design densities for fire sprinkler systems within spec. buildings shall be 0.33/3000. If high-piled combustible storage is proposed then plans, specifications, and a technical opinion and report shall be submitted from an approved consultant with the construction drawings to ensure fire protection requirements. High piled combustible storage requires an annual operational permit pursuant to the California Fire Code with appropriate fees paid prior to issuance and renewal.
☐	☒	To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
☒	☐	Redlands Fire Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at time of plan review and/or inspections.
☒	☐	Redlands Fire Department at time of operational permit application will charge certain fees for permit issuance which will have, at a minimum, annual fees charged. Failure to pay required annual fees will be cause to issue a "Cease and Desist" order.
☒	☐	The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
☒	☐	The proposed project shall pay all applicable development impact fees, pursuant to the City of Redlands Ordinances in effect at the time and that are amended from time to time.
☐	☒	A fire command center for fire department operations shall be provided for Factories, Mercantile, and storage occupancies that are greater than 50,000 square feet. The fire command center shall be a minimum of 200 square feet and meet the requirements of the California Fire Code as amended by Local Ordinance 2900 - RMC Section 15.20.500.
☒	☐	The required fire flow shall be 2,750 GPM for a 2-hour duration at 20 PSI residual operating pressure. Documentation is required from the Municipal Utilities & Engineering Department (MUED) or an approved third party verifying that the system is capable of meeting the required fire flow prior to conditions of approval being established. If a third party is being used they must be approved by the Fire Marshal. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Redlands Fire Department and MUED to upgrade the existing system prior to release of building permits.
☐	☐	

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
☒	☐	Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of ☐ 20 ft. ☒ 26 ft. ☐ 28 ft. ☐____ft. and

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
		a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal. **Project complies as shown on the site plan.**
☐	☒	Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Redlands Fire Department, pursuant to the California Fire Code, Chapter 5 & Appendix D and as amended locally. Fire Department turn around requirements shall be installed as directed and shall be inspected and approved prior to lumber drop.
☒	☐	All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be hard surfaced (paved/concrete) and capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.
☐	☒	Prior to combustible construction, grades for driveway and fire apparatus access roads shall not exceed 12%. Fire Department approval and additional conditions are required for grades exceeding 12% maximum. Angle of approach and departure for driveways shall not exceed 7 degrees. Grades exceeding 12% shall be concrete with a deep broom finish perpendicular to the access roadway along with other conditions as determined by the Fire Marshal.
☒	☐	The development and each phase thereof shall have a minimum of 2-points of vehicular access for fire and emergency equipment and for routes of safe egress of citizens regardless of the cul-de-sac length and shall be required as directed by Redlands Fire Department. **Project complies as shown of the site plan.**
☒	☐	All required fire apparatus access roads, fire lanes, fire department turn- around and entry/exit drives shall have a minimum ☐ 20 ft. ☒ 26 ft. ☐ 28 ft. ☐____ft. turning radius for fire apparatus depending on size, location and type of project. Site plans shall provide a fire department turning radius template along the fire access roadway or within a detail confirming that the radius meets Redlands Fire Department requirements. **Project complies as shown on the site plan.**
☒	☐	Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by Fire Dept. prior to dropping any lumber for construction.
☐	☒	Loading zones are required adjacent to loading doors and shall be designated on the Development Site or Plot Plan and shall be marked on the appropriate ground surface. Loading zones shall not interfere with required Fire Lanes or emergency egress capabilities.
☒	☐	Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
☒	☐	Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Redlands Fire Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic and meet UL 325 and ASTM F 2200 standards. Knox brand key-operated electric key switch keyed to Redlands Fire Department specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems, such as Opticom, are required and must be installed as directed by the Fire Marshal.

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
☒	☐	Water improvement plans shall be approved by Redlands Fire Department. The Developer shall furnish Redlands Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes maybe required to meet required fire flow requirements. Fire hydrants shall provide one 4" port and 2- 2 ½ ports and must be an approved fire hydrant type. The private fire hydrant system must be approved, installed, tested, and accepted, prior to combustible construction.
☐	☒	Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to provide adequate supply.
☐	☒	Buildings that exceed 200,000 square feet, or meet the requirements of the Municipal Utilities & Engineering Department, shall have at least two separate points of connection to a water supply, as approved by Redlands Fire Department.
☐	☒	The existing fire hydrant system is insufficient to provide the required fire flow. This system is required to be upgraded to meet the required fire flow as identified above.
☒	☐	Prior to combustibles being brought to the site, the developer shall provide written certification from Municipal Utilities & Engineering Department (MUED), dated within the last thirty days, that: A. All public fire hydrants or water purveyor connections required of the project have been installed, tested, and approved by MUED, and B. Are permanently connected to the public water main system, and C. Are capable of supplying the required fire flow as required by Redlands Fire Department.
☐	☒	Group R-3 and U Occupancies: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 600 feet (122 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire private hydrants and mains capable of supplying the required flow shall be provided when required by the Fire Code official. The size of fire hydrant outlets shall be a minimum of one 4 inch and one 2-½ inch NST outlet or greater as required by the Fire Code official.
☐	☒	In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size. The size of fire hydrant outlets shall be a minimum of one 4 inch and two 2-½ inch NST outlet as required by the Fire Code official. **Exception:** When improved methods of fire protection are provided, beyond those required by the Code, and accepted by the Fire Code official, adjusted spacing of fire hydrants from those set forth above may be considered.
☐	☐	Fire hydrants shall be painted per Redlands Fire Department and Municipal Utilities & Engineering Department standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant location.
☒	☐	Public and private water utility mains must provide the level of reliability/redundancy determined necessary by Redlands Fire Department and the Municipal Utilities & Engineering Department.

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
☒	☐	If any fire hydrant is taken "OUT OF SERVICE" – Redlands Fire Department shall be notified immediately and the hydrant marked, bagged, or otherwise identified as OUT OF SERVICE as directed by the Fire Marshal.
☐	☒	Buildings on easement shall have additional street number signs at the intersections of the easement and/or the roadway, and at additional locations as required by Redlands Fire Department.
☐	☒	Street signs meeting the requirements of the City Engineer standards shall be installed at all intersections prior to final occupancy approval. Temporary street signs may be required, during construction, at the discretion of the fire code official.
☐	☒	All flammable vegetation shall be removed from each building site with slopes less that 15% at a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.
☐	☒	A fuel modification or fire protection plan is required. An approved Fire Protection Consultant that specializes in these types of complex plans shall prepare the plan. Plans and specifications shall be submitted, reviewed and approved by Redlands Fire Department prior to issuance of building construction permits.
☐	☒	The minimum fire flow in the Very High Fire Hazard Severity Zone is 2,500 GPM at 20 PSI for two hours for new subdivisions, tracts, multi-family and commercial/industrial buildings.
☐	☐	

PRIOR TO OCCUPANCY

Required	Not Required	Condition
☒	☐	Fire lane designations shall be required for all fire access roadways as determined by Redlands Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Redlands Fire Department. All Fire lanes shall be marked and identified prior to Certificate of Occupancy.
☒	☐	Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with **NFPA #13** Standards for Automatic Fire Sprinkler Systems. Three sets of plans, two sets of hydraulic calculations, and two material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work.
☐	☒	Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with **NFPA #13-D** Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Three sets of plans, two sets hydraulic calculations, and two material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work.

PRIOR TO OCCUPANCY

Required	Not Required	Condition
☒	☐	Prior to Fire Department clearance for occupancy, and automatic fire sprinkler system shall be installed. The system shall comply with **NFPA #13-R** Standard for Automatic Fire Sprinkler Systems-Multi-Family Dwellings. Three sets of plans, two sets of hydraulic calculations, and two sets of material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work.
☒	☐	A class I standpipe system is required. A State of California Licensed C-16 Contractor shall submit three (3) sets of plans, specifications, and two sets of hydraulic calculations to the Fire Department for review, approval, and permits must be issued prior to commencing work.
☒	☐	Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall be installed. The system shall comply with NFPA #72 standard for Fire Alarm Systems. Three sets of plans, two sets of material specification's sheets for all equipment used in the system and California State Fire Marshal listings shall be submitted by a State of California Licensed C-7 and/or C-10 Contractor for review, approval, and permits must be issued prior to commencing work.
☒	☐	Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Redlands Fire Department Community Risk Reduction staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.
☐	☒	An automatic smoke removal system is required. This system shall comply with the California Fire Code, NFPA and all other applicable standards. The applicant shall submit three (3) sets of detailed plans, two sets of specifications, and testing criteria to Redlands Fire Department for review, approval and permits must be issued prior to commencing work.
☐	☒	An automatic smoke removal ventilation system (fusible link type) is required. Roof vents, venting ratios and draft curtains shall be provided in accordance with the California Fire Code, NFPA and all other applicable standards. This information shall be provided in sufficient detail on the building construction drawings and submitted to Redlands Fire Department for review, approval and permits must be issued prior to commencing work.
☐	☒	An automatic hood and duct fixed fire suppression system is required. A State of California licensed C-16 Contractor shall submit three (3) sets of detailed plans and two sets of specifications to Redlands Fire Department for review, approval and permits must be issued prior to commencing work.
☒	☐	Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible from the street and shall not be obstructed in any manner.
☐	☒	Permanent residential three-dimensional street numbers, minimum 4 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible form the street and shall not be obstructed in any manner.

PRIOR TO OCCUPANCY

Required	Not Required	Condition
☐	☒	Permanent Multi-family three-dimensional street numbers, minimum 12 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible from the street and shall not be obstructed in any manner. Building letter designations shall be a minimum of 12 inches in height and shall be installed as directed by Redlands Fire Department fire code official.
☐	☒	Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (4) inches in height and placed on a contrasting background and be durable for the weather conditions exposed.
☐	☒	A lighted directory (site map) meeting Redlands Fire Department specifications is required at each entrance to the complex as directed by Redlands Fire Department. A site plan with all building locations identified by a number or letter, space numbers, fire protection equipment, etc. and shall be reviewed and approved by Redlands Fire Department prior to installation.
☒	☐	Knox emergency access key box is required at each building, with specific mounting locations approved by Redlands Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
☒	☐	An emergency responder radio coverage plan is required to be submitted, reviewed, approved and permits issued, prior to commencing work. Emergency responder radio coverage must meet the requirements of the California Fire Code, Chapter 5, Section 510 and Redlands Fire Department. Field tests are required prior to final inspection or occupancy.
☐	☒	A fire department operational permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to Redlands Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits on an annual basis. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.
☒	☐	Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas, electrical, water, fire sprinkler risers and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The symbols used for the pre-fire plan must be obtained from Redlands Fire Department.
☒	☐	Final fire protection plans, hydraulics, specifications, and technical books shall be submitted in a PDF file and checked for quality control, prior to occupancy. The PDF must contain the approved plan stamps from Redlands Fire Department.
☐	☐	

Yours in Service,

Christopher P. Jensen

Christopher P. Jensen, Fire Marshal

EXHIBIT D
CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT NO. 665

1. This approval is for Lot Line Adjustment No. 665 to merge two parcels into one single 66,415 square foot (or 1.524 acre) parcel, on the south side of W. Colton Avenue at Columbia Street and at 719 N. Eureka Street, in the C-4 (Highway Commercial) zoning district (APN's: 0169-155-05-0000 and 0169-142-07-0000)

2. The Lot Line Adjustment, if not recorded, shall automatically expire two years from the approval date.

3. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code.

4. All plans submitted to the City shall reflect Planning Commission approval and any other changes required by the Commission and/or staff.

5. The Lot Line Adjustment shall be recorded subject to an approved Certificate of Compliance. The following items shall be provided to the Municipal Utilities and Engineering Department for review:

    a. All reference materials pertinent to the Lot Line Adjustment, such as recorded maps, records of survey, APN map, deeds, and title report.
    b. Close calculations for boundary.
    c. New legal description and lot size for the new property boundaries.
    d. Identify the original lot lines and the proposed lot lines on submittal.
    e. Show all existing easements whether private or public.
    f. Show future dedication for street purposes, utilities, etc.
    g. Revised deed(s) reflecting the proposed lot line adjustment.

RESOLUTION NO. 8672

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF THE EXPIRATION DATE FOR COMMISSION REVIEW & APPROVAL NO. 931, WITH ASSOCIATED ENTITLEMENTS, TO CONSTRUCT A 40,415 SQUARE-FOOT HOTEL BUILDING AND RELATED SITE IMPROVEMENTS LOCATED ON THE SOUTH SIDE OF WEST COLTON AVENUE AT COLUMBIA STREET AND 719 NORTH EUREKA STREET (APNs: 0169-155-05-0000 & 0169-142-07-0000).

WHEREAS, Jeni Jackman, property owner and applicant, has submitted an application for Extension of Time No. 2 to construct the project approved with Commission Review & Approval No. 931 for a 40,415 square-foot hotel building located on the south side of West Colton Avenue at Columbia Street and 719 N. Eureka Street (APNs: 0169-155-05-0000 and 0169-142-07-0000) in the Village General (VG) District of the Transit Villages Specific Plan; and

WHEREAS, on April 12, 2022, the Redlands Planning Commission held a public hearing, and adopted Resolution No. 1573 to approve Commission Review & Approval No. 931, Lot Line Adjustment No. 665, and the associated Socio-Economic Cost/Benefit Study for the project; 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 permit, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, on March 19, 2024, the City Council approved the applicant's request for the first one-year Extension of Time to extend the expiration date for Commission Review & Approval No. 931 to April 12, 2025; and

WHEREAS, the applicant intends to develop the project approved by Commission Review & Approval No. 931, and requests the extension due to project financing; and

WHEREAS, following the consideration of the extension of time request for Commission Review & Approval No. 931, the City Council determined that the approval of the 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. Approval of this Resolution is exempt from further environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act, as there is no possibility of any potentially significant environmental effects as a result of the time extension. Planning Commission Resolution No. 1573 was adopted on April 12, 2022, and determined the project was exempt from environmental review in accordance with the California Environmental Quality Act.

SECTION 2. Approval of Extension of Time. The requested one-year extension of time for Commission Review & Approval No. 931, with associated entitlements, is hereby approved in accordance with Redlands Municipal Code Section 18.12.130.

SECTION 3. Expiration Date. The new expiration date for Commission Review & Approval No. 931 shall be April 12, 2026. The project shall remain subject to all original Conditions of Approval contained in Planning Commission Resolution No. 1573.

SECTION4. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of April, 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 1st day of April, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 13.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the release of a lien agreement ("Project") to secure construction of public improvements for 1001 Columbia Street and a determination that the Project is exempt from environmental review pursuant to Section 15061(b)(3) of the state's guidelines implementing the California Environmental Quality Act (Development Services Director Desatnik)

MOTION(S):

If the City Council determines that staff's recommendations are appropriate, the following motion(s) are provided:

1. I move that approval of the lien release is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and
2. I move to approve the public improvements constructed at 1001 Columbia Street as complete and accept those improvements as satisfaction of the obligation to construct public improvements required by the lien agreement entered into with the City by the owner of the property; and
3. I move to approve a Release of Lien for construction of improvements at 1001 Columbia Street.

RECOMMENDATION:

Staff recommends that the City Council deem the public improvements constructed at 1001 Columbia Street and accept those improvements as satisfaction of the obligation to construct public improvements required by the lien agreement entered into with the City by the owner of the property.

Staff recommends that City Council's approval of the lien release is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act.

Staff recommends City Council approve a Release of Lien for construction of improvements at 1001 Columbia Street.

DISCUSSION:

In 1986, an agreement to secure construction of public improvements at 1001 Columbia Street was approved by the City Council via Ordinance No. 1772. The original lien agreement and a site diagram are included with this report.

The public improvements required in the agreement have been constructed and accepted by the City Engineer. The lien agreement requires that the public improvements be approved and accepted as completed by the City Council in order to be deemed complete. Upon full performance of the obligations described in the agreement, the City is required to execute an instrument of full satisfaction of the agreement. Execution of the Release of Lien document, included with this report, is necessary to release any encumbrances created by the original lien agreement.

Approval of the release of lien is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act which provides that CEQA does not apply if it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ALTERNATIVES:

The Council may choose to not approve the release of the lien; however, the obligation on the property owner to construct public improvements has been met for the release of the lien.

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
Chris Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Donald Young, One Stop Permit Center Manager

Fiscal Impact

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

Discussion:

No Fiscal Impact

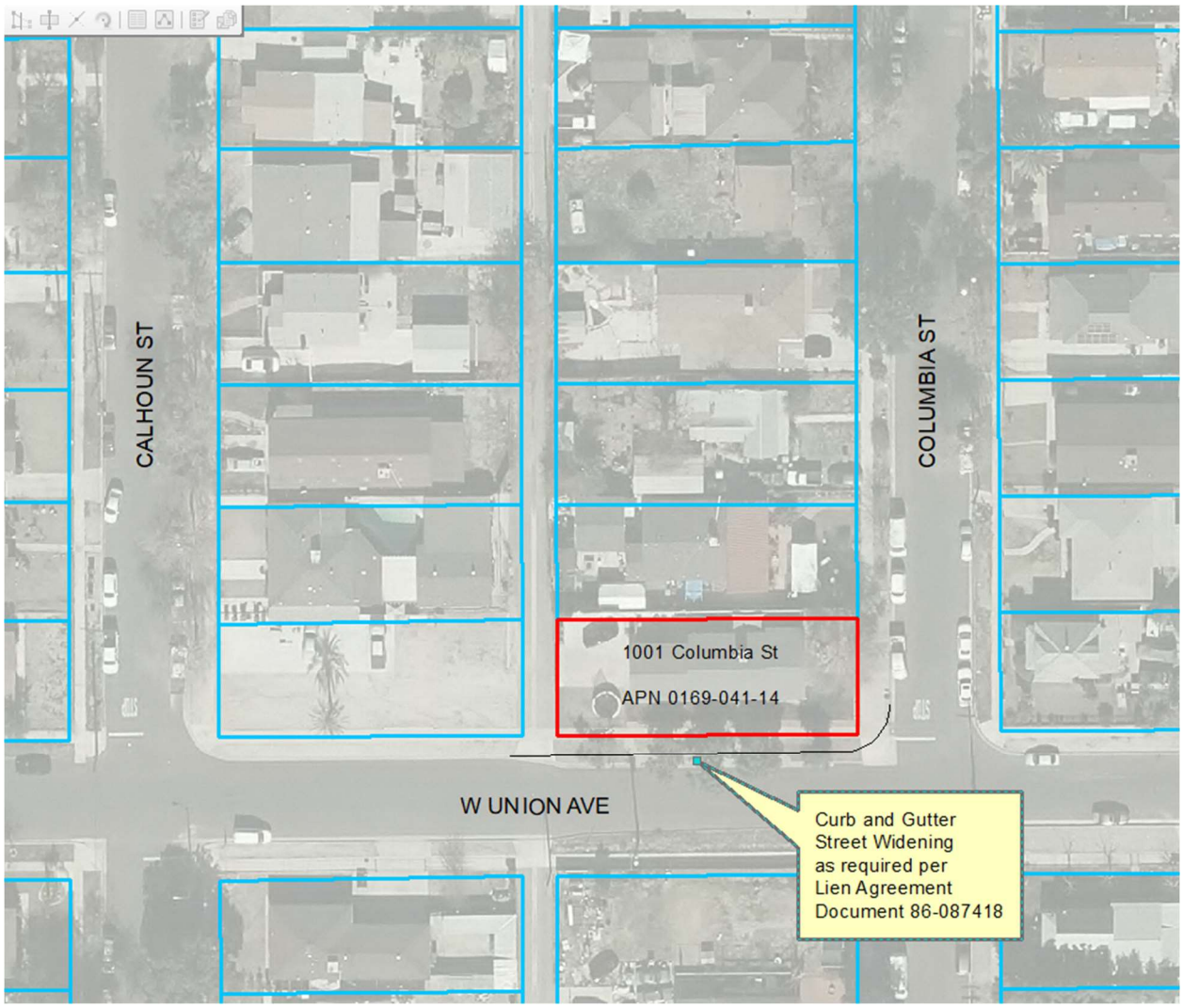
Attachments

Location Map
Lien Agreement
Lien Release

Location Map

Release of Lien Agreement

1001 Columbia Street, APN 0169-041-14



RECORDING REQUESTED BY:

WHEN RECORDED, RETURN TO:
City Clerk
City of Redlands
P. O. Box 280
Redlands, Calif. 92373

86-087418

RECORDED IN
OFFICIAL RECORDS

1986 APR -3 PM 3:30

SAN BERNARDINO
CO., CALIF.

FEE	SVY	COS	DEP
D			D
USA	FTR	DRP	CO

LIEN AGREEMENT TO SECURE CONSTRUCTION OF PUBLIC IMPROVEMENTS
(Ordinance No. 1772)

THIS AGREEMENT, made this 31st day of March, 1986, by and between the CITY OF REDLANDS, a municipal corporation hereinafter called CITY, and John A. McDonald and Kathleen A. McDonald hereinafter called OWNER.

WHEREAS, OWNER plans to construct certain improvements to real property in CITY: and

WHEREAS, the laws of the State of California and the ordinances of the City of Redlands require that OWNER secure the construction of certain public improvements as a condition precedent to said planned improvements and the occupancy thereof; and

WHEREAS, it is to the benefit of OWNER that he post an adequate guarantee to insure the construction of said public improvements and that he agree to install said public improvements; and

WHEREAS, CITY is willing to approve said planned construction and occupancy thereof prior to completion of the required public improvement work only upon the condition that OWNER agrees to complete said public improvement work in accordance with the provisions hereinafter set forth, and pursuant to California Civil Code Section 66499 authorizes a lien to be immediately placed upon this property as security for guaranteeing to CITY completion of said public improvement work and payment of claims of laborers and materialmen furnishing labor or material in the construction of said public improvements;

NOW, THEREFOR, in consideration of the mutal convenants herein contained and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, it is mutually agreed as follows:

1. OWNER will at his sole cost and expense

6. Columbia Street

a. Construct standard curb and gutter along the entire street frontage including standard curb returns and wheelchair ramp.

b. Construct standard street section between the new curb and the street centerline.

8. Alley

b. Construct standard alley section between the new right-of-way and 3 feet west of alley centerline.

2. OWNER agrees that all of said public improvements as required and referred to in provision 1 hereof, shall be commenced and completed within thirty (30) days of receipt of a written request from CITY to so construct said improvements, and OWNER further agrees that all of said public improvements shall be commenced and completed in accordance with then existing laws, ordinances, and standards relating to same, and further subject to the approval of the City Engineer.

3. OWNER further agrees to furnish all equipment, material, labor and engineering services necessary to complete said improvements, to do said work in a good and workmanlike manner in accordance with specifications of CITY as communicated by the City Engineer and Department of Public Works of CITY, and to pay CITY its actual costs of engineering and inspection services to be rendered on such work.

4. Said public improvements shall not be deemed completed until approved and accepted as completed by CITY's Council.

5. OWNER further agrees concurrently with the execution of this agreement that CITY shall have a lien upon the property, herein described, of the OWNER for the performance by the OWNER of this agreement and of every provision herein in the mode and at the time provided. Time shall be of the essence of this agreement, and upon default in the performance of any promise of OWNER herein or by OWNER of any term or condition hereof, CITY may declare the whole amount hereunder then owing to be due and payable and may enforce said work to be done, or in the alternative CITY may elect and cause the completion of the construction and then institute foreclosure proceedings on this lien to pay for the same.

6. OWNER agrees that the cost of said improvements, including engineering and inspection services by the CITY, plus any possible payment of claims of laborers and materialmen furnishing labor or material in the construction of said public improvement, at the date of execution of this agreement is approximately One-thousand, two-hundred and 10 and no/-------dollars. ($1,210.00------). OWNER authorizes a lien upon his property for security to insure either the construction of said public improvement by his own action as provided in this agreement or as payment to the CITY of said amount in case the OWNER defaults in performance of this agreement. The amount of the lien shall be the amount indicated in this paragraph 6, adjusted to reflect changes in said costs as provided in the Engineering News Record Construction Cost Index as of the date of the CITY's written request to construct the improvements as provided in paragraph 2 of this agreement. OWNER understands and agrees that he and his heirs, successors, or assigns will be responsible for full reimbursement to the CITY for the CITY's actual cost of

Order: OC2403189 Redlands Regular Meeting of 4-1-2025 Page 2 of 4 108 of 349
1986-87418 LNN 04-03-1986 Requested By: narayanamoorthy, Printed: 4/15/2024 10:58 PM

constructing the improvements contemplated herein, notwithstanding the fact that such costs may exceed the amount of the lien created pursuant to this agreement.

7. CITY shall have the right immediately to record this agreement in the Official Records of the County of San Bernardino, State of California, as an instrument affecting and creating a lien upon the title to property of OWNER herein described; and, upon full performance by OWNER of this agreement, CITY shall execute and deliver to OWNER an instrument of full satisfaction of this agreement, which instrument shall fully and accurately describe the property of the OWNER herein described. This agreement shall be recorded before a building permit is issued to OWNER for said planned construction.

8. OWNER agrees to waive, as a defense, counterclaim or setoff, all and any defects, irregularities or deficiencies in ordinances or resolutions of CITY or of its officials or agents in regard to the authorization or making of said improvements and in regard to the defectiveness or voidness of aforesaid agreement between CITY and OWNER; and OWNER agrees to indemnify and hold harmless CITY, its officials or agents as to loss or damage from such defects, defectiveness, irregularities, omissions, deficiencies or voidness.

9. The property of OWNER to which this agreement is applicable is located at 1001 Columbia Street
(street address)
Redlands, California, and its full legal description follows:

Lot 1, Block 10, being a subdivision of Blocks 5, 6, 7, 10, 11 and 12, COLUMBIA TRACT, in the City of Redlands, County of San Bernardino, State of California, as per map recorded in Book 15 of Maps, Page 82, records of said County.

Order: OC2403189 Redlands Regular Meeting of 4-1-2025 Page 3 of 4 109 of 349
1986-87418 LNN 04-03-1986 Requested By: narayanamoorthy, Printed: 4/15/2024 10:58 PM

10. The lien created pursuant to this agreement shall run with the property described herein, and the requirements imposed by this agreement shall bind the heirs, successors and assigns of said property until satisfied in full.

11. Should any legal action be brought for the purpose of protecting or enforcing its rights under this agreement, the prevailing party shall recover, in addition to all other relief, its attorneys' fees and court costs in an amount to be fixed by the Court.

CITY OF REDLANDS

By: Carole Beswick
Mayor

ATTEST:

Jessie Rogers
City Clerk

John A. McDonald
OWNER

Kathleen A. McDonald
OWNER

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

On March 31, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John McDonald, Kathleen McDonald personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)whose name(s) (is) (are) subscribed to this instrument and acknowledged that _____ executed it.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL SEAL
CAROL L CARL
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My comm. expires OCT 23, 1989

Carol L. Carl
Notary Public in and for said
County and State
My commission expires Oct. 23, 1989

Order: OC2403189 Redlands Regular Meeting of 4-1-2025 Page 4 of 4 110 of 349
1986-87418 LNN 04-03-1986 Requested By: narayanamoorthy, Printed: 4/15/2024 10:58 PM

ATTACHMENT C

RELEASE OF LIEN
1001 Columbia Street

RECORDING REQUESTED BY:
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

WHEN RECORDED RETURN TO:
CITY CLERK'S OFFICE
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

(THIS SPACE FOR RECORDER'S USE ONLY

APN: 0169-041-14-0000

EXEMPT FROM FEES – GOVERNMENT CODE §27383

CITY OF REDLANDS

RELEASE OF LIEN AGREEMENT
TO SECURE CONSTRUCTION OF PUBLIC IMPROVEMENTS

This Release of Lien Agreement to Secure Construction of Public Improvements ("Release of Public Improvement Lien") is executed this 1st day of April, 2025 (Effective Date") by the City of Redlands, a California municipal corporation and general law city ("City").

Section 1. On or about March 31, 1986, a Lien Agreement to Secure Construction of Public Improvements ("Lien Agreement") was entered into between the City and the then-owners of the real property located at 1001 Columbia Street, Redlands, CA 92374 ("Property") to guarantee the construction and payment of costs related to certain public improvements required in connection with the development of the Property. Said Lien Agreement was recorded in the Official Records of the County of San Bernardino on April 3, 1986 as Instrument No. 86-087418 against the Property as more specifically described in Exhibit "A" attached hereto and incorporated by reference herein.

Section 2. The public improvements required in the Lien Agreement have been constructed and accepted by the City Engineer and the City Council has approved and accepted the public improvements as completed.

Section 3. As required by the Lien Agreement, the City hereby releases the Lien Agreement as it pertains to the Property.

Section 4. The City will record this Release of Public Improvement Lien in the Official Records of the County of San Bernardino.

[Signatures on Next Page]

IN WITNESS WHEREOF the City issues this Release of Public Improvement Lien as of the date written above.

ATTEST: CITY OF REDLANDS

By: _____ By:_____

Jeanne Donaldson, City Clerk Mario Saucedo, Mayor

A notary public or other officer completing this certificate verified only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 20____, before me, _____ _____, Notary Public, personally appeared _____ _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they/executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public
In and For Said County and State

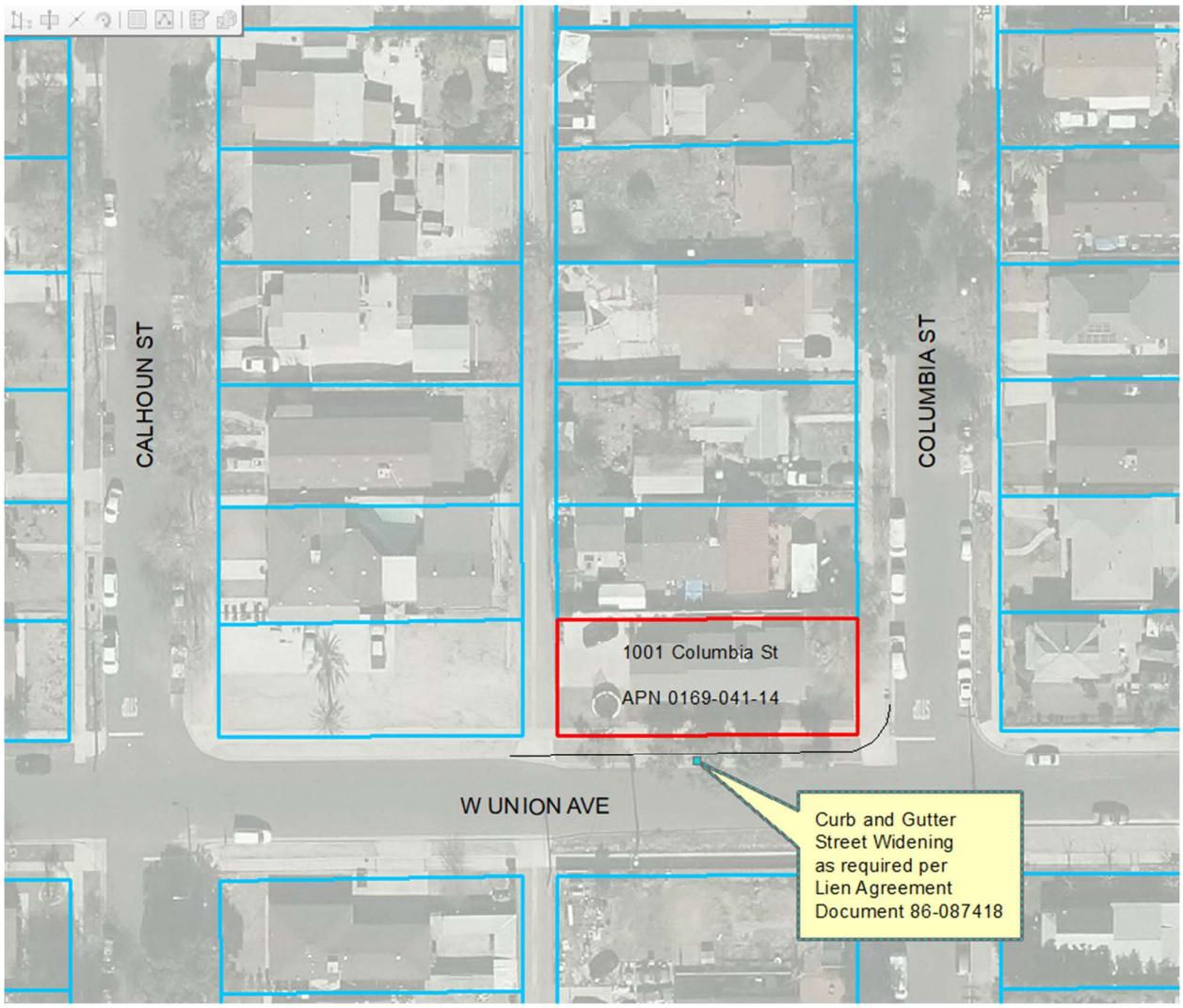
EXHIBIT A

LEGAL DESCRIPTION

Location Map

Release of Lien Agreement

1001 Columbia Street, APN 0169-041-14



City Council Meeting **I. 14.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8671 and approve a one-year Extension of Time to the expiration date for Commission Review & Approval No. 950 for the construction of an RV sales, storage, and service facility on a 4.6-acre property. The approved project includes an approximately 3,000 square-foot sales office and caretaker's residence as well as an approximately 1,500 square-foot vehicle service area. The project site is located at 1060 Nevada Street (APN: 0292-063-57-0000) in the Commercial Transition (EV/TC) district of the East Valley Corridor Specific Plan (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. 8671 and approve a one-year Extension of Time for Commission Review & Approval No. 950.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8671 to approve a one-year Extension of Time for Commission Review & Approval No. 950.

DISCUSSION:

The applicant is requesting approval of a one-year extension of time for Commission Review & Approval No. 950, which was approved by the Planning Commission on April 11, 2023. This approval will expire on April 11, 2025, unless a grading or building permit has been issued to commence construction of the project, or an extension of time is granted.

The approved project includes the construction of a recreational vehicle (RV) sales and storage facility on approximately 4.6 acres of vacant land located at 1060 Nevada Street (see Attachment A). The approved project includes: a 1,992 square-foot sales office; a 1,131 square-foot caretaker's unit on the 2nd floor for 24-hour onsite security; and an unenclosed service bay area for two RVs (attached to the structure) for minor repairs and maintenance services. The RV display and storage area includes 158 covered parking spaces, which are intended to be used primarily for parking and display of new RV inventory, and ancillary rental spaces for the public to store personal RVs (see Attachment B). The Planning Commission staff report (Attachment C) provides additional analysis. Conditions of Approval for the project are included in Resolution No. 1619 (Attachment D).

The applicant is currently searching for an investor to fund the development of the project. There are no building permits under review by the City at this time. The applicant has indicated the approval of a one-year extension will provide additional time to find an investor and begin the process of applying for building permits.

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.

If approved, the new expiration date for this project will be April 11, 2026. No changes to the project are proposed, and the original Conditions of Approval remain applicable for the project.

ALTERNATIVES:

The City Council may deny the request, which would result in the expiration of Commission Review & Approval No. 950. 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
Chris Boatman, Assistant City Manager
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Nylsen Escajeda, Assistant Planner

Fiscal Impact

Fiscal Year: 24-25
Revenue Generating: No
Discussion:

There is no fiscal impact to the General Fund. The applicant paid the $1,123.00 application filing fee for an Extension of Time.

Attachments

Attachment A: Location Map & Aerial Photo
Attachment B: Approved Project Plans
Attachment C: Planning Commission Staff Report
Attachment D: P.C. Resolution No. 1619 and Conditions of Approval
Attachment E: Resolution No. 8671 (Extension of Time)



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The City of Redlands assumes no warranty or legal responsibility for the information contained on this map.
The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

N
W E
S

Scale
0 130 260
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

April 4, 2023

OneStop.mxd



This map was produced by the City of Redlands, Geographic Information System.
The City of Redlands assumes no warranty or legal responsibility for the information contained on this map.
The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

N
W E
S

Scale
0 40 80
Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

April 4, 2023

OneStop.mxd

JANUARY, 2023
IN THE CITY OF REDLANDS, CALIFORNIA

PROPOSED RV DEALERSHIP / SERVICE / STORAGE FACILITY

SITE DEVELOPMENT PLAN

BEING A DEVELOPMENT OF LOT 5, BLOCK 1 OF HENRY L. WILLIAMS TRACT, LOCATED IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE SOUTH 525 FEET OF SAID LOT 5.

OWNER/APPLICANT:
CHASE HOLDINGS, LP
129 W. WILSON STREET,
SUITE 100
COSTA MESA, CA 92627
ATTN: MR. MARK STANSON

APPLICANT REP:
MARK STANSON
1429 MAGNOLIA AVE.
REDLANDS, CA 92373
PH: (951) 640-5796

ENGINEER/SURVEYOR:
LAND ENGINEERING CONSULTANTS, INC.
P.O. BOX 541 – 650 AVENUE K
CALIMESA, CA 92320
PHONE: (909) 795-8882

PROJECT DESCRIPTION:

1. PROPOSED RV SALES, SERVICE, STORAGE, RV DUMP, RV WASH, INCLUDING A 1,992 SF GROUND FLOOR RV OFFICE, AN UPSTAIRS 1,131 SF OVERNIGHT MANAGER / SECURITY QUARTERS.
2. ASSESSOR'S PARCEL NUMBER: A.P.N. 0292–063–57
3. PROPERTY ADDRESS: 900 NEVADA STREET
4. PROPERTY DATA:
   4.60 ACRES/200,322 S.F. NET TO EXISTING 44 FOOT FROM CENTERLINE OF NEVADA STREET.
5. GENERAL PLAN / ZONING DISTRICT: EV/TC COMMERCIAL TRANSITION DISTRICT
6. BUILDING SETBACK REQUIREMENTS:
   FRONT: 25 FEET, UNLESS PARKING IS PROPOSED IN FRONT OF BUILDING, THEN 50 FEET
   REAR: 0 FEET, UNLESS ABUTTING RESIDENTIAL (N/A)
   SIDES: 0 FEET, UNLESS ABUTTING RESIDENTIAL (N/A)
7. EXISTING SURROUNDING LAND USES: AS INDICATED ON PLAN
8. PROPOSED BUILDING DATA: (R.V. SALES & SERVICE)

OCCUPANCY CLASSIFICATION:	TBD	
OCCUPANCY SEPARATION:	NONE	
TYPE OF CONSTRUCTION:	TBD	
FIRE SPRINKLERS:	REQUIRED	SIZE:
RV OFFICE:	1,992 S.F.	1,992 SF
SERVICE BAYS:	1,536 S.F.	1,536 SF
UPSTAIRS 24 HR SECURITY QUARTERS	1,131 S.F.	1,131 SF
TOTAL		4,659 SF

9. PROPOSED DEVELOPMENT AREA: 200,322 SF OR 4.60 ACRES

DEALERSHIP OFFICE / SECURITY / SERVICE (1ST FLOOR FOOTPRINT)	3,528 SF/1.8% OF AREA
PARKING LOT / PAVED AREAS	166,694 SF/83.2% OF AREA
LANDSCAPING (EV/TC – 20% MIN.)	30,100 SF/15.0% OF AREA
TOTALS	200,322 SF/100% OF AREA

PUBLIC ART: PROJECT PROPOSES TO DISPLAY PUBLIC ART TO ENHANCE PEDESTRIAN SPACES AND/OR BUILDING ARCHITECTURE AND APPLY THE 5% LANDSCAPE REDUCTION IN ACCORDANCE WITH EV4.0260(e). SPECIMEN AND PLACEMENT TO BE DETERMINED DURING THE DESIGN STAGE.

10. PARKING SUMMARY: (CITY OF REDLANDS EV/TC)

	REQUIRED	PROVIDED
SALES AREA	19 EACH	22 EACH
SECURITY APARTMENT	1 EACH	1 EACH
SERVICE AREA	4 EACH	4 EACH
REQUIRED FOR PHASE 1 (CRA 796)	4 EACH	4 EACH
TOTAL PARKING	28 EACH	31 EACH
RV SPACES		158 EACH

PHASE 1 (CRA 796) CONSTRUCTED THE EXISTING PARKING SPACES LOCATED ON THE PROJECT SITE AND IS DEPENDENT UPON 4 OF THE EXISTING SPACES. THESE SPACES HAVE BEEN INCLUDED IN THE REQUIRED PARKING CALCULATION FOR THE PROPOSED DEVELOPMENT.

11. PROPOSED LOT COVERAGE:

COVERED RV SALES AREA	76,300 SF/38.1% OF AREA
DEALERSHIP OFFICE / SECURITY / SERVICE (1ST FLOOR FOOTPRINT)	3,528 SF/1.8% OF AREA
TOTALS	79,833 SF/39.9% OF AREA

12. FLOOR AREA RATIO:
    RV DEALERSHIP OFFICE / SECURITY 4,659 SF/2.3% OF AREA
13. APPROXIMATE EARTHWORK:
    RAW CUT: 3,690 C.Y.
    RAW FILL: 3,690 C.Y.
    (INCLUDING LOSSES)
    NOTE:
    EARTHWORK IS INTENDED TO BALANCE ON–SITE. LOSSES CAN VARY, REQUIRING ADJUSTMENTS TO ACCOMMODATE THE COMPACTED FINISH ELEVATION FOR THE SITE.
14. THIS PROJECT PROPOSES AN 8 FOOT HIGH PERIMETER SCREEN WALL WITH DECORATIVE COLUMNS ALONG THE NORTH AND EAST PROPERTY LINES AND AN 8 FOOT HIGH PERIMETER WROUGHT IRON FENCE WITH DECORATIVE COLUMNS ALONG THE SOUTH AND WEST SIDE OF THE RV PARKING AREA. THESE WALLS AND FENCES WILL REQUIRE A MINOR EXCEPTION PERMIT.
15. THE EXISTING NORTHERLY DRIVEWAY IS LOCATED WITHIN 100 FEET OF THE A HIGHWAY–RAIL GRADE CROSSING ACTIVE WARNING GATE. IN ACCORDANCE WITH THE SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (SCRRA) DESIGN CRITERIA MANUAL, THIS DRIVEWAY WILL BE RECONFIGURED TO ACHIEVE SAFETY OBJECTIVES. THE DRIVEWAY WILL BE MODIFIED TO PROVIDE ONE–WAY RIGHT–TURN ENTRY ONLY. THE OFFSITE STRIPING, SIGNAGE AND DELINEATION WILL BE MODIFIED SUBJECT TO APPROVAL FROM SCRRA AND THE CITY.

LOCAL SERVICES:

CABLE:
SPECTRUM
1500 AUTO CENTER DRIVE
ONTARIO, CA. 91761
PH: (909) 975–3439

POWER:
SO CAL EDISON
287 TENNESSEE STREET
REDLANDS, CA. 92373
PH: (909) 307–6756

TELEPHONE:
VERIZON COMMUNICATIONS
9 SOUTH FOURTH ST
REDLANDS, CA. 92373
PH: (909) 748–6655

WATER:
CITY OF REDLANDS
PO BOX 6095
REDLANDS, CA 92375
(909)–798–7516

GAS:
SO CAL GAS COMPANY
155 SOUTH 'G' STREET
SAN BERNARDINO, CA. 92410
PH: (909) 335–7915

SEWER:
CITY OF REDLANDS
PO BOX 6095
REDLANDS,CA 92375
(909)–798–7516

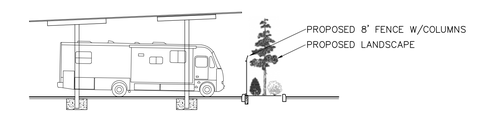
PRELIMINARY CONSTRUCTION NOTES

1. 8' HIGH DECORATIVE SCREEN WALL W/ COLUMNS
2. 8' HIGH WELDED STEEL FENCE W/ COLUMNS
3. MAX HEIGHT SCREEN GATE
4. 6" "A" CURB PER CITY STDS.
5. SIDEWALK PER CITY STDS.
6. TRASH ENCLOSURE PER CITY STD.
7. ACCESSIBLE PATH OF TRAVEL
8. 8" CURB & GUTTER TRANSITION
9. TURN ARROW PAVEMENT LEGEND
10. "TWO WAY" PAVEMENT LEGEND
11. 8" WIDE RIGHT TURN LANE STRIPING
12. 6" WIDE EDGELINE STRIPING W/ PADDLE MARKERS
13. RIGHT TURN ONLY SIGN
14. "NO EXIT" SIGN
15. "ONE WAY" PAVEMENT LEGEND

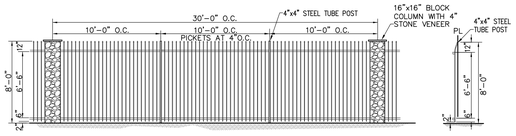
LEGEND:

- 2400 – EXISTING CONTOUR
- – CENTERLINE
- – PROPOSED PARKING LOT LIGHT STD.
- – PROJECT PROPERTY LINE
- – PROPOSED WATER SERVICE
- – PROPOSED IRRIGATION SERVICE
- – PROPOSED FIRE SERVICE
- – PROPOSED SEWER SERVICE
- – PROPOSED GAS SERVICE
- – PROPOSED LANDSCAPE
- – PROPOSED BUILDING
- – PROPOSED COVERED PARKING
- – EX. CHAIN LINK FENCE
- – EX. CURB AND GUTTER
- – EX. CONCRETE EDGE
- 12" WATER – EXISTING WATER MAIN

FH – FIRE HYDRANT
WM – WATER METER
PP – EXISTING POWER POLE
IRR – EXISTING IRRIGATION DEVICES
M – EXISTING WATER METER
S – EXISTING SEWER MAIN
W – EXISTING WATER MAIN
G – EXISTING GAS MAIN
WV – EXISTING WATER VALVE
GV – EXISTING GAS VALVE
SL – EXISTING STREET LIGHT
MH – EXISTING SEWER MANHOLE
FG – FINISH GRADE
FS – FINISH SURFACE
FL – FLOW LINE
TC – TOP OF CURB
TG – TOP OF GRATE
INV – INVERT DRAIN
CO – SEWER CLEAN OUT
LT – LIGHTING
T – TRANSFORMER

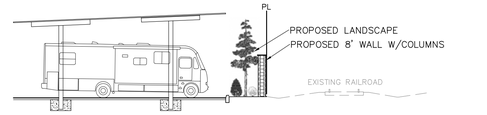


LOOKING SOUTH ALONG WEST SIDE OF PROPERTY AND EAST ALONG SOUTH SIDE OF PROPERTY

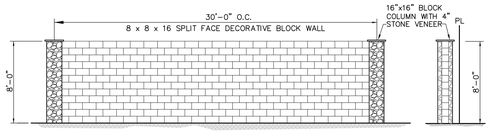


8' TALL WELDED STEEL FENCE WITH COLUMNS FOR SOUTH / WEST PERIMETER

PERIMETER FENCE DETAIL



LOOKING WEST ALONG NORTH PROPERTY LINE AND NORTH ALONG EAST PROPERTY LINE

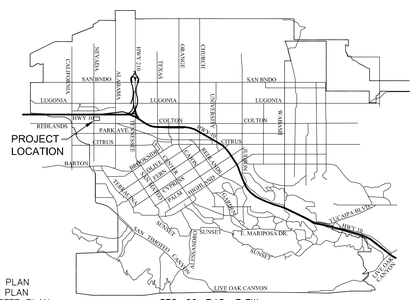


8' TALL SCREENWALL WITH COLUMNS FOR NORTH / EAST PROPERTY LINES

PERIMETER WALL DETAIL

INDEX OF SHEETS

SHEET 1 – SITE DEVELOPMENT PLAN
SHEET 2 – CONCEPT GRADING PLAN
SHEET 3 – CONCEPT FIRE MASTER PLAN
SHEET 4 – VEHICLE TURNING EXHIBIT
SHEET 5 – CONCEPT LANDSCAPE PLAN
SHEET 6 – BLDG. FLOOR PLAN
SHEET 7 – BLDG. ELEVATION DESIGN
SHEET 8 – BLDG. ELEVATION MATERIAL BOARD



SEC. 20, T.1S., R.3W.
THOMAS GUIDE PG 607, G–6

VICINITY MAP
NOT TO SCALE

EXISTING EASEMENTS

A AN EASEMENT FOR PUBLIC SIDEWALK, PEDESTRIAN, BICYCLE AND BICYCLE USE, INGRESS AND EGRESS AND INCIIDENTAL PURPOSES, RECORDED JUNE 29, 2018 AS INSTRUMENT NO. 2018–0236874. IN FAVOR OF SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY.

B AN EASEMENT FOR WELL, FLUME, INGRESS AND EGRESS RECORDED AUGUST 6, 1903 IN BOOK 335 PAGE 206 OF DEEDS. LOCATION CANNOT BE DETERMINED FROM RECORD.

C AN EASEMENT FOR WELL, FLUME AND PIPELINES RECORDED DECEMBER 26, 1900 IN BOOK 293 PAGE 338 OF DEEDS. LOCATION CANNOT BE DETERMINED FROM RECORD.

D AN EASEMENT FOR PIPES, CONDUITS, DITCHES AND FLUMES RECORDED OCTOBER 10, 1895 IN BOOK 219 PAGE 354 OF DEEDS. LOCATION CANNOT BE DETERMINED FROM RECORD.

PRELIMINARY PROPOSED EASEMENTS

E AN EASEMENT FOR RECIPROCAL ACCESS AND PARKING OVER THE EXISTING DRIVEWAY AND SHARED PARKING SPACES.

F AN EASEMENT FOR PEDESTRIAN ACCESS OVER THE EXISTING SIDEWALK.

G AN EASEMENT FOR PIPELINES AND UTILITIES OVER THE FIRE PROTECTION SYSTEM.

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF REDLANDS BOULEVARD PER PARCEL MAP NO. 5681, PM 59/83. BEARING BEING N89°43'14"W.

BENCH MARK:

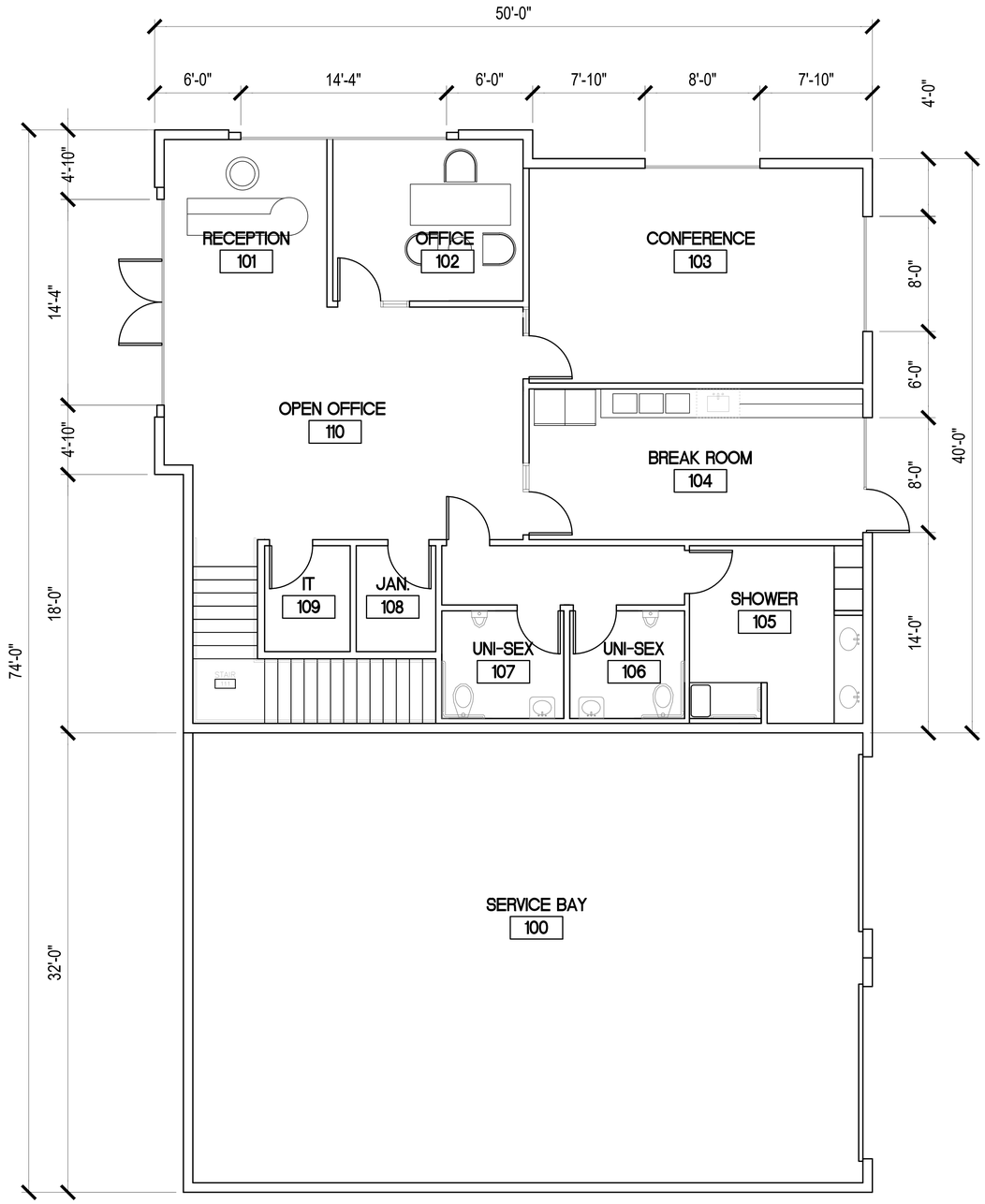
CITY OF REDLANDS BENCHMARK, R–53: BEING A BRASS DISK IN TOP OF CURB LOCATED AT THE NORTH EAST CORNER OF NEVADA STREET & REDLANDS BLVD AT THE EAST END RETURN.
ELEVATION: 1194.085

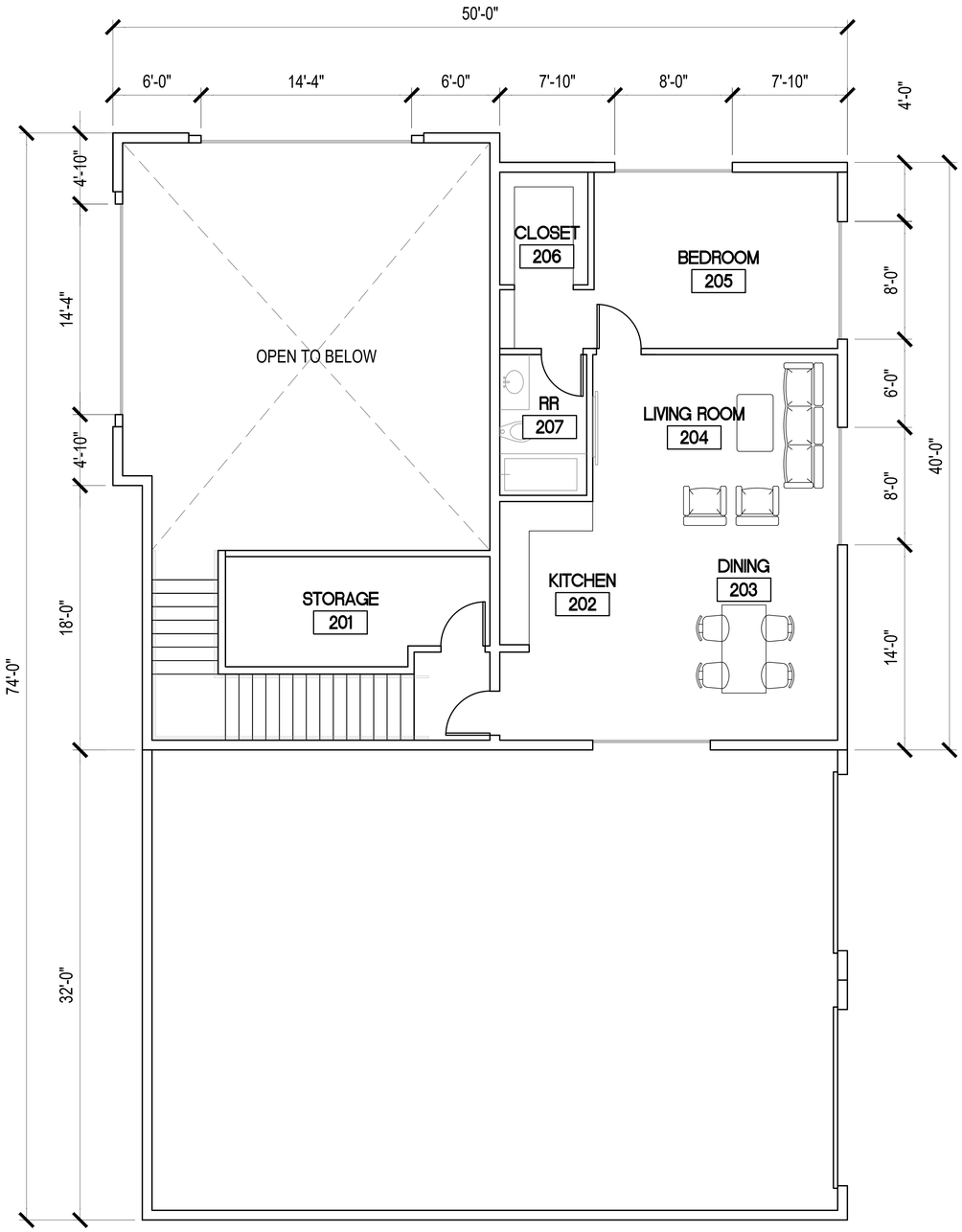
SYM	BY	REVISIONS	APPR.	DATE
1				

LAND ENGINEERING CONSULTANTS, INC.
P.O. BOX 541, 650 AVENUE K
CALIMESA, CALIFORNIA 92320
TEL: 909-795- 8882 FAX: 909-795-8818

STEVEN H. RITCHEY
R.C.E. 51129, EXP. 9/30/23
1/9/2023
DATE

SHEET 1 OF 8





LHA

4590 MacArthur Blvd Suite 500
Newport Beach, CA 92660

FLOOR PLAN- 1/4"=1'-0"

ON SITE MANAGEMENT & SECURITY

SHEET NO. 6 OF 8

1.11.2023

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission **Agenda Item NO. 5.B.**
Meeting Date: 04/11/2023

APPLICANT:
CHASE HOLDINGS, LP
(PROJECT PLANNER: SEAN REILLY, PRINCIPAL PLANNER)

1. **COMMISSION REVIEW & APPROVAL NO. 950 -** A request to construct a recreational vehicle sales, storage, and service facility on a 4.6-acre site. The proposed project includes an approximately 3,000 square-foot sales office and caretaker's residence as well as an approximately 1,500 square-foot vehicle service area. The project site is located at 1060 Nevada Street (APN: 0292-063-57-0000), approximately 560 feet north of West Redlands Blvd., in the Commercial Transition (EV/TC) district of the East Valley Corridor Specific Plan. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) and 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines.

SYNOPSIS

1. General Plan Designation:	Commercial	
2. Existing Zoning:	East Valley Corridor Specific Plan, Commercial Transition (EV/TC) District	
3. Surrounding Zoning:	North: General Commercial (EV/CG) South: General Commercial (EV/CG) East: General Commercial (EV/CG) West: Public Institutional (EV/PI)	
4. Existing Land Use:	The site is primarily vacant. A small parking lot has been constructed on the west side of the site.	
5. Surrounding Land Use:	North: Railroad right-of-way South: Business Park East: Antique mall and auction West: United State Post Office	
6. Area/Topography:	The site is generally flat.	
7. Environmental Assessment:	The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) and 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines.	
8. Socio-Economic/Cost Benefit Study:	The proposed project is not subject to the requirements of Measure "U" (Socio-Economic Cost/Benefit Study).	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	June 16, 2022 February 2, 2023 April 11, 2023

PROPOSAL

The applicant is proposing to construct a recreational vehicle (RV) sales facility with ancillary storage and a caretaker's residence at 1060 Nevada Street (see Attachment A). The main components of the site are the sales office, inventory storage lot and customer parking area. A structure is proposed near the northwest corner of the property which will include a 1,992 square-foot sales office and a 1,131 square-foot caretaker's unit upstairs, which will allow 24-hour onsite security. A two-bay vehicle service area is proposed to be attached to the south side of the sales office and caretaker's unit. This service area is intended to allow basic vehicle preparation before sale, basic vehicle maintenance and as needed warranty repairs of recently sold vehicles. The RV parking area includes 158 covered parking spaces, which will be used primarily for storage of new sales inventory with ancillary rental space available to the public. No more than 40% of the RV spaces are proposed to be used for public storage (see Attachment B – Project Plans).

BACKGROUND

The site is primarily vacant and has been partially improved with a small parking area on the west side. In 2005, Commission Review and Approval No. 796 (CRA 796) was approved for an eight-building business park, which included this site. In 2005, CRA 796 was revised to include new additional surface parking and medical office buildings. While portions of CRA 796 have been constructed to the south, the subject parcel has only been partially developed with supplemental parking for the constructed portion of CRA 796. The additional medical buildings and parking were never constructed on the subject parcel. The applicant, who also owns the properties to the south, does not wish to pursue development of the subject site with medical office uses.

ANALYSIS

A) General Plan

The project site has a Commercial land use designation in the General Plan. The Commercial land use category designates areas for the development of a wide range of commercial uses, including neighborhood-serving stores and convenience centers, regional commercial centers, and commercial recreation. Sites with this designation may be developed with a stand-alone Commercial use, two or more commercial uses, or mixed uses. The proposed RV sales use is consistent with the General Plan designation of Commercial as well as the following policies and actions.

Policy 3-P.12: Promote Redlands as a destination where visitors can shop, dine, play, and stay, and help create opportunities for increased visitation, hotel stays, sale tax generation, and employment.

Policy 4-P.7: Promote a diversity of compatible land uses throughout the city, providing opportunities for the development of a range of businesses, services, residential types, and public facilities to meet the needs of the community.

Policy 4-P.10: Ensure that the scale and character of new development is appropriate for surrounding terrain and the character of existing development.

Action 4-A.3: Ensure that infill development complements existing development in use, design, and scale, and that it supports the cohesion and integration of the city's development pattern.

Policy 4-P.3: Focus new development in infill areas in order to preserve open space, agriculture, and citrus groves, particularly around the edges of the city.

Action 4-A.27: Provide space for expansion of existing industries and protect them from encroachment by inharmonious uses but encourage most new industries to locate in the East Valley Corridor where impacts on residential areas will be minimized.

B) East Valley Corridor Specific Plan

The site is within the Commercial Transition (EV/TC) District of the East Valley Corridor Specific Plan (EVCSP) which "is intended for uses which serve a community and regional area with a variety of Administrative/Professional Offices, Retail Sales and Business Park Uses." Within the Commercial Transition District, retail sales are permitted as it is permitted in the General Commercial (EV/CG) District. In the EV/CG District, retail sales of new automobiles, motorcycles, and other motor vehicles are permitted. As proposed, the project complies with the development standards for vehicle sales within the EV/TC District as summarized below.

Table A – Summary of Development Standards

Development Standard	*Requirement*	*Proposed*	*Complies*
Minimum Lot Area	All lots shall have adequate width, depth, and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access requirements	Lot Area: 4.6 acres	Yes
Floor Area Ratio	0.6 maximum	FAR = 0.012	Yes
Maximum Structure Height	No height limit established.	32'0"	Yes
Front Yard	25 feet minimum	77.5'	Yes
Street Side Yard	25 feet minimum	N/A	N/A
Side & Rear Yards	None, except where adjoining residential district.	North: 8' South: 10' East: 22.5'	Yes
Parking Requirements	1 space/2,000 square feet of open area devoted to display or sales; provided that where such area exceeds 10,000 square feet, 1 space shall be required per each 5, 000 square feet in excess of 10,000 square feet; and 2 spaces/auto service bay Studio: 1 space/unit Spaces for CRA No. 796 = 4 Requirement: 28 spaces minimum	31 standard parking stalls	Yes

C) Commission Review and Approval

Parking and Circulation: During the construction of the first phases of CRA No. 796, an additional parking area was installed along the west side of the subject parcel. There are two access points to this parking area. The first driveway is located at the southern end of the site on Nevada Street. This access is shared with the existing business park to the south and all vehicle turning movements are allowed from this driveway. The second access to the site is located near the northwestern corner of the project site. In 2012 a revision to CRA 796 was processed and a condition of approval was added to the project

requiring the removal of the northern access due to its proximity to the railroad right-of-way. Since that time, improvements have been made to Nevada Street including a median which limits access to the site by vehicles traveling south on Nevada Street. The applicant has designed this driveway as an entrance only and only right turns into the site can be made at this location. City staff and the applicant have been working with the representatives of Metrolink and the San Bernardino County Transportation Authority (SBCTA), regarding project access. A Condition of Approval has been added to the project stating that the applicant must provide evidence of site plan and project access approval from the appropriate reviewing agencies prior to the issuance of a building permit.

Within the site, there is one primary entrance into and one exit from the enclosed RV area. The entry point into the enclosed display and storage area is adjacent to the site access near the northwest of the site. Vehicles will enter at this point and will exit the enclosed area on the southeastern side. Vehicles would then proceed west to the exit on Nevada Street.

The existing parking area includes four spaces for the business park located to the south and the remaining parking spaces were intended to serve future development on the subject site. The proposed project provides 31 parking spaces. The provided spaces within the project parking area include the four spaces required to accommodate the business park to the south and also provides the required parking for the project. Currently, the project and the business park to the south are under the same ownership. The two sites share access from Nevada Street at the southern portion of the project site. A Condition of Approval has been added requiring the applicant to provide an access and shared parking agreement prior to the issuance of a building permit for the proposed project which will insure that required parking and access for the business park are maintained in the event that the subject parcel is sold.

Landscaping: The proposed plant palette consists of a combination of trees, shrubs, accent plants, and ground cover (see Attachment C – Landscape Plans). The East Valley Corridor Specific Plan requires vehicle sales uses to landscape 10% of the overall project site. However, within the EV/TC District, projects are required to landscape 20% of the project area. As proposed, the project provides 15% (or 30,100 square feet) of landscaping. Section EV4.0269 of the East Valley Corridor Specific Plan allows a maximum of five (5) percentage points to be reduced where public art is to be displayed in a setting that enhances pedestrian space and building architecture. The minimum cost of the public art shall be one (1%) percent of the overall cost of the project as stated on the building permit. The applicant is requesting a reduction in the required landscaping and has agreed to provide public art or a payment in lieu of providing public are within the project. A condition of approval has been included that requires the applicant to pay a public art fee to the Facilities and Community Services Department that will fund the cost of a public art piece onsite or at a nearby public facility (e.g., public park) that is one (1%) of the overall cost of the project as stated on the building permit.

The project incorporates significant perimeter landscaping to screen the enclosed RV area from outside views. The enclosed RV area will be surrounded by landscaping with a

minimum width of eight feet on the west side. On the south side of the project, heavy landscaping is proposed which will include 36” box evergreen trees (Afghan Pines), Low Boy Bank Catclaw and Teton Scarlet Firethorn shrubs. Similarly, the west side of the project will include significant landscaping. In addition to the 21 feet of landscaping along the Nevada Street frontage, the project will include 24” box Australian Willow trees, shrubs, Red Yucca and Breeze Mat Rush to screen the enclosed RV area.

Along Nevada Street, existing landscaping has been placed adjacent to the parking area. This landscaping includes street trees, mature parking lot trees and screening shrubs. This landscaping will remain in place and will be augmented with new groundcover and shrubs. In addition, a minimum of 7% of landscaping is required for the parking area and the project provides 39% (or 18,800 square feet). A total of 95% of the on-site trees are evergreen and 5% are deciduous trees, which complies with the 50% evergreen tree requirement.

Walls and Fences: The site is enclosed by a combination of decorative walls and fencing. On the north side adjacent to the railroad right-of-way and on the east of the project, eight-foot-tall, split-faced block walls will be constructed. This solid wall will provide screening and security along the railroad right-of-way. The wall includes decorative stone veneered columns that will be placed every 30 feet within the span of the wall. On the west and south sides of the project, eight-foot (8'0") high tubular steel fencing will be constructed with stone veneer columns placed every 30 feet within the span of the fence.

Architectural Design: The proposed project has incorporated similar architectural features and elements of the existing business park development located south of the project site to integrate and create a uniform business park development (see Attachment D-Architectural Elevations). The project design highly resembles the buildings located within the existing business park in terms of materials, texture, height, articulation, and design elements. The building's architectural features include concrete panels with a smooth finish, a wall cap cornice along the roof fascia, slate tiles recessed into the concrete panels, and satin aluminum store front windows. The building will primarily be white with recessed concrete accent panels. Accent colors (beige and umber) will enhance the architectural elements of the proposed building. The building incorporates varying roof heights, the flat and pointed segmental arches along the entryways, and the decorative tower elements along the front edge of the buildings. Overall, the contemporary design of the building fits the surrounding context in terms of architectural style, massing, and proportion.

Architectural Review Criteria: Although the proposed building and use is permitted within the zone, new construction over 500 square feet is subject to review by the Planning Commission per Redlands Municipal Code (RMC) Chapter 18.12 and requires Commission Review and Approval. The Planning 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. Conformance is evaluated based on the following seven criteria.

1.Site layout, orientation, location of structures and relationship to one another, as well as open spaces and topography.

The proposed building is oriented toward Nevada Street and is setback approximately 77 feet from the roadway. It is designed with an architectural style that will closely match existing structures on the adjacent parcels to the south. The site is generally flat and significant landscaping and screening has been incorporated into the project design.

2. Harmonious relationship of building with existing and proposed adjoining developments.

The project site is adjacent to an existing business park located to the south. The sales office and service building has been designed to closely match the buildings within the business park for a more cohesive appearance. The project shares access and parking with the business park and will provide a landscaped buffer along the shared access located on the south of the project. Beyond the railroad right-of-way to the immediate north of the project, there is an existing utility trailer sales facility and to the west, across Nevada Street, the United States post office operates a mail distribution facility with truck and trailer storage. As proposed, the project will be harmonious with the existing adjoining developments.

3. Maximum height, area, setbacks and overall mass of building, as well as other structures such as walls, screens, towers or signs, and effective concealment of all mechanical equipment.

The proposed project meets all applicable development standards of the Commercial Transition (EV/TC) District of the EVCSP including floor-area ratio, setbacks, building height, and lot coverage. The proposed building will have an overall height of approximately 32 feet and any proposed roof-mounted mechanical equipment will be screened from the public right-of-way through the incorporation of parapet walls.

4. Harmony of construction materials and colors in relation to all exterior elevations.

The proposed architectural design of the building is consistent with the surrounding development in terms of material, color, and scale. The design of the building provides variation in parapet height, popouts, detailed elements along the top of the walls, and additional emphasis along the building entrance. A neutral color palette was selected consisting of white, beige and brown , which will match the existing adjacent development located to the south.

5. Location and type of planting, with due regard for the preservation of specimen trees upon a site.

The proposal meets the landscaping requirements of the East Valley Corridor Specific Plan in terms of the landscaping requirement within parking areas and the requirements

for street trees. Commercial uses that are located within the EV/TC District are required to provide a minimum of 20% of landscaping. The project provides 15% of landscaping. Section EV4.0260 of the EVCSP allows a reduction in the landscaped area (up to a maximum 5% reduction) when public art is displayed in a setting that enhances pedestrian spaces and building architecture. The applicant will be required to pay a public art fee to the Facilities and Community Services Department that is a minimum of 1% of the overall cost of the project as stated on the building permit or install public art onsite and will meet the provisions for on-site landscaping as well as the allowable percentage reduction.

6. Design and appropriateness of signs in relation to the architectural style of the building.

No signs are proposed as part of this application. The East Valley Corridor Specific Plan indicates that signs within the EV/IC District would utilize the sign standards for the C-4. Highway Commercial District. Any future wall signs would be reviewed administratively and would require a sign permit. In addition, any future monument signs would be processed with a Commission Sign Review and would require separate approval by the Planning Commission.

7. Glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection from such surfaces as concrete or vegetation.

The project proposes clear anodized aluminum windows with Low-E glass. Details on specular reflectance have not been provided. A condition of approval has been added to the project that glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance of 25%.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), the project qualifies for a categorical exemption from environmental review pursuant to Section 15303 (New Construction of Small Structures) and Section 15332 (Infill Development) of the CEQA Guidelines. Section 15303 pertains to the construction of small facilities and commercial structures, not exceeding 10,000 square-feet in floor area on sites zoned for such use in urbanized areas. Section 15332 pertains to infill development projects on sites that are less than five acres that are consistent with the existing General Plan and Zoning designations. The proposed project will not have a significant impact on the environment and qualifies for exemption from environmental review.

FINDINGS

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 project site will be developed with a relatively small concrete building, and the proposed use is permitted in the zoning district. The project meets the applicable development standards of the Commercial Transition (EV/TC) District including setbacks, lot coverage, and floor area ratio. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of other sales and storage uses.

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 site has access to local streets and highways which are designed to carry the type and quantity of traffic that will be generated by the proposed use. The site will have access via two driveways on Nevada Street that provide access to the front parking lot and to the enclosed RV spaces located at the rear of the building. The proposed use is consistent with the General Plan land use designation of Commercial for the site and Nevada Street is designated as a Major Arterial and has been designed to accommodate the traffic generated by the proposed use.

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 of approval for the project will protect the public health, safety, and general welfare. The project site will be developed in accordance with standard engineering design requirements as well as standard building code and fire code requirements. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code and the provisions of the East Valley Corridor Specific Plan.

RECOMMENDATIONS

Based on the above analysis, staff recommends that the Planning Commission approve Commission Review and Approval No. 950, subject to the attached conditions of approval.

MOTIONS

If the Planning Commission deems staff's recommendation appropriate, the following motion is suggested:

"I move that the Planning Commission adopt Resolution No. 1619 and approve Commission Review and Approval No. 950, based on the findings in the staff report, and subject to the attached Conditions of Approval."

Attachments

Attachment A: Location Map and Aerial Photograph
Attachment B: Project Plans
Attachment C: Landscape Plans
Attachment D: Building Elevations
Attachment E-1: Resolution No. 1619
Attachment E-2: Land Use Engineering Conditions of Approval

RESOLUTION NO. 1619

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 950 TO CONSTRUCT A RECREATIONAL VEHICLE SALES, STORAGE, AND SERVICE FACILITY AT 1060 NEVADA STREET (APN: 0292-063-57-0000) IN THE COMMERCIAL TRANSITION (EV/TC) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, Chase holdings LP, has submitted an application for Commission Review and Approval No. 950 950 to construct a recreational vehicle sales, storage, and service facility at 1060 Nevada Street (APN: 0292-063-57-0000) in the commercial Transition (EV/TC) district of the east valley corridor specific plan; and

WHEREAS, on April 11, 2023, the Planning Commission held a public meeting 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; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Sections 15303 (New Construction of Small Structures) and 15332 (In-Fill Development Projects) provide exemptions for construction of small structures and in-fill development projects, and the proposal meets all criteria for exemption; and

WHEREAS, following the hearing for Commission Review & Approval No. 950, the Planning Commission determined that approval of the requested Commission Review & Approval is in the best interests of the public health, safety, and general welfare.

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 exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) and Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act, and the project meets all criteria for these exemptions.

SECTION 2. FINDINGS FOR APPROVAL OF COMMISSION REVIEW & APPROVAL NO. 950. The Planning Commission hereby approves Commission Review & Approval No. 950 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 project site will be developed with a relatively small concrete building, and the proposed use is permitted in the zoning district. The project meets the applicable development standards of the Commercial Transition (EV/TC) District including setbacks, lot coverage,

and floor area ratio. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of other sales and storage uses.

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 site has access to local streets and highways which are designed to carry the type and quantity of traffic that will be generated by the proposed use. The site will have access via a two driveways on Nevada Street that provide access to the front parking lot and to the enclosed RV spaces located at the rear of the building. The proposed use is consistent with the General Plan land use designation of Commercial for the site and Nevada Street is designated as a Major Arterial and has been designed to accommodate the traffic generated by the proposed use.

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 of approval for the project will protect the public health, safety, and general welfare. The project site will be developed in accordance with standard engineering design requirements as well as standard building code and fire code requirements. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code and the provisions of the East Valley Corridor Specific Plan.

ADOPTED, SIGNED AND APPROVED this 11th day of April, 2023

Steven Frasher, Chair
Planning Commission

ATTEST:

Linda McCasland, Secretary to the Planning Commission

I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 11th day of April, 2023, by the following vote:

AYES: 7
NOES: 0
ABSENT: 0
ABSTAIN: 0

Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 950

1. This approval is for Commission Review & Approval No. 950 to construct a recreational vehicle sales, storage, and service facility on a 4.6-acre site with an approximately 3,000 square-foot sales office, caretaker's residence and a 1,500 square-foot vehicle service area located at 1060 Nevada Street (APN: 0292-063-57-0000) in the Commercial Transition (EV/TC) district of the East Valley Corridor Specific Plan.

2. Unless construction has commenced pursuant to the issuance of a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this approval shall expire two (2) years from the date of Planning Commission approval.

3. 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.

4. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims 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 costs or 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 following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of $300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to 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.

5. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code and the East Valley Corridor Specific Plan (Specific Plan No. 40).

6. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code, California Fire Code, and the California Building Code in effect at the time of permit issuance.

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. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, grading plan, landscaping plan, or building elevations without first consulting with the Development Services Director or designee.

9. 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.

10. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

11. All fences and walls shall comply with the applicable East Valley Corridor Specific Plan requirements. The EVCSP allows fences up to eight (8'0") feet in height within the buildable area of the lot (i.e., behind the required yards and setbacks). A Minor Exception Permit will be required for any fences and/or walls that exceed the stated height limits of the EVCSP.

12. No more than forty percent (40%) of the sales inventory parking/storage area may be used for public recreational vehicle storage.

    RV sales: Greater than 40% (158 to 95 spaces)
    RV storage: 0% to 40.0% (0 to 63 spaces)

13. 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 to be used in construction.

14. All on-site utilities shall be placed underground except power poles for lines over 66 KV. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.

15. Prior to the issuance of any Certificate of Occupancy the applicant/developer shall have a Reciprocal parking and Access Agreement approved and recorded with a copy to be on file with Development Services Department.

16. 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.

17. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting and/or photometric plan. The illumination within the parking lot shall be a minimum of 0.5-foot candle and illumination along all property lines of the project site shall not exceed 0.5-foot candle. Walkway lighting shall have a maximum height of 12 feet and all parking lot lighting shall have a maximum height of 30 feet.

18. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. All lighting shall be shielded, and no light or glare shall impact the surrounding properties per the foot candle standards provided in No. 16 above.

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. Prior to issuance of building permits, the applicant/developer shall coordinate with the Facilities and Community Services Department to pay a public art fee that funds the cost of a public art piece at a nearby public facility to reduce the overall on-site landscaping requirements from 20% to 15% in accordance with Section EV4.0260(E) of the East Valley Corridor Specific Plan. The public art fee shall be calculated as one percent (1%) of the overall cost of the project as stated on the building permit.

21. 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.

22. 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 (Redlands Code Chapter 15.54, Water Efficient Landscape Requirements) prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.

23. The Final Landscape Plans shall incorporate the following:

a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant EV4.0255 of the East Valley Corridor Specific Plan.

b. The landscape plan shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover.

c. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within approximately three (3) years, depending on tree species.

d. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an automobile parking aisle, at three (3) space intervals throughout the automobile parking area, and at twenty-foot (20') intervals along the periphery of the automobile parking area. Within automobile parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.

e. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking lot(s) landscaped areas.

f. At least fifty percent (50%) of the trees shall be fifteen (15) gallon in size, twenty five percent (25%) shall be twenty-four-inch (24") box size, and twenty five percent (25%) shall be thirty-six-inch (36") box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size, then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"

g. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.

h. All landscape planters that are ten feet (10') or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.

i. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.

j. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas unobstructed by trees or shrubs shall be provided for overhang.

k. A solid hedge row to be maintained at a minimum height of 3 feet, upon maturity, shall be maintained along the Nevada Street frontage, where adjacent to the public right-of-way to screen the front parking lot.

24. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.

25. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.

26. Glazing or image reflective surfaces (specular reflectance), such as the glazing on windows, shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection from such surfaces as concrete or vegetation.

27. 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.

28. Prior to the issuance of building permits, ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director.

29. The project site shall be kept in a weed and dust free condition throughout all periods of development.

30. No cut or fill slopes of any type shall be steeper than 3:1, with smooth vertical transitions.

31. In the event of an accidental discovery or recognition of any human remains or funerary objects, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

    a. There shall be no further excavation or disturbance of the site or any nearby area (within a 100-foot buffer of the find), as reasonably suspected to overlie adjacent human remains, until the City of Redlands Police Department and San Bernardino County Coroner are contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely

descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 11 5097.98, or

b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
- The descendent identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

32. 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.

Other Departments

33. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

a. 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. 950

Date of P.C. Meeting:	**April 11, 2023**
Applicant:	**Mark Stanson**
Location:	**East Side of Nevada Street Approximately 600 Feet North of Redlands Boulevard**
Project Description:	**Construct an RV Sales, Storage, and Service Facility**

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. 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)

9. 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.

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. Street Improvement;
   b. Pavement Striping Plans (including reflectorized pavement markers); 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.

5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items may include:
   a. Encroachment Permits from Caltrans, SBCTA, and other agencies.

6. 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.

7. 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.

8. Submission of approved onsite potable and irrigation 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.

9. Provide pad certification and compaction report to the Building and Safety Department.

10. 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)

11. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.

12. 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)

13. Requirements for Nevada 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. Reconstruct northerly driveway and provide appropriate signing and striping for right turn in and out only movements, as approved by SBCTA and the City Engineer.
    c. Construct underwalk drain, if necessary;
    d. Install a minimum 8 inch diameter "dry" recycled water main including necessary valves and appurtenances; and

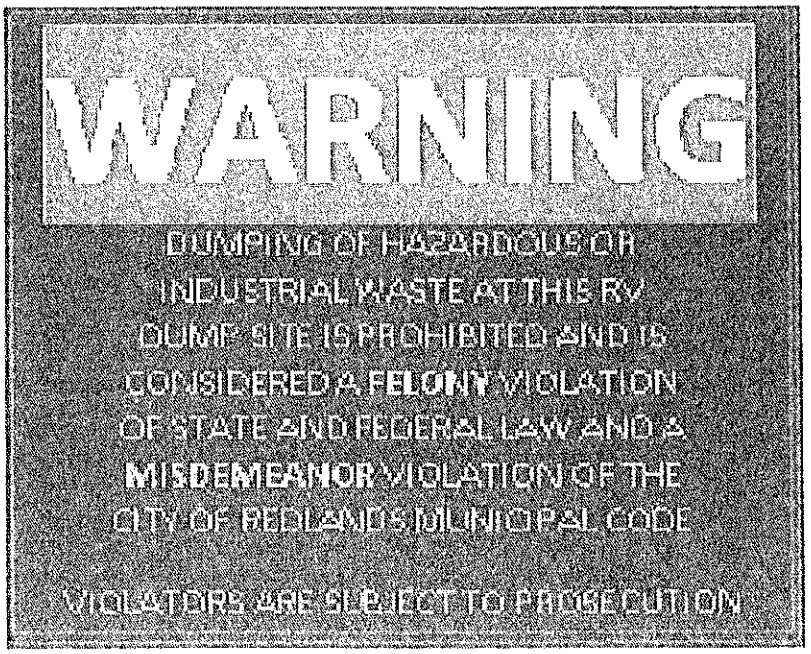
e. Install commercial fire hydrants as required by the Redlands Fire Department.

14. 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)

15. No outside sewer dumping service is allowed. Only RV storage customers will be permitted to use the onsite dump station.

16. Install an appropriate berm around the dump station, sufficient in design, to capture all discharge during RV dumping and any subsequent wash down water. At no time shall the discharge fall outside the bermed area. If there is a spill it must be clean-up immediately and disposed of appropriately. Provide a spill clean-up kit for the area at all times.

Post a 14" X 20" sign at all times in a highly visible area at the station with the following language:



Specific language on the sign may be changed over time as regulations are modified/updated. Upon notification by the City Regulatory Compliance Officer new signage with updated language shall be installed within 30 days.

Provide an appropriate drain cover that is to remain in place while the station is not in use to prevent the discharge of rainwater into the sewer. Ensure that the station always has a working hose bib.

Acceptance of these conditions is notification to the owner/operator that if a sewage spill occurs then notification must be made immediately to the City Regulatory Compliance Officer at 909-557-6298. Failure to do so may result in enforcement action.

These conditions are a notification to the site operator that additional sewer discharge fees may be imposed on the utility bill.

The dump station operator is to comply with the Redlands Municipal Code discharge requirements, Section 13.52.050 (Wastewater Discharge Permit Application), and Section 13.53.060 (Wastewater Discharge Permit Issuance Process). Additional comments from the City's Waste Water Division may arise upon further review of the onsite plan/plumbing plan.

17. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)

18. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)

19. Comply with the Solid Waste Recycling Access Act of 1991 (AB 1327) and install double solid waste bin enclosure(s). Submit a plan prepared by a licensed engineer showing bin enclosure(s) location on the site plan with solid waste truck turning and/or turnaround track template superimposed.

20. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

21. 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.

22. 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)

23. 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) and

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)

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 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.

7. 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.

8. Execute Public Improvement Agreement.

9. 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. 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.)

6. 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.

7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.

8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.

9. Owner/Developer shall provide recycling receipts as required by the recycling plan.

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 -45 days for processing.

DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

Initial

FILE: CRA 950

RESOLUTION NO. 8671

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR COMMISSION REVIEW & APPROVAL NO. 950 FOR THE CONSTRUCTION OF A RECREATIONAL VEHICLE (RV) SALES, SERVICE, AND STORAGE FACILITY AND RELATED ON-SITE IMPROVEMENTS LOCATED AT 1060 NEVADA STREET.

WHEREAS, Mark Stanson, Chase Holdings, LP, applicant, along with owner Ryan Chase, has submitted an application for Extension of Time No. 1 to construct of an RV sales, storage, and service facility on a 4.6-acre property. The proposed project includes an approximately 3,000 square-foot sales office and caretaker's residence as well as an approximately 1,500 square-foot vehicle service area. The project site is located at 1060 Nevada Street (APN: 0292-063-57-0000), approximately 560 feet north of West Redlands Blvd., in the Commercial Transition (EV/TC) district of the East Valley Corridor Specific Plan.

WHEREAS, on April 11, 2023, the Redlands Planning Commission held a public hearing, and adopted Resolution No. 1619 to approve Commission Review& Approval No. 950; 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, the applicant intends to develop the project approved by Commission Review & Approval No. 950, and requests the extension to allow more time to allocate appropriate funding and submit plans for plan check; and

WHEREAS, following the meeting for the extension of time to Commission Review & Approval No. 950, 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. Approval of this Resolution is exempt from further environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act, as there is no possibility of any potentially significant environmental effects as a result of the Extension of Time. Planning Commission Resolution No. 1619 was adopted on April 11, 2023, and determined the project was exempt from environmental review in accordance with the California Environmental Quality Act. 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 Commission Review & Approval No. 950 is hereby approved in accordance with Redlands Municipal Code Section 18.12.130.

SECTION 3. Expiration Date. The new expiration date for Commission Review & Approval No. 950 shall be April 11, 2026. The project shall remain subject to all original Conditions of Approval (contained in Planning Commission Resolution No. 1619).

SECTION 4. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of April, 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 1st day of April, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 15.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request for in-kind support in the amount of $1,800 related to the Loma Linda University Behavioral Health Institute Stand-Up to Stigma 5K to be held on Sunday, May 4, 2025, and approve the temporary street closures related to the event (Facilities and Community Services Department Director Crocker)

MOTION(S):

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

1. I move that the City Council determine that authorization for the items associated with Stand Up to Stigma 5k on Sunday, May 04, 2025, are exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act;
2. I move to authorize and approve the expenditure of city resources and in-kind support in the amount of $1,800 for the Stand Up to Stigma 5k to be held Sunday, May 4, 2025;
3. I move to authorize and approve the temporary street closures as detailed in the staff report for the Stand Up to Stigma 5k to be held Sunday, May 4, 2025.

RECOMMENDATION:

Staff recommends that the City Council direct staff accordingly related to the street closure requests for the Stand-Up to Stigma 5K event to be held Sunday, May 4, 2025. Staff further recommends City Council direct staff accordingly concerning expenditure for personnel, equipment resources and waiver of fees for this event.

DISCUSSION:

The Facilities and Community Services Department manages the administration and issuance of permits for special events held in public areas of the city. Upon the issuance of a special event permit, the event may take place contingent on the event organizer paying the required fees. The City recognizes the value of partnering with non-profit agencies and organizations to provide services beneficial to the community. In an effort to support programs that provide a community benefit, the City Council will, from time to time, consider the authorization of in-kind support, including the use of city equipment, staff, and facilities for special events.

Loma Linda University is a registered non-profit organization operating out of the City of Loma Linda. According to the submitted application, the event is held in an effort to bring awareness to mental health, reduce stigma, and provide mental health resources to the community. The event this year is expected to draw over 900 participants for the 5K event.

This event will require the closure of Iowa Street between Barton Rd and W. Park Avenue. The street closure and detour will be in place between 5:00 a.m. and 12:00 p.m. on May 4, 2025. The City previously approved in-kind support in the amount of $900.00 for the Stigma 5k on Sunday, May 19, 2024. Loma Linda University Behavioral Health has successfully hosted these events, gathering hundreds of people, which is a benefit for local businesses and community engagement.

The event is exempt from the requirements of the California Environmental Quality Act’s guidelines pursuant to Section 15311(c). Section 15311(c), accessory structures Class 11 facilities, consists of construction, or replacement of minor structure accessory to existing commercial, industrial, or institutional facilities, including placement of seasonal or temporary use items such as mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks or other facilities designed for public use.

ALTERNATIVES:

The City Council may elect to deny the request for in-kind support, deny the request for temporary street closure and direct staff accordingly.

STRATEGIC PLAN:

Priority A - Quality of Life, Beautification, Arts and Culture.

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Department Director

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

REVIEWED BY:
Janice McConnell, Assistant City Manager
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:
Jaclyn Ramirez, Administrative Assistant II

Fiscal Impact

Fiscal Year:	FY 2024/25
Revenue Generating:	Y
Appropriation Required Y/N:	N
Amount:	$1,800.00
Budgeted Y/N:	N
Discussion:	

Please see the "Fiscal Impact" attachment for reference.

Attachments

In-Kind Request
Event Maps
Event Flyer
Proof of Non-Profit
Street Closure Form
Fiscal Impact

City of Redlands *In-Kind Support Request*

Event Name: Stand Up to Stigma 5k

Event Date(s): 5/4/25 **Location(s):** Loma Linda University Behaviral Health Institute

Rain Out Date: None **Beginning Time:** 6am **End Time:** 12pm

Describe Your Request:

This completed form with all supporting documentation shall be submitted a minimum of 60 days prior to the scheduled event. Additional information may be attached to this application form, as needed.

We are requesting that any fees associated with our 5k event are waived since we are a non-profit organization.

Select and Describe All City Provided Services That May Apply to Your Request :

- [x] Traffic (*Personnel, equipment, cones, barricades, no-parking* — Street Closures/Barricades
- [ ] Police (*Public Safety Personnel)*
- [ ] Fire (*Paramedics, Inspectors)*
- [ ] Parks *(Cleanup Personnel, Ball Field Lights)*
- [ ] Facility

Refuse/Recycling *(Event Receptacles, Roll-Off Service)* acquired by Event Organizers through Redlands Customer Service

Section 13.65 of the Redlands Municipal Code requires that events that serve more than 2,000 individuals per day will be required to submit for review and approval a Large Venue Recycling Plan. The Quality of Life Department may require smaller events to comply with City recycling practices as a condition of waiving fees.

- [ ] Other

Group/Organization Name: Loma Linda University Behavioral Health

Is your Group/Organization a Registered Non-Profit: [x] Yes [ ] No **Non-Profit Federal Tax ID Number:**

Does your Group/Organization Presently Have Liability Insurance? [ ] Yes [ ] No

Please be advised that depending upon your request, you may be required to provide proof of insurance coverage in an amount determined by the City and naming the City as an additional insured.

Has your Group/Organization received fee waivers from the City in the past? yes

Primary Contact Name & Title: Lorina Guzman, Sr. Marketing Specialistq

Mailing Address: 11215 Mountain View Ave #165 Loma Linda, Ca 92354

Phone Number: 6265906691 **E-Mail Address:** lguzman@llu.edu

As a part of our commitment to fiscal responsibility, the City of Redlands gathers data associated with the economic and social benefits associated with in-kind support. Please provide estimates, as applicable, for your event.

Positive outcomes for your organization from this

We are hoping to raise awareness for mental health, reduce stigma, and provide resources to the community.

Describe what economic benefit and impact this event will bring to the City:

N/a

In April 2002, the City Council adopted Resolution No. 6038, which encourages groups or organizations requesting in-kind support from the City to use local businesses when procuring goods and services associated with the event. Receipts will need to be submitted through a follow up form. Failure to submit post event documentation (within 15 days) may affect future requests.

	Proposed Event	Previous Event Actuals	Vendors
Attendance: Redlands Residents	900	6-700	
Attendance: Non-Residents	n/a	n/a	
Food & Beverage Sales	none	none	
Merchandise Sales	none	none	
Ticket/Entrance Fees	$20-15	$15-10	
Other			
Total Revenue	11,000	11,000	$0

I certify that all statements on this application are true and complete to the best of my knowledge.

Signature: Lorina Guzman Digitally signed by Lorina Guzman Date: 2024.01.16 10:11:36 -08'00' **Title:** Sr. Marketing Specialist

Please Print Your Name: Lorina Guzman **Date:** 1/16/25

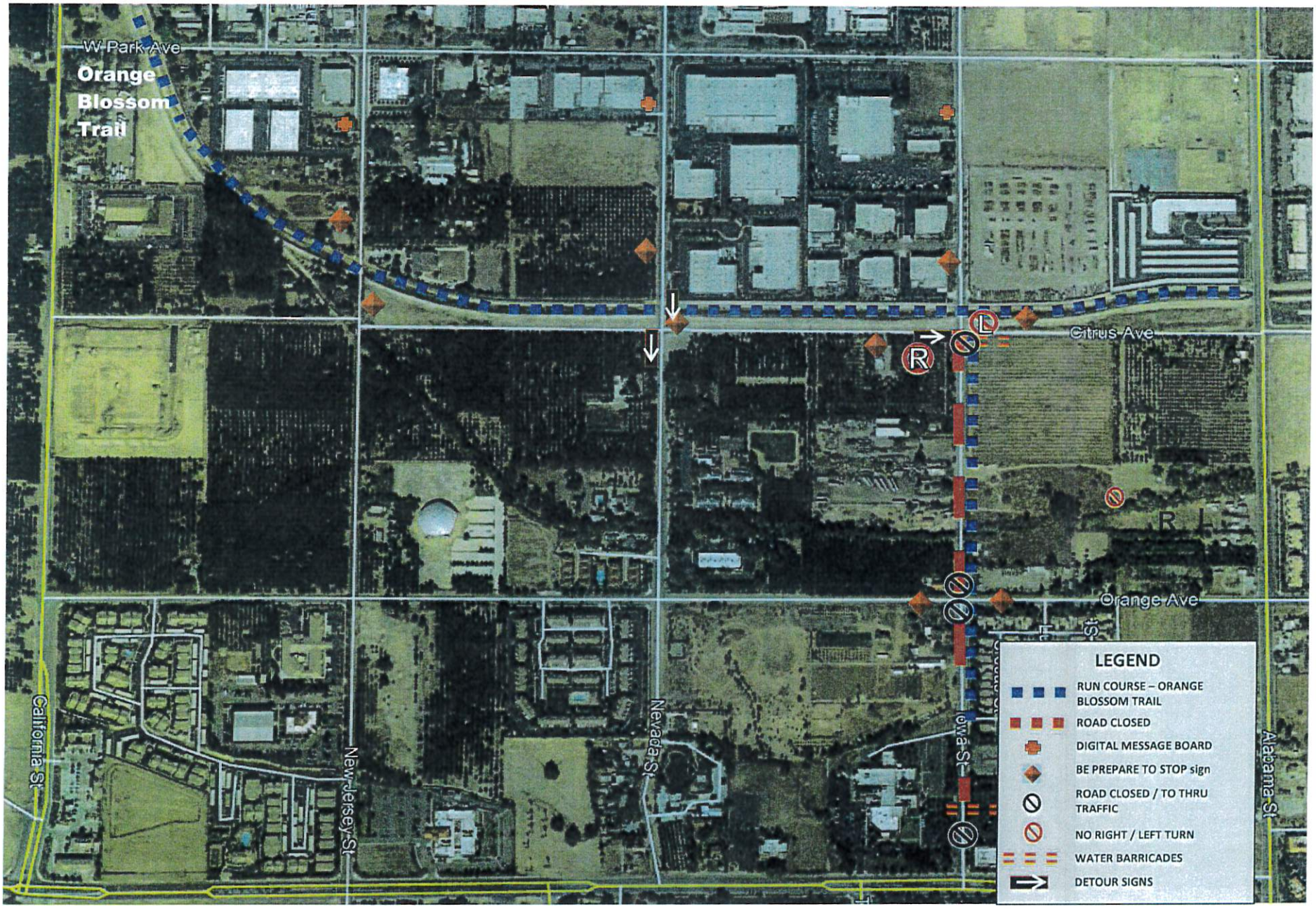
To Be Completed by the City of Redlands

Date Received: 02/04/2025 **Received By:** Jaclyn Ramirez

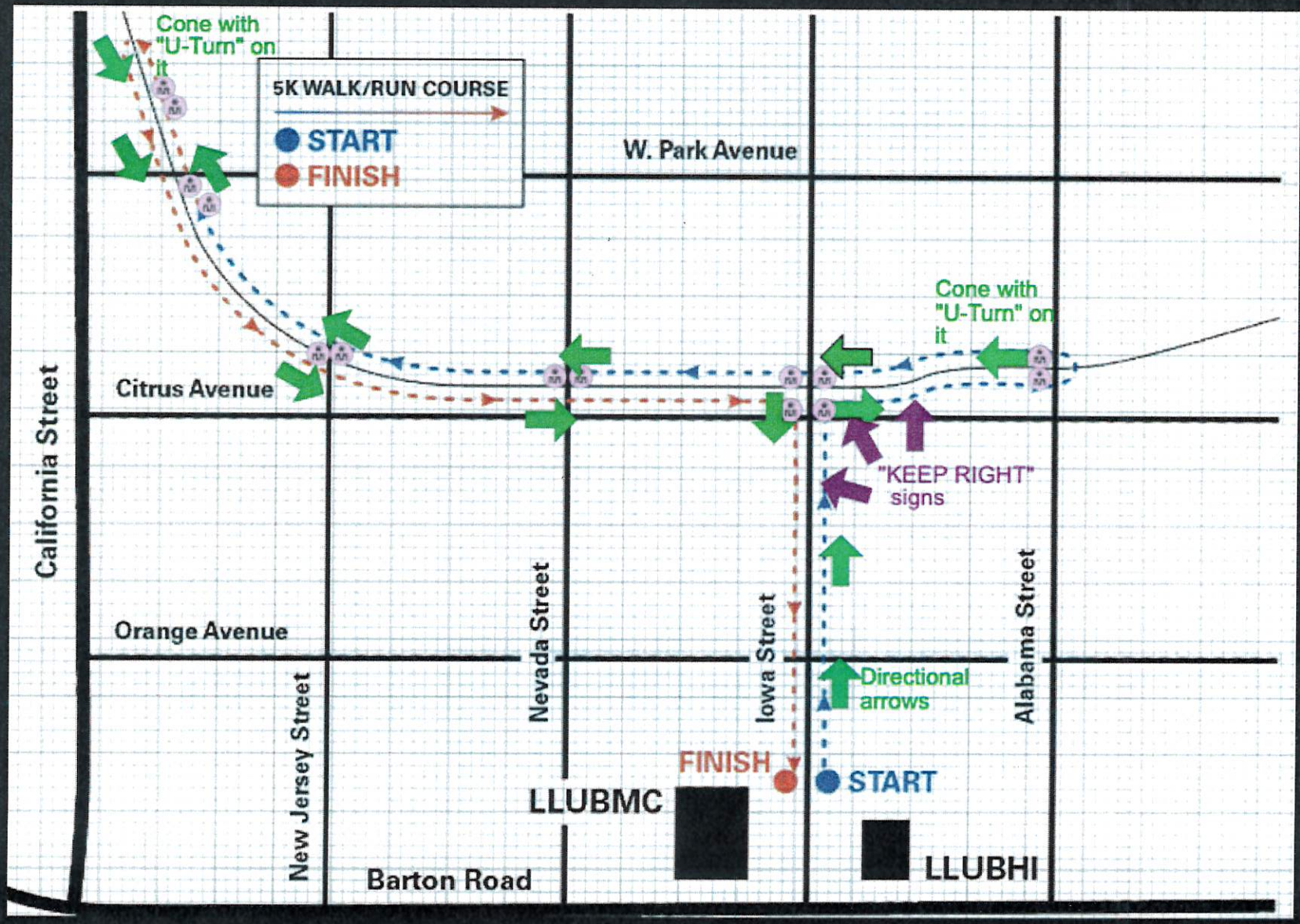
Notes:

City Manager Approval: City Council Approval:

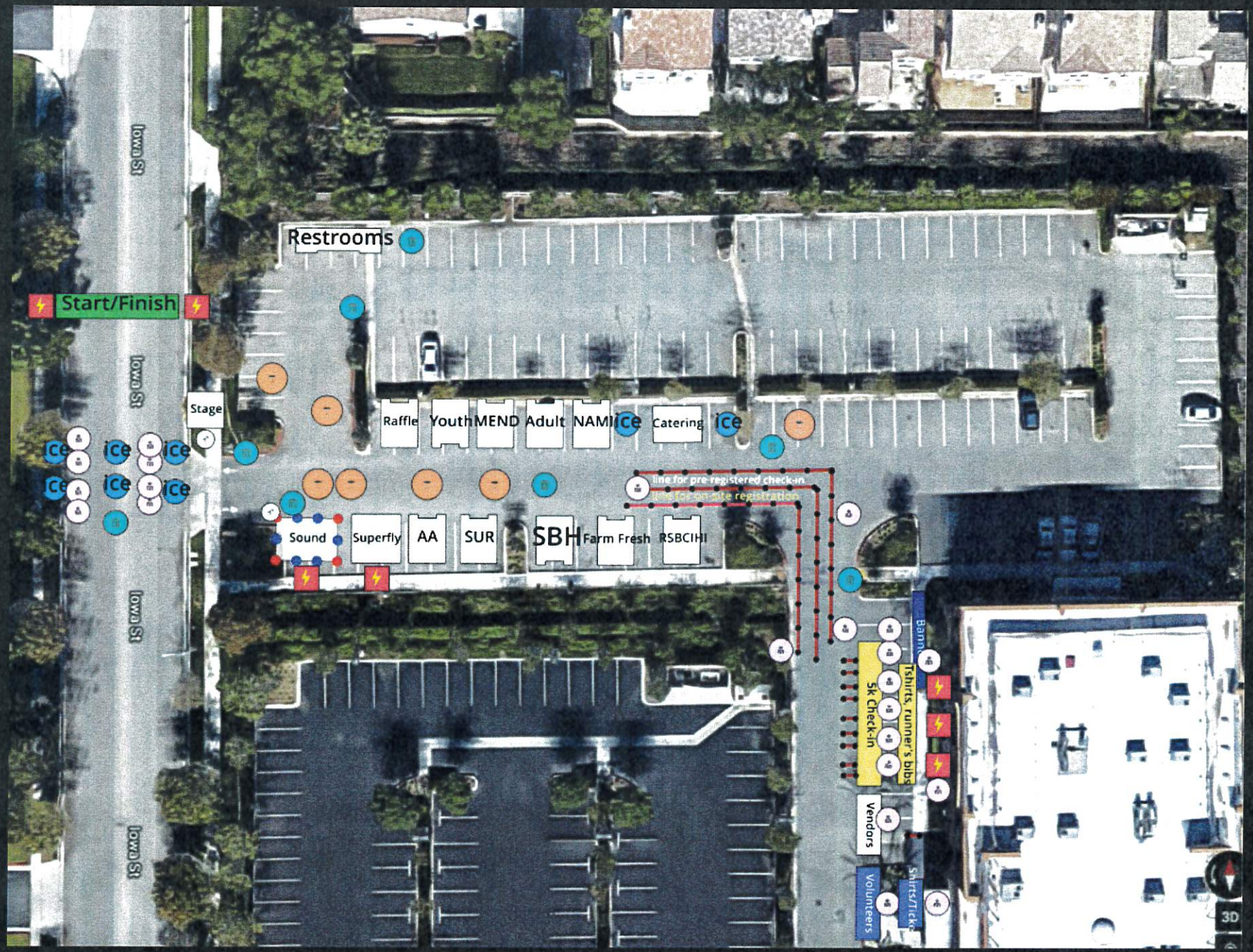
STAND UP TO STIGMA – BMC 5K – SUNDAY MAY 04 2025



Route Map


Cone with "U-Turn" on it
5K WALK/RUN COURSE
START
FINISH
W. Park Avenue
Cone with "U-Turn" on it
Citrus Avenue
"KEEP RIGHT" signs
California Street
Orange Avenue
Nevada Street
Iowa Street
Alabama Street
Directional arrows
New Jersey Street
FINISH
START
LLUBMC
LLUBHI
Barton Road

Event Layout





7TH
ANNUAL

STAND UP TO STIGMA

5K WALK /RUN

SUNDAY, MAY 4, 2025 | REDLANDS, CA

STAND UP TO THE STIGMA THAT SURROUNDS MENTAL HEALTH

SEVENTH-DAY ADVENTISTS LOMA LINDA UNIVERSITY MEDICAL CENTER

EIN: [redacted]

Other Names

SEVENTH DAY ADVENTISTS LOMA LINDA UNIVERSITY MEDICAL CENTER

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

Tax Year 2022 Form 990

Organization Name:
SEVENTH-DAY ADVENTISTS LOMA LINDA UNIVERSITY MEDICAL CENTER

EIN:
9[redacted]

Tax Period:
202206

Return ID:
4057789

Filing Type:
E

Return Type:
990

Copy of Return:
2022 Form 990 Filing [https://apps.irs.gov/pub/epostcard/cor/953522679_202206_990_2023061221435326.pdf]

Tax Year 2021 Form 990

Organization Name:

Return ID:

Copy of Return:

Event: 2025 Stand Up to Stigma

PERMIT TO CLOSE STREET FOR SOCIAL EVENT(S)

Permission to close a street for an event is subject to the following requirements:

1.	**Street Closure Diagram MUST be attached. (Failure to submit diagram will result in non-issuance of permit).**
2.	**Event Flyer or Event Description MUST be attached. (Failure to submit flyer or event description will result in non-issuance of permit).**
3.	**Applicant MUST provide insurance coverage per City's requirements (see reverse)**
4.	Written permission from all residents of the effected portion of the street MUST be attached.
5.	No tables or other objects shall be placed on the street surface.
6.	No alcohol shall be consumed on the street or City right-of-way outside of a permitted area.
7.	Temporary No Parking Signs and barricades shall be supplied and posted by City Staff
8.	Affected street(s) shall remain accessible for emergency vehicles and local traffic at all times.
9.	This permit pertains only to the closing of the street(s). This permit does not relate to the type of activity, noise, or any other aspect of the event. All other applicable and appropriate ordinances and laws apply.

Permission is hereby granted to: Loma Linda University Behavioral Health

To close (street names) Iowa St

Between (street names) Barton Rd & Orange

On (date) 5/4/25 from (time) 5am am/pm to (time) 12 pm am/pm

Address of Applicant: 11215 Mountain View Ave #165 Loma Linda, Ca 92354

Signature of Applicant: Lorina Guzman Digitally signed by Lorina Guzman Date: 2024.01.16 10:05:24 -08'00' Phone No. 626-590-6691

Condition(s): LLUBH will supply own security, traffic control and road blocks.

Event Description: Family friendly, 5k event.

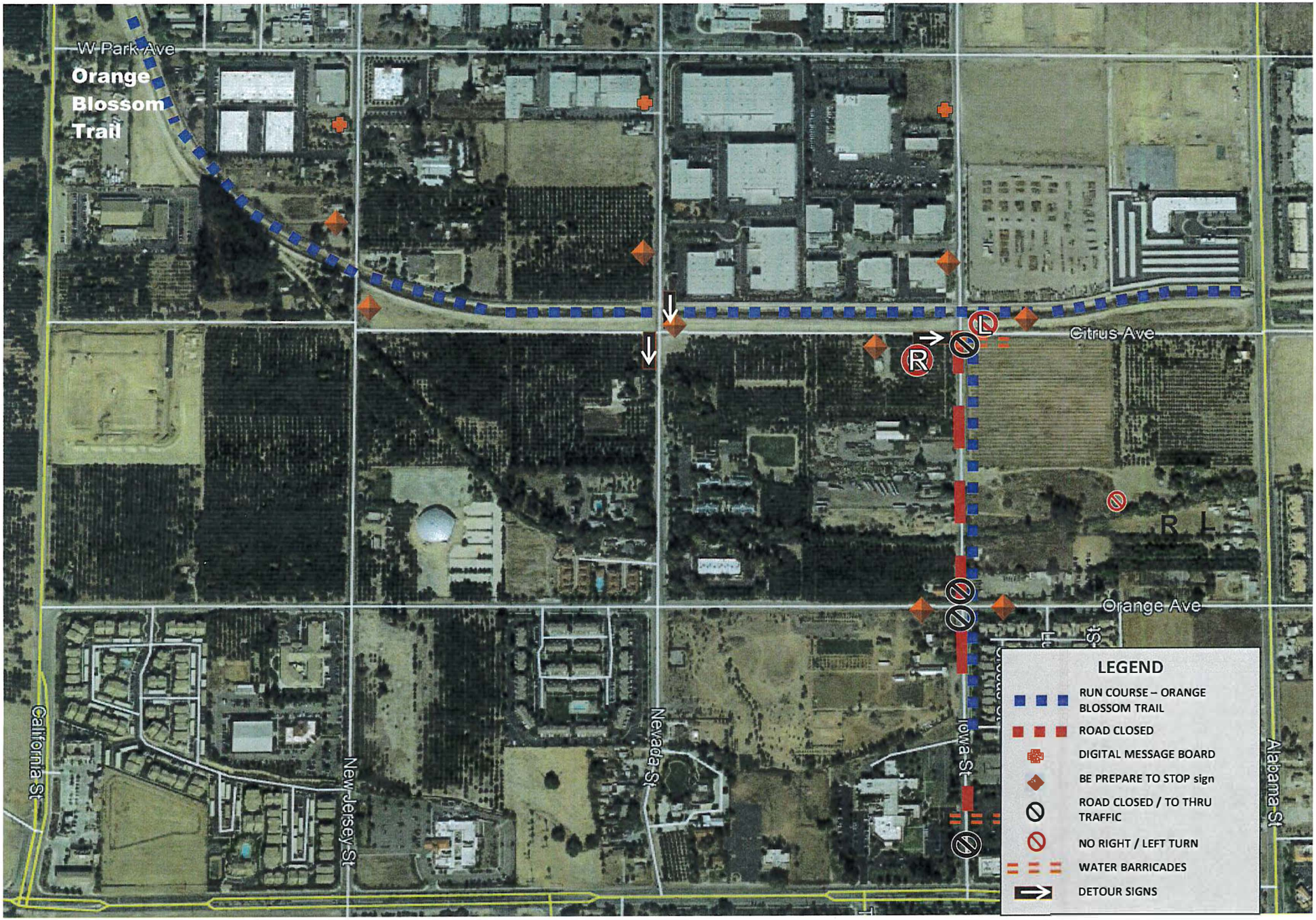
FOR OFFICE USE ONLY

This permit must be signed by the Chief of Police in order to be valid.

1. _____ Chief of Police — Date 2/4/2025
2. _____ Municipal Utilities & Engineering Department — Date 2/6/25
3. _____ Facilities & Community Services Department — Date 2/4/25
4. _____ Risk ~~Management~~ Division — Date 2/24/25

Staff Notes:

STAND UP TO STIGMA – BMC 5K – SUNDAY MAY 04 2025



In anticipation of the City Council's consideration of this request, staff has compiled the following table outlining costs related to fees established by Resolution of the City Council and departmental charges pertaining to personnel and equipment resources necessary for the support of the event. The departmental charges are costs outside of normal City operations that would not be incurred by the City if the special event was not taking place.

Departmental Charges (Personnel & Equipment)	**2024-2025 Amount**	**Type**	**2023-2024 Amount**
Police Personnel[1]	$0.00	Hard Cost	$0.00
Fire Personnel[1]	$0.00	Hard Cost	$0.00
Facilities & Community Services Personnel[1]	$1,800.00	Hard Cost	$900.00
Personnel & Equipment Subtotal	**$1,800.00**		$900.00
Fees Established by City Council Resolution			
Park Reservation	$0.00	Soft Cost	$0.00
FCS Equipment	$0.00	Soft Cost	$0.00
Fire Equipment	$0.00	Soft Cost	$0.00
Fees Subtotal	**$0.00**		**$0.00**
Total Departmental Charges and Fees	**$0.00**		$0.00
	$1,800.00 **$0.00** **$1,800.00**	Hard Cost Soft Cost Total	**$900.00** **$0.00** **$900.00**

[1]*Personnel costs are calculated conservatively assuming the highest staff cost scenario. Actual costs may vary on the day of the event based on the actual staff present. Actual costs will be confirmed following the event and will be included in a reconciliation report presented to the City Council.*

The following table summarizes the total estimated costs associated with the use of City resources and waiver of fees approved for events scheduled during Fiscal Year 2024-25 to date:

TABLE 2: FY 2024-25 Fee Waivers to date

Hard Costs	**Soft Costs**	**Deposits Refunded**	**Waiver Amount**	**Net Amount**
$252,191.02	$19,874.70	$0.00	$272,065.72	$272,065.72

City Council Meeting **I. 16.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the agreement with Geo-Logic Associates, Inc., for design, engineering, and construction support for the California Street Landfill for the Phase 5 expansion in the amount of $198,936; and determine that the agreement is exempt from environmental review pursuant to section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Facilities and Community Services Department Director Crocker)

MOTION(S):

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

1. I move that City Council determine that approval of the Agreement is exempt from environmental review pursuant to 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and

2. I move that the City Council approve an agreement with Geo-Logic Associates Inc.

RECOMMENDATION:

Staff recommends City Council approve an agreement with Geo-Logic Associates Inc., to provide design engineering support and construction support for the California Street Landfill in the amount of $198,936. In addition, staff recommends that approval of this Agreement is exempt from environmental review pursuant to 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act.

DISCUSSION:

The Facilities and Community Services Department, Solid Waste Division, operates the California Street Landfill located on Nevada Street, adjacent to the Santa Ana River Wash. The landfill is utilized exclusively for refuse collected within the City limits and is not open to the public. The California Street Landfill is required by Federal, State, and County agencies to remain in compliance with the regulatory requirements associated with the daily operations, monitoring, routine gas flare emissions, and other reporting requirements.

As the City of Redlands grows, waste production also increases, requiring additional capacity to dispose of waste safely while remaining in compliance with all regulatory requirements. The current landfill expansion areas will soon reach maximum waste placement, which means preparation for the California Street Landfill Phase 5 expansion is required promptly. In order for the City to provide the ongoing sustainability of its critical solid waste operations, it is imminent that the Phase 5 Landfill design and expansion be implemented.

In accordance with the City's procurement guidelines, a formal Request for Proposal (RFP) was advertised on December 3, 2024, for design engineering support and construction support services for the California Street Landfill. The RFP evaluated the capacity and qualification of firms to provide services and their experience to provide the required services. A total of two (2) responses were received from the following firms:

Firm Name	Responsive Bidder	Responsible Proposer	Cost Proposal
Geo-Logic Associates,Inc.	X	X	X
Civil & Environmental Consultants, Inc.	X	X	X

Staff evaluated the proposals for conformance with the scope of services and qualifications in accordance with Chapter 2.16.180 of the Municipal Code. Staff confirmed that Geo-Logic Associates met the City's requirements and is the most highly qualified firm, based on the response to the scope of work provided in the RFP. Therefore, staff is recommending that the City Council approve an agreement with Geo-Logic Associates in the amount of $198,936.

The proposed action is exempt from the requirements of the California Environmental Quality Act's (CEQA) guidelines pursuant to Section 15061(b)(3) as the approval of the Agreement would be covered by the general rule common sense exemption that CEQA applies only to projects which have the potential for

causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and there is negligible expansion of existing facilities.

ALTERNATIVES:

City Council may elect not to approve the agreement.

STRATEGIC PLAN:

Supports Priority D - Sustainability

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Department Director

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

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

PREPARED BY:
Nathalie Ayala, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2024-25
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	198,936
Budgeted Y/N:	Yes
Account No.:	511900

Discussion:

Sufficient funding for the purchase order is included in the Solid Waste Division's (511900) budget for Fiscal Year 2024-25 as approved by City Council.

Attachments

Geologic Agreement

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of design engineering support and construction support for the California Street Landfill ("Agreement") is made and entered in this 1st day of April, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and GeoLogic Associates, Inc., a California Corporation ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide design and engineering support and construction support for the California Street Landfill services for City (the "Services").

1.2 The Services shall be performed by Consultant in a professional manner, and Consultant represents that it has the skill and the professional expertise necessary to provide the Services to City at a level of competency presently maintained by other practicing professional consultants in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONSULTANT

2.1 The Services that the Consultant shall perform are more particularly described in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by this reference.

2.2 Consultant shall comply with applicable federal, state and local laws and regulations in the performance of this Agreement including, but not limited to, any applicable State prevailing wage laws.

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates Tabitha Crocker, Facilities and Community Services Director, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

4.1 Consultant shall perform and complete the Services in a prompt and diligent manner in accordance with the schedule set forth in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

Consultant shall complete the Services 11 months from the start date, unless the Services are terminated earlier as provided for herein.

4.2 If Consultant's Services include deliverable electronic visual presentation materials, such materials shall be delivered in a form, and made available to City, consistent with City Council-adopted policy for the same. It shall be the obligation of Consultant to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Total compensation for the Consultant's performance of the Services shall not exceed the amount of One Hundred Ninety-Eight Thousand Nine Hundred Thirty-Six Dollars ($198,936). City shall pay Consultant on a time and materials basis up to the not to exceed amount in accordance with Exhibit "B," titled Fee Schedule" which is attached hereto and incorporated herein by reference.

5.2 Consultant shall submit monthly invoices to City describing the Services performed during the preceding month. Consultant's invoices shall include a brief description of the Services performed, the dates the Services were performed, the number of hours spent and by whom, and a description of reimbursable expenses related to the Services. City shall pay Consultant no later than thirty (30) days after receipt and approval by City of Consultant's invoice.

5.3 Any notice or other communication required, or which may be given, pursuant to this Agreement, shall be in writing. Any such notice shall be deemed delivered (i) on the date of delivery in person; (ii) five (5) days after deposit in first class registered mail, with return receipt requested; (iii) on the actual delivery date if deposited with an overnight courier; or (iv) on the date sent by facsimile or electronic mail transmission (including PDF), if confirmed with a copy sent contemporaneously by first class, certified, registered or express mail; in each case properly posted and fully prepaid to the appropriate address set forth below, or such other address as a Party may provide notice in accordance with this section:

CITY:	CONSULTANT:
City Clerk	John M. Hower, PG, CEG
City of Redlands	GeoLogic Associates, Inc.
35 Cajon Street	2777 East Guasti Road
P.O. Box 3005 (mailing)	Ontario, CA 91761
Redlands, CA 92373	jmhower@geo-logic.com
jdonaldson@cityofredlands.org	Phone: (858) 864-2584
Phone: (909) 798-7531	

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Consultant for the duration of its performance of the Services. Consultant shall not perform any Services unless and until the required insurance listed below is obtained by Consultant. Consultant shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies

shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

A. Workers' Compensation and Employer's Liability insurance in the amount that meets statutory requirements with an insurance carrier acceptable to City, or certification to City that Consultant is self-insured or exempt from the workers' compensation laws of the State of California. Consultant shall execute and provide City with Exhibit "C," titled "Workers' Compensation Insurance Certification," which is attached hereto and incorporated herein by this reference, prior to performance of the Services.

B. Comprehensive General Liability insurance with carriers acceptable to City in the minimum amount of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) aggregate, for public liability, property damage and personal injury is required. City shall be named as an additional insured and such insurance shall be primary and non-contributing to any insurance or self-insurance maintained by City.

C. Consultant shall secure and maintain professional liability insurance throughout the term of this Agreement in the amount of One Million Dollars ($1,000,000) per claim made.

D. Business Auto Liability coverage, with minimum limits of One Million Dollars ($1,000,000) per occurrence, combined single limit bodily injury liability and property damage liability. This coverage shall include all Consultant owned vehicles used in connection with Consultant's provision of the Services, hired and non-owned vehicles, and employee non-ownership vehicles. City shall be named as an additional insured and such insurance shall be primary and non-contributing to any insurance or self-insurance maintained by City.

E. Consultant is expressly prohibited from assigning or subcontracting any of the Services without the prior written consent of City. In the event of mutual agreement by the Parties to assign or subcontract a portion of the Services, Consultant shall add such assignee or subcontractor as an additional insured to the insurance policies required hereby and provide City with the insurance endorsements prior to any Services being performed by the assignee or subcontractor.

6.2 Consultant shall defend, indemnify and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, result in City's immediate termination of this Agreement.

8.3 Consultant is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any its agents shall have control over the conduct of Consultant or Consultant's employees, except as herein set forth. Consultant shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Consultant are for its account only, and in no event shall Consultant or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Consultant have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Consultant of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Consultant's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Consultant at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Consultant. Upon receipt of a termination notice, Consultant shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Consultant in performing the Services. Consultant shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Consultant shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Consultant.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Consultant.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

IN WITNESS WHEREOF, duly authorized representatives of City and Consultant have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Mario Saucedo, Mayor

GeoLogic Associates, Inc.

By: _____
John M. Hower, PG, CEG

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"
SCOPE OF SERVICES

1. PROJECT MANAGEMENT

- Consultant will conduct internal and external meetings to coordinate successful completion of the project.
    - Internal kick-off meeting to circulate project instructions to the engineering team and to ensure the staff working on the project has a full understanding of the goals and objectives.
    - Project hand-off meeting from the City to consultant
- Develop project design and construction schedule(s) and provide updated schedules during the course of the project.
    - Project process is tracked on a weekly basis.
    - Develop, revise, and maintain the design and draft construction schedules, and keep track of the overall project progress.
    - Total duration of the project will be 11 months.
- ***Deliverables*:** Consultant will develop a project schedule upon notice-to-proceed that will describe the tasks and durations of project elements from notice-to-proceed through completion of construction. This schedule will be maintained and updated throughout the project and will be provided to the City on a monthly basis with invoices from the Consultant.

2. PHASE 5 DESIGN DRAWINGS

- ***Task 2.1: Preparation of Design Drawings.*** Consultant's plans and design details will be prepared using the computer aided design and drafting (CADD) system to enable them to modify the drawings quickly based on comments from the City and regulatory agencies regarding changes in the design. Consultant utilizes AutoCAD Civil 3D software version 2018 or later for all drawings work and quantity calculations. Drawings will follow a typical format and will consist of approximately 15 sheets, including, but not limited to, the following:
    - Project Title Sheet
    - Existing Site Conditions/ Facility Layout
    - Excavation Plans
    - Stockpiling Plan
    - Subgrade Grading Plan
    - Synthetic Liner System Layout
    - Leachate Collection System Layout
    - Operations Layer Grading
    - Stormwater Management Plan
    - Cross Section
    - Construction Details (approximately 5 sheets)
- The construction drawings will be prepared to a level that will allow contractors (familiar with the installation of landfill liner systems) to prepare a complete accurate bid. The grading plan will show the required cut and fill sections along with horizontal and vertical survey control points as required to construct the Phase 5 module. Prior to submitting the drawings to the City for review, an internal peer review will be conducted to check for completeness and accuracy, as well as technical issues.
- GLA will submit two (2) copies of the drawings to the City at the sixty (60) and ninety (90) percent level for review and comments. The final drawings will be included as appendices to the Design Report and will also be included in the bid documents. The final drawings will be sealed and signed by a licensed Civil Engineer registered in the State of California. Consultant will provide the final drawings in PDF format on a compact disc (CD) or thumb drive to the City.

- ***Task 2.2: Preparation of Technical Specifications.*** Consultant will leverage design experience on the previous Phase 2, Phase 3, and Phase 4 expansions when preparing the Phase 5 specifications. Consultant will prepare Technical Specification for Phase 5 using specification templates generated for the Phase 4 expansion along with lessons learned during the construction of Phase 4 and updates to required material testing, if any. Consultant anticipates using the same specification format used for Phase 4. The Technical Specification will be prepared in accordance with the Construction Specifications Institute (CSI) format and will include descriptions of the project scope of work, construction quality control requirements, and required submittals.
- Consultant assumes there will be one round of comments to be addressed after the City review, and one round of comments after Regional Water Control Board (RWQCB) review.

- ***Task 2.3: Preparation of Construction Quality Assurance Plan.*** Consultant will develop a CQA Plan to be included in the project documents. The CQA Plan will define the observation and testing program so the RWQCB can agree that when completed, the project is properly inspected and built according to the approved project Design Drawings and Technical Specifications and in accordance with accepted industry practices. It will include testing, observation, and documentation requirements for all earthen, geosynthetics, piping, and any other material components of the expansion area composite liner systems that may be required.

- ***Task 2.4: Preparation of Design Report.*** Contained within the Joint Technical Document (JTD) are the design approach, design criteria, and design calculation that were used for the Phase 1, 2, 3, 4 expansions. These will be applicable for Phase 5 and the consultant will address specific issues that have changed or are different between the previous and current design phase. It is anticipated that this will include the following:
    - Leachate Conveyance Capacity Calculations
    - Leachate Piping Strength and Capacity Calculations
    - Liner Earthwork Calculations
    - Liner/Refuse Stability Analysis
    - Interim Grading and Surface Water Drainage
    - Layout of Construction Staging Areas
    - Prepare the Phase 5 Bid List
- All of the design calculations performed or verified as part of the Phase 5 design will be compiled and/or summarized in a Design Report for submission to the RWQCB for approval.

3. PREPARE AN ENGINEER'S ESTIMATE

- Complete an estimate for the Phase 5 expansion construction costs considering the measurements and payment section(s) of the Technical Specification and the quantities from the completed design drawings for the Phase 5 Landfill expansion.
- ***Deliverables*****:** A draft PDF version of the Engineer's Estimate will be included with the draft 100% design drawings for review and comment by the City. City comments will be incorporated and the final version will be included as an appendix to the Design Report.

4. BID ASSISTANCE

- Assist the City in the selection of a qualified contractor to complete the Phase 5 expansion work as detailed in the completed design drawings and Technical Specifications.
- ***Deliverables*****:** Consultant will provide an emailed Microsoft Word document version of meeting minutes to the City for each meeting. The minutes will be provided in draft form for comment by the attending members, update based on those comments, and issued as final. Additionally the

Consultant will provide PDF versions of responses to bidder questions, addenda, and any other documents required to adequately assist the City in Contractor procurement.

5. ENGINEERING SERVICES DURING CONSTRUCTION

- Provide engineering services for the duration of the Phase 5 Landfill expansion including: attending progress meetings as necessary (phone or in-person) and attending a final job walk; reviewing alternatives, change order requests, and Requests for Information (RFIs) from the contractor; and review and comment on product manufacturer information and contractor submittals including the as-built drawings. The Consultant will also work with the City's selected CQA firm to assist in resolving construction related issues that may arise.
- ***Deliverables*:** Consultant will provide an emailed Microsoft Word document version of meeting minutes to the City for each meeting attended by the Consultant either in person or on site. The minutes will be provided in draft form for comment by the attending members, updated based on those comments, and issued as final. Additionally the Consultant will provide PDF versions of responses to RFI's, change requests, and any other documents required to adequately assist the City during construction of Phase 5.

6. ASSIST THE CITY WITH THE PERMITTING/APPROVAL PROCESS FOR EXPANSION

- Assist City staff with the permitting aspects of the Phase 5 expansion including responding to RWCQB and LEA questions/comments on the design drawings, Technical specifications, Design Report, and Construction Quality Assurance Plan and attending any requested regulator meetings.
- ***Deliverables:*** Consultant will provide an emailed Microsoft Word document version of the meeting minutes to the City for each meeting attended either in person or via phone. The minutes will be provided in draft form for comment by the attending members, updated based on those comments, and issued as final in PDF format.

EXHIBIT " B "
PRICE & FEE SCHEDULE

Table A
Additional Services as noted on expenses and GLA Lab

Vehicle used for Field Services	$17.00/ Hour or $500.00/Week
Soil Sampling Equipment & Drilling Supplies	$7.00/Hour
Groundwater Sampling Equipment and Supplies	$17.00/Hour
Per Diem	Lesser of (Cost +15%) or (Local Government Rate)
Outside Services (Consultants, Surveys, Chemical lab Tests, etc.)	Cost + 15%
Reimbursables (Maps, Photos, Permits, Expendable Supplies, etc.)	Cost + 15%
Outside Equipment (Drill Rig, Backhoe, Monitoring Equipment, etc.)	Cost + 15%

Billing Category	**Geo-Logic Associates Professional Billable Hourly Rate**										Total Cost
	Principal Professional II	Principal Professional I	Senior Professional III	Project Professional III	Staff Professional III	Staff Professional I	Admin	GLA Lab	Total Labor	Expenses	
Unit Rate	Hr. $312	Hr. $287	Hr. $275	Hr. $233	Hr. $181	Hr. $146	Hr. $113	Cost $1,000		3%	
1. Project Management	4	16	40						$16,840	$505	$17,345
2. Prepare Phase 5 Design Documents	16	40	80	120	200	40	16	1	$113,088	$3,393	$116,481
3. Prepare Engineer's Estimate	4	8	20	40	8				$19,812	$594	$20,406
4. Bid Assistance	4	8	24	8					$12,008	$360	$12,368
5. Engineering Services During Construction	2	2	48		8	16			$18,182	$545	$18,727
6. Permitting Assistance		8	16		36				$13,212	$396	$13,608
	30	82	228	168	252	56	16	1			
TOTAL	$9,360	$23,534	$62,700	$39,144	$45,612	$8,176	$1,808	$1,000	$193,142	$5,794	**$198,936**

EXHIBIT " C "

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Every employer, except the State, shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.

(b) By securing from the Director of Industrial Relations, a certificate of consent to self-insure, either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

CHECK ONE

_____I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

Geo-Logic Associates, Inc.

By:_____ Date: _____
John M. Hower, PG, CEG

City Council Meeting **I. 17.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve an amendment to the Professional Services Agreement for Architectural and Engineering Services with Wolff/Lang/Christopher Architects, Incorporated, doing business as PBK-WLC, to extend the contract term and increase the total contract amount by $50,000, bringing it to $275,000, for the completion of the Fire Station 262 Renovation Project (Fire Chief Sessler)

MOTION(S):

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

I move to approve the Amendment to the Professional Services Agreement for Architectural and Engineering Services with Wolff/Lang/Christopher Architects, Incorporated, doing business as PBK-WLC.

RECOMMENDATION:

Staff recommends that the City Council approve the Amendment to the Professional Services Agreement for Architectural and Engineering Services with Wolff/Lang/Christopher Architects, Incorporated, doing business as PBK-WLC, extending the term of the agreement and increasing the contract amount to allow for the successful completion of the Fire Station 262 Renovation Project. This extension ensures continuity of services, allowing PBK-WLC to finalize all necessary architectural and engineering work while maintaining project timelines and quality standards.

DISCUSSION:

The City of Redlands Fire Department provides emergency response and fire suppression services from four stations throughout the city, maintaining a minimum daily staffing of 19 personnel. Fire Station 262, located at 1690 Garden Street on the south side of the city, was originally constructed in 1965 as a single-family residence and has long required upgrades to improve operational efficiency and safety.

To address the station's limitations, including space constraints, the need for gender-neutral facilities, ADA compliance, and energy-efficient design, the City issued a Request for Proposals (RFP) for professional architectural and engineering services.

On June 7, 2022, the City entered into a Professional Services Agreement with Wolff/Lang/Christopher Architects, Incorporated dba PBK-WLC to provide architectural and engineering design services, which included:

- Design Development Phase – Creating detailed plans to address the station's deficiencies.
- Bidding Phase – Providing administrative support to assist the City in obtaining competitive bids.
- Construction Phase – Overseeing project implementation to ensure adherence to design specifications.

As the project progressed, the oversight of the construction phase presented several challenges, requiring additional time for coordination and meetings. Unforeseen site conditions, regulatory compliance requirements, and necessary design adjustments have necessitated ongoing discussions between City staff, PBK-WLC, and contractors to ensure the project remains on track and aligned with the City's objectives.

The proposed amendment extends the agreement with PBK-WLC and increases the contract amount by $50,000, bringing it to $275,000, to allow for continued support and oversight during this critical phase. Additional time will enable PBK-WLC to work closely with all stakeholders, address construction-related challenges, and ensure the successful completion of Fire Station 262's modernization efforts without compromising quality, safety, or operational efficiency.

Approving this amendment will provide the necessary continuity of services, preventing delays and ensuring that PBK-WLC remains actively engaged in resolving issues as they arise, ultimately contributing to the timely and effective completion of the project.

ALTERNATIVES:

The City Council may decline to approve the amendment to the Professional Services Agreement with PBK-WLC and instead direct staff to pursue an alternative course of action.

STRATEGIC PLAN:

Priority B - Public Health & Safety

SUBMITTED BY:
Rich Sessler, Fire Chief

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:
Bruni Reyes, Management Analyst

Fiscal Impact

Fiscal Year: 2024-2025

Appropriation Required Y/N: N

Discussion:

Approval of this amendment will result in an increase of $50,000 to the existing Professional Services Agreement with PBK-WLC, ensuring continued oversight and support for the Fire Station 262 renovation project. This additional funding will cover extended coordination efforts, meetings, and design adjustments required due to unforeseen site conditions and regulatory compliance challenges.
The cost increase will be funded through the approved capital improvement budget allocated for Fire Department projects. There is no expected impact on the City's General Fund, as the additional expenditure will be managed within existing project resources.

Attachments

PBK Agreement
PBK WLC First Amendment

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of professional architectural and engineering services ("Agreement") is made and entered in this 7th day of June, 2022 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and PBK-WLC, ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide professional architectural and engineering services for City (the "Services").

1.2 The Services shall be performed by Consultant in a professional manner, and Consultant represents that it has the skill and the professional expertise necessary to provide the Services to City at a level of competency presently maintained by other practicing professional consultants in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONSULTANT

2.1 The Services that Consultant shall perform are more particularly described in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by this reference.

2.2 Consultant shall comply with applicable federal, state and local laws and regulations in the performance of this Agreement including, but not limited to, any applicable State prevailing wage laws.

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City designates Fire Chief Rich Sessler, Fire Department Director, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

4.1 Consultant shall perform and complete the Services in a prompt and diligent manner in accordance with the schedule set forth in Exhibit "B," titled "Project Schedule," which is attached hereto and incorporated herein by reference.

4.2 Consultant shall complete the Services by December 31, 2023, unless the Services are terminated earlier as provided for herein.

4.3 If Consultant's Services include deliverable electronic visual presentation materials, such materials shall be delivered in a form, and made available to City, consistent with City Council-adopted policy for the same. It shall be the obligation of Consultant to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONSULTANT

5.1 Total compensation for Consultant's performance of the Services shall be in the amount of Two Hundred Thousand ($225,000). City shall pay Consultant in accordance with Exhibit "C" titled ("Cost Proposal") attached hereto and incorporated herein by reference.

5.2 Consultant shall submit monthly invoices to City describing the Services performed during the preceding month. Consultant's invoices shall include a brief description of the Services performed, the dates the Services were performed, the number of hours spent and by whom, and a description of reimbursable expenses related to the Services. City shall pay Consultant no later than thirty (30) days after receipt and approval by City of Consultant's invoice.

5.3 Any notice or other communication required, or which may be given, pursuant to this Agreement, shall be in writing. Any such notice shall be deemed delivered (i) on the date of delivery in person; (ii) five (5) days after deposit in first class registered mail, with return receipt requested; (iii) on the actual delivery date if deposited with an overnight courier; or (iv) on the date sent by facsimile or electronic mail transmission (including PDF), if confirmed with a copy sent contemporaneously by first class, certified, registered or express mail; in each case properly posted and fully prepaid to the appropriate address set forth below, or such other address as a Party may provide notice in accordance with this section:

CITY:

City Clerk
City of Redlands
35 Cajon Street
P.O. Box 3005 (mailing)
Redlands, CA 92373
jdonaldson@cityofredlands.org
Phone: (909) 798-7531

CONSULTANT:

Kelley Needham, Managing Partner
PBK-WLC
8163 Rochester Avenue
Rancho Cucamonga, CA 91730
Email
Phone: (909) 987-0909

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Consultant for the duration of its performance of the Services. Consultant shall not perform any Services unless and until the required insurance listed below is obtained by Consultant. Consultant shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

A. Workers' Compensation and Employer's Liability insurance in the amount that meets statutory requirements with an insurance carrier acceptable to City, or certification to City that Consultant is self-insured or exempt from the workers' compensation laws of the State of California. Consultant shall execute and provide City with Exhibit "D," titled "Workers' Compensation Insurance Certification," which is attached hereto and incorporated herein by this reference, prior to performance of the Services.

B. Comprehensive General Liability insurance with carriers acceptable to City in the minimum amount of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) aggregate, for public liability, property damage and personal injury is required. City shall be named as an additional insured and such insurance shall be primary and non-contributing to any insurance or self-insurance maintained by City.

C. Consultant shall secure and maintain professional liability insurance throughout the term of this Agreement in the amount of One Million Dollars ($1,000,000) per claim made.

D. Business Auto Liability coverage, with minimum limits of One Million Dollars ($1,000,000) per occurrence, combined single limit bodily injury liability and property damage liability. This coverage shall include all Consultant owned vehicles used in connection with Consultant's provision of the Services, hired and non-owned vehicles, and employee non-ownership vehicles. City shall be named as an additional insured and such insurance shall be primary and non-contributing to any insurance or self-insurance maintained by City.

E. Consultant is expressly prohibited from assigning or subcontracting any of the Services without the prior written consent of City. In the event of mutual agreement by the Parties to assign or subcontract a portion of the Services, Consultant shall add such assignee or subcontractor as an additional insured to the insurance policies required hereby and provide City with the insurance endorsements prior to any Services being performed by the assignee or subcontractor.

6.2 Consultant shall defend, indemnify and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Consultant, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Consultant covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's Services. Consultant further covenants and

represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Consultant agrees it is not a designated employee within the meaning of the Political Reform Act because Consultant:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Consultant must disclose its financial interests, Consultant shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Consultant shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, result in City's immediate termination of this Agreement.

8.3 Consultant is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any its agents shall have control over the conduct of Consultant or Consultant's employees, except as herein set forth. Consultant shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Consultant are for its account

only, and in no event shall Consultant or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Consultant have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Consultant of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Consultant's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Consultant at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Consultant. Upon receipt of a termination notice, Consultant shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Consultant in performing the Services. Consultant shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Consultant shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Consultant.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Consultant.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

IN WITNESS WHEREOF, duly authorized representatives of City and Consultant have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

PBK-WLC

By: _____
Kelley Needham, Managing Partner

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

A. BASIC ARCHITECTURAL SERVICES

The following is a list of the basic activities and services anticipated for your new project. The scope has been divided into the five phases typically associated with architectural services:

1. Schematic Design Phase

The first and perhaps most important task during the Schematic Design Phase will be to establish and determine the best approach to the design of the primary systems in the project. The architectural program shall be developed. Alternative configurations shall be quickly explored in order to evaluate the best opportunities. A design concept shall be formulated in order to provide a sound basis for subsequent planning and design decisions to occur. The design concept shall be utilized to evaluate advantages and disadvantages of each potential alternative. Site and programmatic factors, aesthetic quality, cost, and other key factors related to the project shall be utilized in order to form the basis of an evaluation. Through a variety of informal meetings with the project committee, a schematic design concept shall be established.
During the Schematic Design Phase for your project, the following tasks and deliverables been identified:

A. Master Site Plan
A master site plan shall be prepared in order to describe all major site components and to illustrate the overall site planning concept for the project. All structures, parking areas, and circulation components shall be identified. Areas of future expansion and/or future phasing shall also be defined.

B. Preliminary Landscape Plan
A preliminary landscape plan shall be prepared in order to illustrate proposed planting, landscaping techniques, and design concepts. Drought resistant, low maintenance, and xeriscape techniques shall be defined. A preliminary plant palette, identifying major tree and shrub species, shall be included.

C. Preliminary Floor Plans
A preliminary floor plan of each level for every structure proposed shall be prepared.

D. Exterior Elevations
Exterior elevations shall be prepared to illustrate all major views of the project. Elevations shall be drawn to depict scale, character, architectural vocabulary, and shall be delineated to communicate the aesthetic qualities of the project.

E. Schematic Design Cost Estimate
A Schematic Design construction cost estimate shall be prepared and included with the summary report.

F. Project Schedule

A comprehensive project schedule shall be prepared. The project schedule shall include anticipated time frames for each phase of the project as well as any other milestones required by the City.

2. Design Development Phase

After completion of the Schematic Design Phase, the design of the project shall be advanced into more detailed refinement by initiating the Design Development Phase. Our Design Team shall prepare design development documents consisting of drawings, outline specifications, design calculations, material/equipment submittals, fixture cuts, and a design development opinion of estimated construction cost. Architectural, structural, electrical, and mechanical systems shall be further detailed and analyzed. Preliminary drawings shall be prepared for each of these systems and options which may exist shall be evaluated.

During the Design Development Phase, requirements for cabinets, casework, hardware, and related specialties shall be determined. A preliminary furniture plan shall be prepared indicating usage and furniture layout of every workstation, office, and support space. Final selection of materials, textures, and colors shall occur. The Design Development Phase is essentially the time when preliminary design proposals are refined to a level of detail and developed to a state such that final construction documents can be initiated. The Design Development Phase is the time when all final decisions pertaining to the proposed project are evaluated and finalized.
During the Design Development Phase, the following tasks and deliverables have been identified:

A. Design Development Plans

Design development drawings shall be prepared in order to fix and describe the size and character of the entire project including architectural, structural, mechanical, electrical and landscape design features.

B. Outline Specifications

Outline specifications shall be prepared in order to identify and define the materials and system components selected for the project. Outline specifications shall be prepared in summary outline form based on CSI format.

C. Basis of Design

A technical manual shall be assembled to organize product literature and data for all materials, equipment, and fixtures selected for the project.

D. Building Code Analysis

Drawings, diagrams, and calculations shall be prepared based upon all applicable building codes having jurisdiction over the project. A preliminary occupancy and exiting plan shall be prepared to identify the type of construction, type of occupancy, required fire rating/separation, and location/number of exits required.

E. Design Development Cost Estimate
A Design Development construction cost estimate shall be prepared to reflect the scope and anticipated construction costs as reflected by the design development documents.

F. Project Schedule
An updated project schedule shall be prepared and submitted.

3. Construction Document Phase

The final Construction Document Phase of the project generally consists of the preparation of the construction documents to include final drawings, specifications, calculations, and final cost estimates. Our proposal includes complete and comprehensive architectural and engineering services required to execute the entire project. Specifically, we have included the following disciplines:

- Architectural
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Landscape Architecture

During this phase, the Contract Documents are prepared setting forth in detail the requirements for the construction of the project. General conditions, instructions to bidders, and all special requirements are defined, and when combined with the various trade specifications, a complete project manual is produced.
During the Construction Document Phase final cost studies shall be prepared. A detailed opinion of construction cost shall be prepared at the point where final plans and specifications are approximately 50% complete. Once construction documents have almost been completed, a revised opinion of cost shall be prepared at the level of approximately 90% completion. Allowable construction costs will be consistently monitored during the entire process in order to minimize the possibility of requiring major refinement or modification due to budgetary limits.
The following tasks are specifically proposed for the project:

A. Construction Drawings

Final construction drawings shall be prepared in order to describe and identify the spaces, sizes, volume, and location in detail for the construction of the project.

B. Project Manual

A project manual shall be prepared to include all instructions to bidders, bidding forms, general conditions, supplementary special conditions, and the construction trade sections for the project. The project manual provides detailed technical information pertaining to

the administration of the contract for construction, materials and equipment to be furnished, acceptable manufacturers, and the requirements for executing the work.

C. Final Design Calculations

Final design calculations shall be prepared and submitted with the final plans and specifications for review and approval by governing agencies having jurisdiction over the project. Structural calculations, hydrology/drainage calculations, and mechanical/electrical (Title 24 Energy Compliance) shall be completed during this phase.

D. Construction Cost Estimate

A final construction cost estimate shall be prepared at the point where plans and specifications are approximately 50% complete. A second cost opinion shall be prepared at the 90% completion point in order to address any refinement or modification occurring during the preparation of the construction documents. The cost opinion shall be prepared utilizing specific area and quantity take-offs applied to labor and material cost, and shall include allowance for general conditions, Contractor's profit and overhead, and contingencies.

E. Final Plan Check

All final plans, specifications, and supporting calculations shall be submitted to appropriate agencies having jurisdiction over the project. The final construction documents shall be revised and amended in order to reflect any plan check requirements, and at this time, construction documents will be ready for competitive bidding.

4. Bidding Phase

During the Bidding Phase, the Architect shall provide administrative support services to assist the City in obtaining competitive bids for the proposed project. The Architect shall respond to any questions, clarifications, or conflicts which may arise in the form of written addenda to the contract documents. At this time, requests for substitutions may be considered if allowed by the contract documents. The Architect shall assist the City with an evaluation of the bids received and make a recommendation for award of the contract for construction.
The following services for the Bidding Phase of the project are proposed:

A. Bidding Procedures and Administration

The Architect shall assist the City with the Bidding Phase of the project. Questions, clarifications, or conflicts arising out of the bidding process will be resolved by addenda prepared by the Architect. Addenda to the contract for construction shall be prepared in writing to document any clarification or modification made to the contract documents.

B. Evaluation of Bid Proposals

Upon receipt of all bid proposals, a review and evaluation shall be conducted by the Architect. The completeness of each bid proposal shall be evaluated whenever consideration exists to award to the proposing contracting entity. The completeness of the bid proposal, proposed subcontractors, affidavit of signature and other special bid proposal requirements shall be reviewed by both the City and the Architect.

C. Notice to Award Construction Contract

Upon the completed review of appropriate bid proposals, the Architect shall provide a recommendation for consideration regarding the potential award of the contract for construction.

5. Construction Administration Phase

The Architect shall conduct job site meetings at two-week intervals in order to generally review and evaluate the construction schedule, monitor weekly performance, review quality control standards, and provide assistance for any clarification or revision to the contract for construction. Shop drawings and related submittals shall be reviewed and returned to the Architect for appropriate action. The Contractor's requests for information, proposal requests, and related communications shall be attended to on a regular basis. Contractor's pay requests shall be reviewed by the Architect on a monthly basis in accordance with the amount of work completed and in accordance with the contract documents. At every job site meeting, minutes shall be prepared, published and distributed by the Architect to all parties concerned, specifically noting current action items and related responsibilities. Upon completion of the Construction Phase the Architect shall organize and conduct a final walk-through and review. A final punch list for all required corrections and remaining work shall be prepared.

During the Construction Phase of the project, the following services shall be furnished:

A. Preconstruction Conference

A preconstruction conference shall be organized and conducted by the Architect to brief all parties concerned with general and special requirements of the contract for construction. Procedural matters, routing of information, and project representatives shall be defined. Attendees shall include representatives from the Fire Department, the Architect, the Contractor, and all major subcontractors.

B. Job Site Meetings

Job site meetings at two-week intervals shall be scheduled and conducted by the Architect for the same day and time through the duration of the project. Scheduling, coordination, requests for information, and changes to the contract for construction are routinely monitored. The Architect shall publish and distribute a field report for each job site meeting, documenting the progress of construction and specifically noting current and delinquent action items.

C. Submittal and Shop Drawing Review

The Architect shall review all required shop drawings and related submittals as required by the contract documents.

D. Project Closeout

At the completion of the Construction Phase a final job site meeting and review of the entire facility shall be conducted. A final punch list will be published and distributed by the Architect to all parties concerned, specifically noting required corrections, non-conforming work, and work remaining to be completed. A second walk-through shall be conducted when all punch list items have been corrected, at which time a Final Notice of Completion shall be filed by the City.

E. Record Documents

A set of final record documents will be created from the Contractor's as-built drawings.

B. PROJECT SPECIFIC SERVICES

The following items are not typically found in the basic scope of architectural services. Based on the specifics of your site and our experience with projects of this type, we believe the following additional services will also be required:

1. Topographical Surveys

A complete Topographical and Boundary Survey shall be furnished by the Design Team. The size, area, and overall configuration of the site area shall be accurately defined noting all existing conditions, improvements, utilities, and adjacent relationships.

2. Geotechnical Investigations

A Geotechnical Investigation shall be furnished by the design team. The soils report shall be reviewed in order to determine existing soils conditions, soils characteristics, water table relationship to known seismic faults, and overall soils suitability for the proposed project. Specific recommendations shall be made for soils preparation related to the construction of footings, foundations, slabs, and various pavement sections.

EXHIBIT "B"

PROJECT SCHEDULE

PHASE	DESCRIPTION		Duration in Days	Start Date	Completion Date
1.0	**Schematic Design**		31	July 5, 2022	August 5, 2022
2.0	**Design Development**		32	August 8, 2022	September 9, 2022
3.0	**Construction Drawings and Specifications**		60	September 12, 2022	November 11, 2022
	50% Submittal				October 12, 2022
	100% Submittal				November 11, 2022
	Initial Building Department Review		39	November 14, 2022	December 23, 2022
	Incorporate Review Comments		28	January 3, 2023	January 31, 2023
	Final Building Department Review		16	February 1, 2023	February 17, 2023
4.0	**Bidding**		28	March 1, 2023	March 29, 2023
	Bid Review and Approval		32	March 30, 2023	May 1, 2023
	Board Approval to Award				May 2, 2023
5.0	**Construction**				
	Construction		177	May 29, 2023	November 22, 2023
	Punch List/Start UP		14	November 27, 2023	December 11, 2023
	TOTAL	**Days**	**524**		
	PROJECT TIMELINE	**Years**	**1.44**	**July 5, 2022**	**December 11, 2023**

EXHIBIT "C"

COST PROPOSAL

Fee Proposal

Your contract with PBK will mark a purposeful investment in your facilities. We are here to make sure that you consider that investment to be a good one, with significant returns. PBK is extremely flexible when it comes to the fee structure that best suits each new commission. We want the City and Fire Department to feel that you are getting both a quality architectural product and excellent professional services at a fair market price.

In an effort to better define our fee proposal, we have broken it down into the following components:

- Basic Architectural Fee
- Project Specific Fees
- Total Fee
- Reimbursables
- Assumptions/Exclusions
- Hourly Rate Schedule

A description of each component is as follows:

A. BASIC ARCHITECTURAL FEE

Our fee for basic architectural services will be a fixed lump sum and includes the following disciplines:

- Civil Engineering
- Architectural Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Landscape Architecture

Our fee has been established based on the remodel and expansion of Fire Station 262. The current Station is approximately 3,624 sf. Our basic fee includes all on-site improvements, circulation areas, parking areas, and landscaping. For the purposes of establishing a fee, we have assumed a preliminary construction budget of $2,000,000.00. A breakdown of our proposed fees is as follows:

PHASE OF SERVICE	FEE
Schematic Design	30,000
Design Development	20,000
Construction Documents	100,000
Bidding	10,000
Construction Administration	40,000
	$200,000

B. PROJECT SPECIFIC FEES

The following items are unique to each project and not typically found in the basic scope of architectural services. Based on our experience and interpretation of the information available, we believe the following services will also be required:

TASK	FEE
Topographical Survey	$10,000.00
Geotechnical Investigation &	$13,000.00
TOTAL PROJECT SPECIFIC FEES	**$23,000.00**

C. TOTAL FEE

The following is the total of all fees along with an allowance for reimbursables:

SERVICE	FEE
Basic Architectural Fees	$200,000.00
Project Specific Fees	$23,000.00
Reimbursable Allowance $	$2,000.00
TOTAL FEE	**$225,000.00**

D. REIMBURSABLES

Items required or requested by the City, Fire Department, or approving agency will be invoiced as reimbursable without markup on monthly intervals. Reimbursables generally include the following:

1. Bulk paper copy.
2. Printing/Mylars.
3. Express or overnight mail/courier service.

The City will not incur any cost for travel, travel time, phone calls, faxes or incidental printing or copying

EXHIBIT "D"

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Every employer, except the State, shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.

(b) By securing from the Director of Industrial Relations, a certificate of consent to self-insure, either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

CHECK ONE

_____I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

PBK-WLC

By:_____ Date: _____

Kelley Needham, Managing Partner

FIRST AMENDMENT TO AGREEMENT TO PERFORM ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES

This first amendment ("First Amendment") to the agreement for professional architectural and engineering services ("Agreement"), dated June 7, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and PBK-WLC ("Consultant"), is made and entered into this 1st day of April, 2025.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to extend the term, increase the cost proposal, and amend the opening paragraph stating the name of the Consultant.

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Opening paragraph of the Agreement, entitled "AGREEMENT TO PERFORM PROFESSIONAL SERVICES," is hereby amended to read as follows:

This Agreement for the provision of professional architectural and engineering services ("Agreement") is made and etered in thes 7th day of June, 2022 ("Effective Date") by and between the City of Redlands, a municipal corporation ("City") and Wolff/Lang Christopher Architects, Incorporated, doing business as PBK-WLC, ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Part" and, together, as the "Parties."

Section 2. Article 4 of the Agreement, entitled "PERFORMANCE OF SERVICES," is hereby amended to read as follows:

4.2 Consultant shall complete the Servies by December 31, 2025, unless Services are terminated earlier as provided for herein in accordance with Exhibit "B" titled ("Project Schedule).

Section 3. Article 5 of the Agreement, entitled "PAYMENTS TO CONSULTANT," is herby amended to read as follows:

5.1 Total compensation for Consutltant's performance of the Services shall be in the amount of Two Hundred Seventy Five Thousand ($275,000). City shall pay Consultant in accordance with Exhibit "C" titled ("Cost Proposal") attached hereto and incorporated herein by reference.

Section 4. All other provisions of the Agreement shall remain unchanged by this First Amendment and in effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment, to be effective as of April 1, 2025.

CITY OF REDLANDS

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

PBK-WLC

By: _____
Kelley Needham, Managing Partner

EXHIBIT "B"
(Project Schedule)

PHASE	DIISCJRII"IIION		Duration in Days	Start Date	Completion Dilte
1.0	Schematic Design		31	July 5, 2022	August 5, 2022
2.0	Design Development		32	August 8, 2022	September 9, 2022
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	50% Submittal				October 12, 2022
	100% Submitt,d				iNovem.ber 11, 2022
	Initial Building Department Review		39	No,vember 14, 20122	December 23, 21122
	Incorporate R e 'iew C-0mme1Its		2&	J tmuary J, 2023	.lfanuary 31, 2023
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	Bid Review aml A,PpptlOVal		32	farch 30, 2023	Miay 1,:2023
	Board Approvm[to Award.				May 2, 2023
5.0	Con.,mudiim				
	Construction		177	M.ay 2'9, 2013	November 22, 2023
	Punch LisVStart UP		14	No'vellber 27, 2m123	December 31, 2025
	T(H'AIL	Dej7i	5M		
	PROJECT HNIEUNE	Years	1.44	,Ju:ly 5i, 2022	December 31, 2025

EXHIBIT "C"
(Cost Proposal)

Fee Proposal

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In an effort to better define our fee proposal, we have broken it down into the following components:

- Basic Architectural Fee
- Project Specific Fees
- Total Fee
- Reimbursables
- Assumptions/Exclusions
- Hourly Rate Schedule

A description of each component is as follows:

A. BASIC ARCHITECTURAL FEE

Our fee for basic architectural services will be a fixed lump sum and includes the following disciplines:

- Civil Engineering
- Architectural Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Landscape Architecture

Our fee has been established based on the remodel and expansion of Fire Station 262. The current Station is approximately 3,624 sf. Our basic fee includes all on-site improvements, circulation areas, parking areas, and landscaping. For the purposes of establishing a fee, we have assumed a preliminary construction budget of $2,000,000.00. A breakdown of our proposed fees is as follows:

PHASE OF SERVICE	FEE
Schematic Design	30,000

Design Development	20,000
Construction Documents	100,000
Bidding	10,000
Construction Administration	90,000
	$250,000

B. PROJECT SPECIFIC FEES

The following items are unique to each project and not typically found in the basic scope of architectural services. Based on our experience and interpretation of the information available, we believe the following services will also be required:

TASK	**FEE**
Topographical Survey	$10,000.00
Geotechnical Investigation &	$13,000.00
TOTAL PROJECT SPECIFIC FEES	**$23,000.00**

C. TOTAL FEE

The following is the total of all fees along with an allowance for reimbursables:

SERVICE	**FEE**
Basic Architectural Fees	$250,000.00
Project Specific Fees	$23,000.00
Reimbursable Allowance $	$2,000.00
TOTAL FEE	**$275,000.00**

D. REIMBURSABLES

Items required or requested by the City, Fire Department, or approving agency will be invoiced as reimbursable without markup on monthly intervals. Reimbursables generally include the following:

1. Bulk paper copy.
2. Printing/Mylars.
3. Express or overnight mail/courier service.

The City will not incur any cost for travel, travel time, phone calls, faxes or incidental printing or copying

City Council Meeting **J. 1.**

DATE: 04/01/2025

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

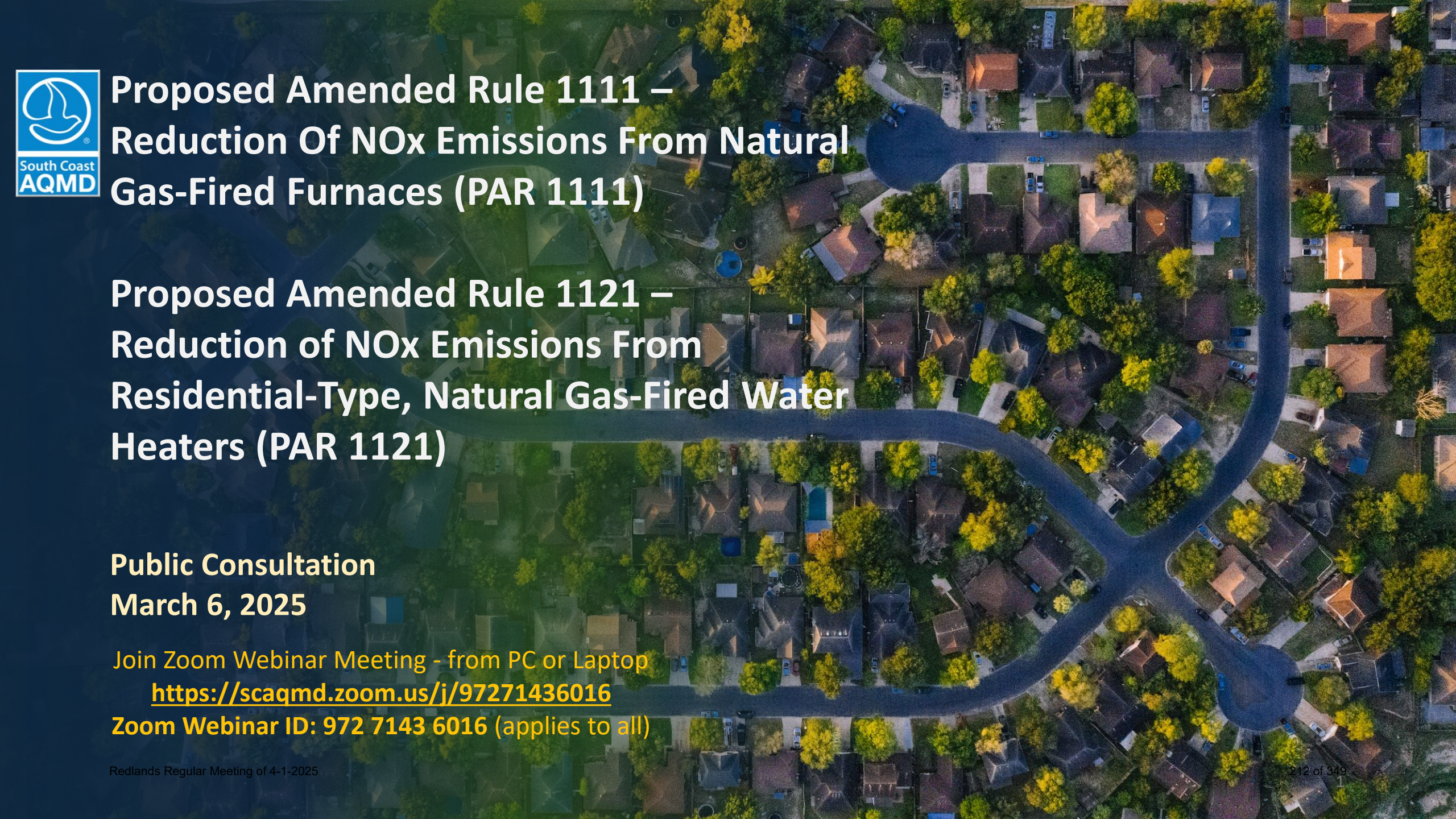
Fiscal Impact

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)
SCAQMD - Letter of Oppos



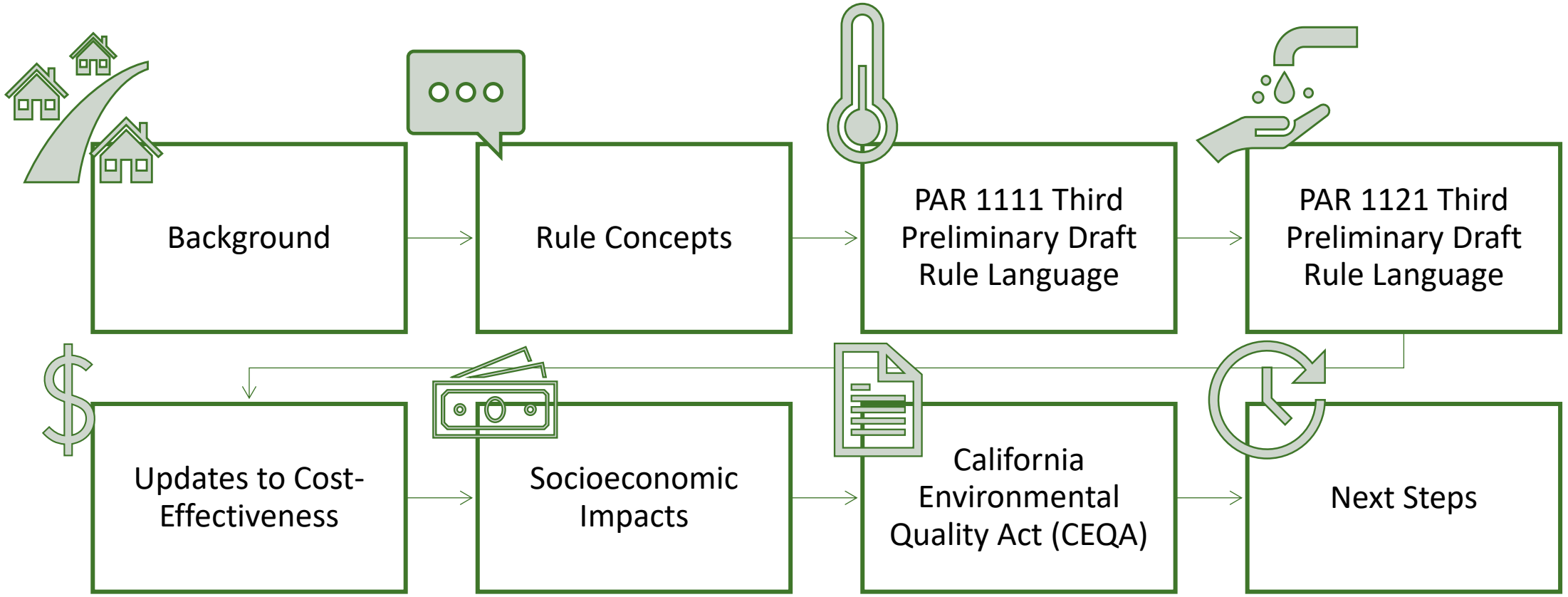
Proposed Amended Rule 1111 – Reduction Of NOx Emissions From Natural Gas-Fired Furnaces (PAR 1111)

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:

October 5, 2023	November 28, 2023	January 31, 2024	April 4, 2024	June 20, 2024	August 15, 2024	December 4, 2024	February 13, 2025

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

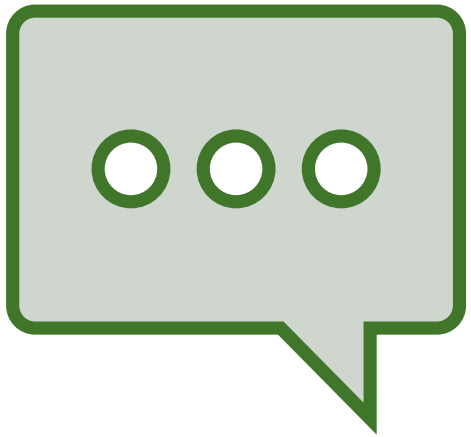
Original Rule Concept

- 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

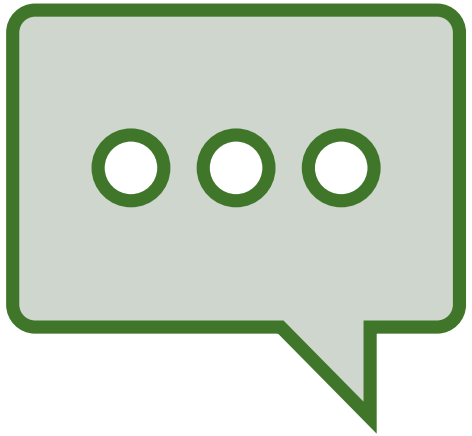
- Require replaced appliances to meet zero-NOx-emissions standard *beginning in 2029* when equipment needs to be replaced
- Staff proposed alternative compliance options for certain situations
  - Emergency replacements
  - Stranded asset from newer AC unit
  - Multifamily buildings
  - Installations 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

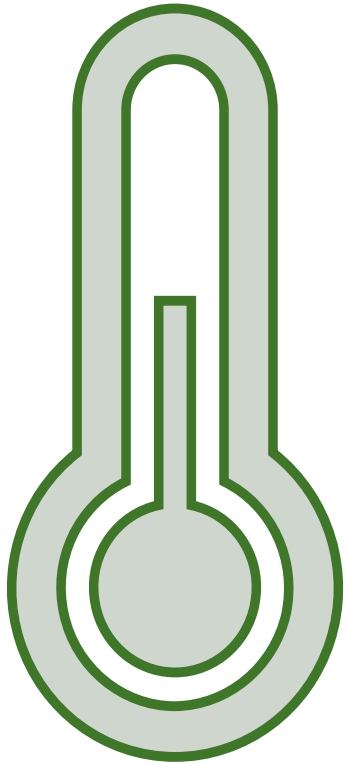
Require zero-NOx emission appliances for new mobile homes

- 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

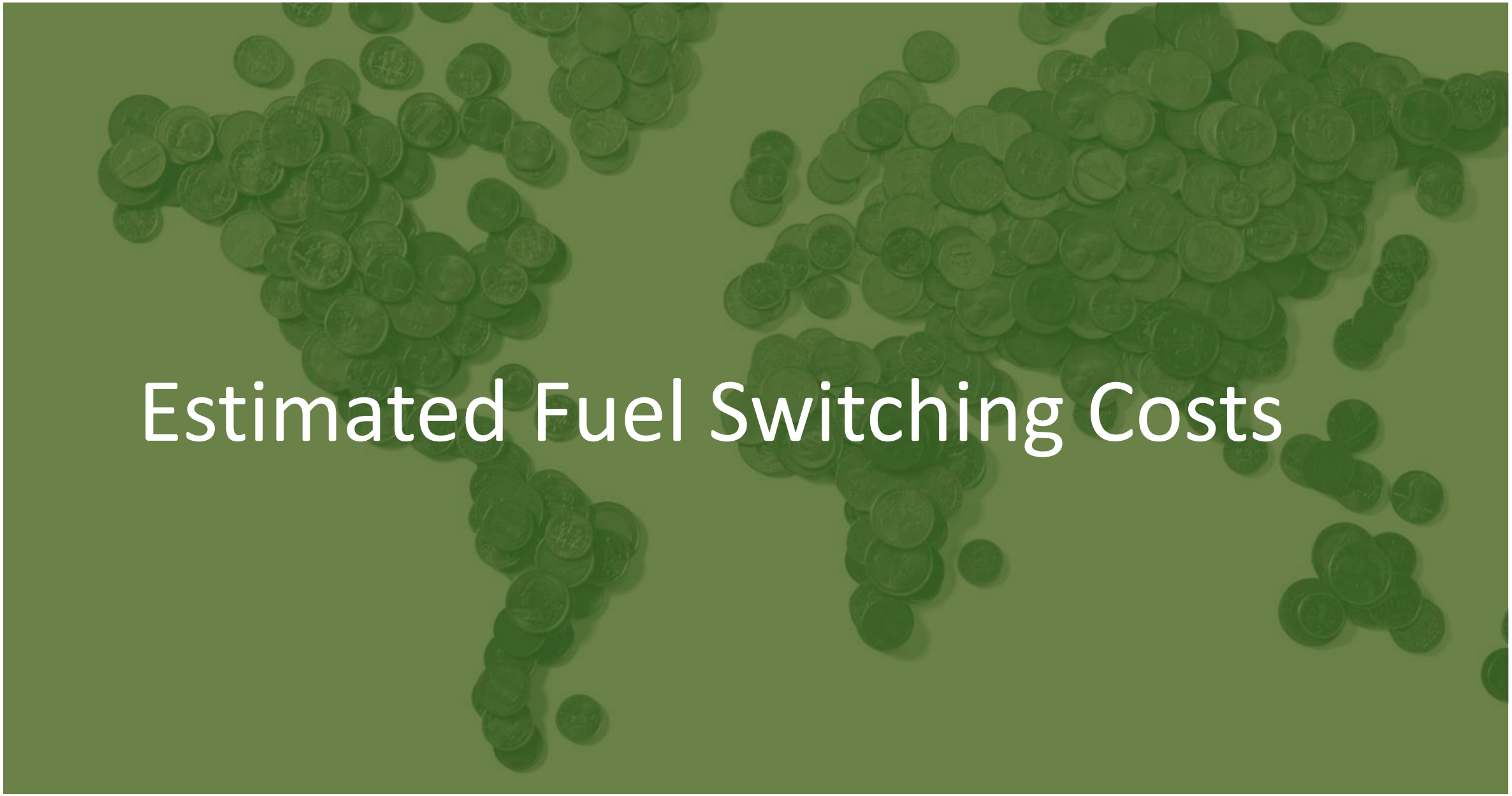
Technology is more mature

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

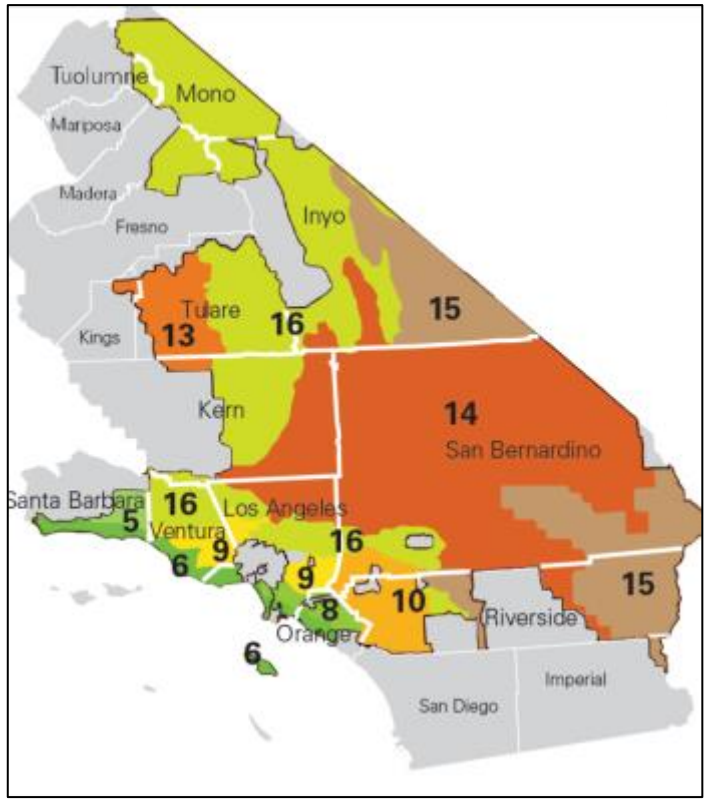


Image Source: Redwood Energy

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)

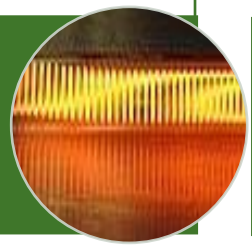
- Based on updated costs, cost-effectiveness just above screening threshold for heat pump replacing NOx-emitting water heater
  - Other lower cost zero-emission technologies exist

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

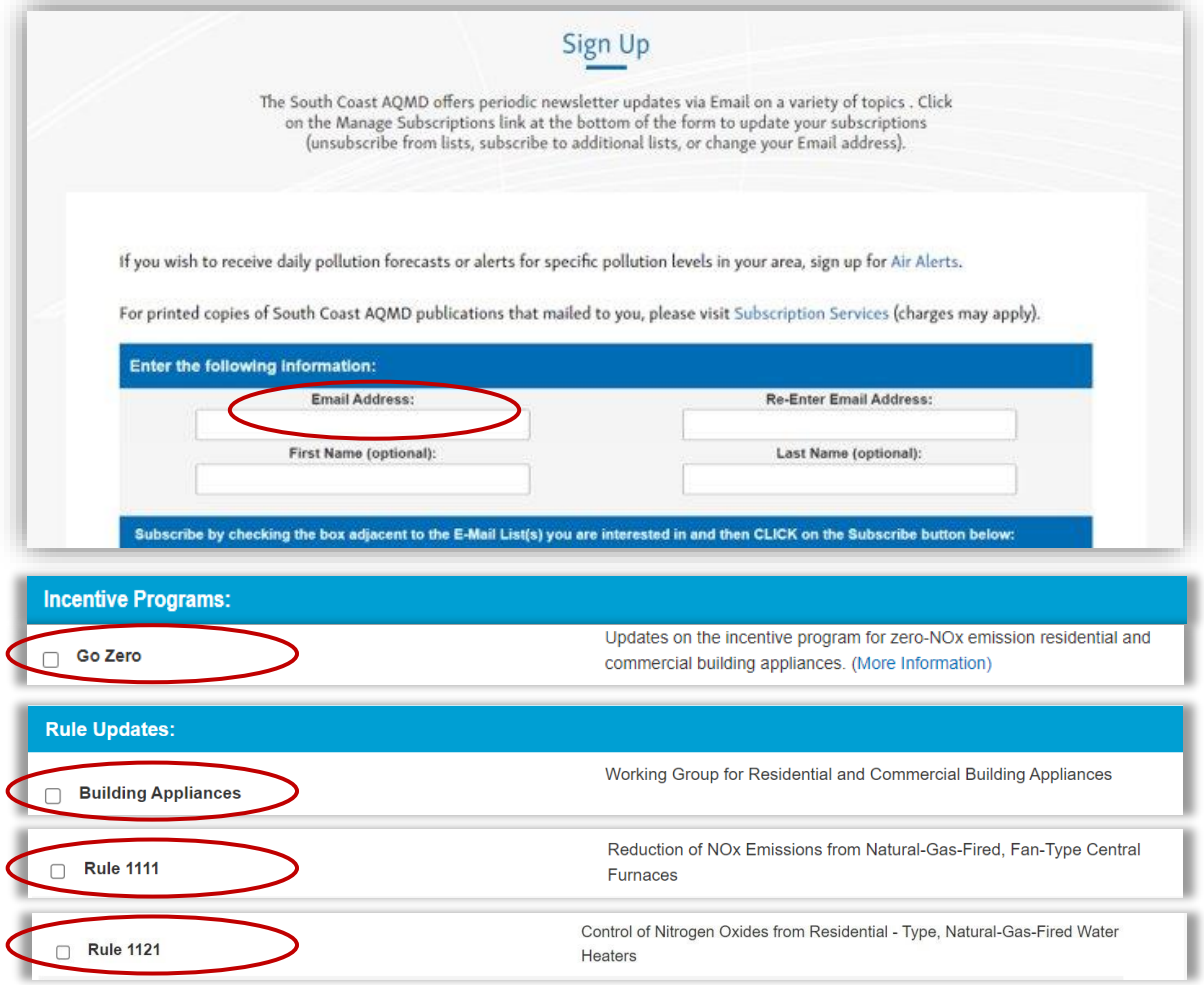
April 1, 2025
Release draft PAR 1111 and PAR 1121 and draft supporting documents

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^{o}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

April 1, 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 (PAR) 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, PARs 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. Although PARs 1111 and 1121 provide manufacturers with the option of continuing to produce NOx emitting space and water heaters, these come with a mitigation fee attached to every unit produced, which will certainly be passed along to the consumer. As a result, the City of Redlands opposes PARs 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 **K. 1.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Resolution No. 8673, naming of the classroom at the Joslyn Senior Center in honor of Pete Serfass (Facilities and Community Services Director Crocker)

MOTION(S):

If the City Council determines that the Parks and Recreation Advisory Commission's recommendation is appropriate, the following motion is provided:

I move to adopt Resolution No. 8673.

RECOMMENDATION:

COMMISSION RECOMMENDATION

At their December 12, 2024 meeting, the Parks and Recreation Advisory Commission recommended that the City Council approve the renaming of the classroom at the Joslyn Senior Center in honor of Pete Serfass.

DISCUSSION:

Resolution No. 7711 includes procedures for the naming of city parks, buildings, streets, and other public facilities. The resolution states that priority shall be given to naming a City park, building, or other public facility after its geographical location, a recognizable theme, its historic significance, or geological features associated with the park, building, or public facility. City parks, buildings, or other public facilities may be named for a person or entity who has made a significant contribution to the Redlands community provided such person shall be deceased for at least three (3) years prior to designating his or her name for a park, building or other public facility, unless waived by the City Council, or for a person, organization, or business that has contributed more than fifty percent (50%) of the cost of construction, acquisition, or long-

term maintenance of a park, building or public facility.

In accordance with this resolution, the Senior Activities Advisory Board submitted recommendations to city staff for consideration by the Parks and Recreation Advisory Commission (PRC) and the City Council to rename the classroom at the Joslyn Senior Center in honor of Pete Serfass. Pete Serfass, whose legacy at the Joslyn Senior Center reflects over two decades of unparalleled service. Mr. Serfass devoted more than 20 years to leading the center's Bridge Group, fostering camaraderie and connection among its members. His leadership extended beyond Bridge; as a volunteer member of the Senior Activities Board for 10 years, Mr. Serfass played a pivotal role in shaping programs and advocating for the needs of seniors. Mr. Serfass' service to his country was equally distinguished. Drafted into the U.S. Army during the Vietnam War, he rose to the rank of Lieutenant Colonel during a 24-year military career marked by dedication and excellence. After retiring, Mr. Serfass and his family settled in Redlands, where he combined his passion for Bridge with a deep commitment to community service. Mr. Serfass' love for the game began in his youth, and he shared this enthusiasm with others through his voluntary direction of the Bridge program at the Joslyn Senior Center. Mr. Serfass' passing in 2020 was a great loss to all who knew him, but his contributions continue to be felt through the programs and friendships he nurtured. Renaming a room or facility at the Joslyn Senior Center in Mr. Serfass' honor would be a fitting tribute to his enduring impact on the community. It would ensure that his legacy of service, leadership, and connection remains an inspiration for future generations. At their December 12, 2024, meeting the PRC recommended that the City Council approve the renaming of the Classroom at the Joslyn Senior Center in honor of Pete Serfass.

In accordance with Resolution No. 7711, the PRC has the appropriate jurisdiction to review and recommend naming of public parks facilities. The PRC determined that the individual being honored met the criteria of providing a significant contribution to the Redlands community.

ALTERNATIVES:

City Council may choose to deny the renaming of these public facilities and provide alternate direction to staff.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Department Director

REVIEWED 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:
Don Craw, Sr. Manger Facilities and Community Services Department

---

Fiscal Impact

Fiscal Year:	FY 2024-26
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	0
Budgeted Y/N:	N
Account No.:	NA
Discussion:	

Attachments

Resolution No. 7711
Application for naming city facility
Resolution No. 8673

RESOLUTION NO. 7711

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING PROCEDURES FOR THE NAMING OF CITY PARKS, BUILDINGS, STREETS AND OTHER PUBLIC FACILITIES AND RESCINDING RESOLUTION NO. 7607

WHEREAS, the City Council authorized the formation of a committee to assist the City Council in developing a uniform and equitable policy and process for considering names for City parks, buildings, streets and other City public facilities; and

WHEREAS, after numerous meetings, research and thorough discussion, the committee recommended that the City Council adopt a Parks and Public Facilities Naming Policy to establish procedures for naming and renaming City parks, buildings and public facilities; and

WHEREAS, the procedures established by this resolution incorporate, and expand upon, the recommendations of the committee for naming and renaming City parks, buildings and other public facilities;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

Section 1. Eligible Facilities:

A. Any City park, building, or other public facility may be considered for naming under the procedures established by this resolution. However, for purposes of this resolution, City-owned and designated passive "Open Space" shall not be considered a City park and shall not be subject to this resolution's naming procedures.

B. Except for extraordinary reasons, no City park, building or other public facility which has been officially named in recognition of a person or entity will be renamed out of respect for the reason such existing name was granted.

C. The naming and renaming of City streets shall be in accordance with the procedures established by California Streets and Highways Code Section 5026.

D. Any City park, building or other public facility located within the City that is owned by another public agency is ineligible for naming under the procedures established by this Resolution.

Section 2. Naming Procedure:

A. Any person may initiate a proposal for naming a City park, building or other public facility by completing an application/nominating form (a copy of which is attached to this Resolution as Exhibit "A"), making payment of the applicable fee, and filing such form with the City Manager, or the City Manager's designee. The fee shall be established by Resolution of the City Council.

B. Any City advisory commission or committee having appropriate jurisdiction, may initiate a proposal for naming a City park, building or other public facility by notifying the City Manager, or the City Manager's designee, of such proposal; or

C. Any member of the City Council may initiate a proposal for naming a City park, building or other public facility by causing the matter to be placed for consideration on an agenda for a regularly scheduled meeting of the City Council.

Section 3. Naming Process:

A. All application/nomination forms shall be referred to any City advisory commission or committee having appropriate jurisdiction with respect to the City parks, building or public facility.

B. The City Council members shall concurrently be provided with copies of all application/nomination forms upon referral to a City advisory commission/committee.

C. Within thirty (30) days of receipt, the advisory commission or committee shall review the application/nomination form and make its recommendation to the City Council.

Section 4. Criteria for Naming Parks, Buildings and other Public Facilities:

A. Priority shall be given to naming a City park, building or other public facility after its geographical location, a recognizable theme, its historic significance, or geological features associated with the park, building or public facility.

B. City parks, buildings or other public facilities may be named for a person or entity who has made a significant contribution to the Redlands community, provided such person shall be deceased for at least three (3) years prior to designating his or her name for a park, building or other public

facility, unless waived by the City Council; or for a person, organization or business that has contributed more than fifty percent (50%) of the cost of construction, acquisition, or long-term maintenance of a park, building or public facility.

Section 5. This resolution shall become effective immediately upon its adoption.

Section 6. Resolution No. 7607 is hereby rescinded.

ADOPTED, SIGNED AND APPROVED this 21st day of February, 2017.

Paul W. Foster, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, California, do hereby certify that the foregoing was duly adopted by the City Council at a regular meeting thereof held on the 21st day of February 2017, by the following vote:

AYES: Councilmembers Harrison, Gilbreath, Barich, Tejeda: Mayor Foster
NOES: None
ABSENT: None
ABSTAIN: None

Jeanne Donaldson, City Clerk

EXHIBIT A

APPLICATION FOR NAMING OF CITY PARKS, BUILDINGS, STREETS AND OTHER PUBLIC FACILITIES

Name of Applicant: _____
(Nominating Party)

Contact Information: _____

_____
(Mailing Address and Phone Number)

Proposed Name for Facility: _____

Location of Facility Name is proposed for: _____

Provide rationale or background in support of proposed name for facility: _____

_____

_____

_____
(Attach additional sheets or supporting documentation as necessary)

Name of Nominating Party: _____
(Print Name) (Date)

_____
(Signature)

EXHIBIT A

APPLICATION FOR NAMING OF CITY PARKS, BUILDINGS, STREETS AND OTHER PUBLIC FACILITIES

Name of Applicant: ROBERT & DIANA TURLEY
(Nominating Party)

Contact Information: 909-798-1256- HOME, 661-466-6412 CELL
318 MARCIA ST. REDLANDS, CA 92373
(Mailing Address and Phone Number)

Proposed Name for Facility: PETE SERFASS BRIDGE ROOM

Location of Facility Name is proposed for: JOSLYN SENIOR CENTR - ROOM C1

Provide rationale or background in support of proposed name for facility:

SEE ATTACHED

(Attach additional sheets or supporting documentation as necessary)

Name of Nominating Party: DIANA & ROBERT TURLEY 10/25/24
(Print Name) (Date)

Diana Turley Robert O. Turley
(Signature)

Background in Support of Proposed Name for Facility

Pete Serfass was drafted into the U.S Army during the Viet Nam war and rose to the rank of Lt. Colonel after 24 years of distinguished service. On retirement he and his family settled in Redlands. He had played Bridge since his youth and loved the game. On a voluntary basis Pete directed the Bridge program at Joslyn for 20 years and served a leadership role on the Senior Activities Advisory Board for ten years. Pete passed away in 2010 and is missed by all who knew him.

RESOLUTION NO. 8673

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS COMMEMORATIVELY NAMING OF THE CLASSROOM AT THE JOSLYN SENIOR CENTER THE "PETE SERFASS CLASSROOM."

WHEREAS, the Parks and Recreation Advisory Commission is requesting the commemorative naming of the Joslyn Senior Center Classroom as the "Pete Serfass Classroom" in honor of Pete Serfass who has made significant contributions to the Redlands community as described in Exhibit "A"; and

WHEREAS, the City Council of the City of Redlands adopted Resolution No. 7711 on February 21, 2017; and

WHEREAS, in accordance with Resolution No. 7711, the Parks and Recreation Advisory Committee has the appropriate jurisdiction to review park naming recommendations; and

WHEREAS, in accordance with the requirement of Resolution No. 7711, Criteria for Naming Parks, Buildings and other Public Facilities, City parks, buildings or other public facilities may be named for a person or entity who has made a significant contribution to the Redlands community, provided such person shall be deceased for at least (3) years prior to designating his or her name for a park, building or other public facility, unless waived by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 4. The classroom in the Joslyn Senior Center, located at 21 Grant St., will be known as the "Pete Serfass Classroom."

ADOPTED, SIGNED AND APPROVED this 1st day of April 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 1st day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jeanne Donaldson, City Clerk

EXHIBIT “A”

1. Pete Serfass: Pete Serfass, whose legacy at the Joslyn Senior Center reflects over two decades of unparalleled service. Mr. Serfass devoted more than 20 years to leading the center's Bridge Group, fostering camaraderie and connection among its members. His leadership extended beyond Bridge; as a volunteer member of the Senior Activities Board for 10 years, Mr. Serfass played a pivotal role in shaping programs and advocating for the needs of seniors. Mr. Serfass' service to his country was equally distinguished. Drafted into the U.S. Army during the Vietnam War, he rose to the rank of Lieutenant Colonel during a 24-year military career marked by dedication and excellence. After retiring, Mr. Serfass and his family settled in Redlands, where he combined his passion for Bridge with a deep commitment to community service. Mr. Serfass' love for the game began in his youth, and he shared this enthusiasm with others through his voluntary direction of the Bridge program at the Joslyn Senior Center. Mr. Serfass' passing in 2020 was a great loss to all who knew him, but his contributions continue to be felt through the programs and friendships he nurtured.

City Council Meeting **K. 2.**

DATE: 04/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a $62,583.80 purchase order modification with Rush Truck Centers for a replacement solid waste rear loader vehicle and a total purchase order amount not to exceed $1,591,059.51 (Facilities and Community Services Director Crocker)

MOTION(S):

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

I move to approve a purchase order modification with Rush Truck Centers.

RECOMMENDATION:

Staff recommends City Council approve a purchase order modification for Fiscal Year 2024-25 with Rush Truck Centers for a replacement solid waste rear loader vehicle in the amount of $62,583.80 for a total vehicle amount not to exceed $445,441.48 and a total purchase order amount not to exceed $1,591,059.51.

DISCUSSION:

The City of Redlands operates a Solid Waste Enterprise, which includes both collection and landfill services, supported by a fleet of 43 vehicles that require regular maintenance and timely replacement. The City's vehicle replacement policy is guided by industry standards established by the American Public Works Association (APWA). As part of this policy, in November 2021, the City utilized an existing cooperative contract agreement with Sourcewell to replace four solid waste collection vehicles that had far exceeded their recommended 8-year life cycle. These older vehicles significantly impacted the daily operations of the division, contributing to an increased number of inoperable trucks, which directly affects the City's ability to effectively collect residential and commercial waste.

Between 2021 and 2024, the solid waste collection vehicle industry faced unprecedented vehicle shortages nationwide, which delayed the delivery of new vehicles. Due to supply chain disruptions following the Covid-19 pandemic, the chassis for the 2022 model was not readily available, and production of new chassis came to a temporary standstill. These trucks are built to order and highly specialized, which means each custom build typically takes 2-3 years to complete. As production resumed, the vendor was able to secure a 2025 model. This was done in order to meet the latest specifications and performance standards. To account for these cost increases, a purchase order modification is required, raising the total amount by $62,583.80. This will bring the total vehicle amount to $445,441.48, with the overall purchase order amount not exceeding $1,591,059.51. Replacing these aging vehicles with newer models not only reduces maintenance costs but also enhances the safety of staff operating the City's solid waste collection vehicles, which will greatly improve the efficiency and reliability of waste collection services.

ALTERNATIVES:

City Council may elect not to approve the purchase order modification. However, this will greatly impact the Solid Waste division's ability to service the City.

STRATEGIC PLAN:

Supports Priority D - Sustainability.

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Department Director

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

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

PREPARED BY:
Nathalie Ayala, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2024-25
Revenue Generating:	No
Appropriation Required Y/N:	N
Amount:	62,583.80
Budgeted Y/N:	Y
Account No.:	511005-511910-8704

Discussion:

Sufficient funding for the purchase order modification is included in the Solid Waste Division's project budget for Fiscal Year 2024-25 as approved by City Council.

Attachments

A. Purchase Order

B. Rush Revised Quote

PURCHASE ORDER

THIS PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, AND SHIPPING PAPERS.

Purchase Order Number **22211098-004**

Purchase Order Date **11/10/2021**

Department **FACILITIES & COMMUNITY SERVICE**

Required By **10/24/2023**

Bill To FINBIL

CITY OF REDLANDS
PO BOX 3005
REDLANDS, CA 92373
EMAIL: accountspayable@cityofredlands.org
Emailing invoice and referencing PO No. is required and will expedite payment

.

Vendor 3095

RUSH TRUCK CENTER
8830 E SLAUSON AVE.
PICO RIVERA, CA 90660

Ship To SLDWST

FCSD-Solid Waste Div
1270 W Park Ave
Building I
Redlands, CA 92373

CHANGE ORDER

VENDOR PHONE NUMBER	VENDOR FAX NUMBER	VENDOR NUMBER	REQUISITION NUMBER	BUYER NAME	DELIVERY REFERENCE
562-566-1800		3095	12211462	Nathalie Ayala	

NOTES

SOLID WASTE COLLECTION TRUCKS

PURCHASE ORDER AS PER CITY COUNCIL APPROVAL DATED NOVEMBER 2, 2021, PER SOURCEWELL CONTRACT NO.060920-PMC DATED NOVEMBER 23, 2020, AND PER QUOTES DATED JULY 10, 2021.

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THIS IS A REVISED PURCHASE ORDER AND SUPERSEDES THE PREVIOUS PURCHASE ORDER.

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ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	2022 PETERBUILT 520 AUTOMATED SIDE LOADER. Ship Email:nayala@cityofredlands.org	1.0000	EA	$313,963.3900	$313,963.39
2	WARRANTIES: CUMMINS, ALLISON & AMREP 5YRS, EATON REAR AXLE. Ship Email:nayala@cityofredlands.org	1.0000	EA	$32,726.0000	$32,726.00
3	ADMIN PROCESS - (LICENSE/TITLE/REG EXEMPT/DOC PREP/FILING). Ship Email:nayala@cityofredlands.org	1.0000	EA	$330.0000	$330.00
4	TIRE RECYCLING FEE. Ship Email:nayala@cityofredlands.org	1.0000	EA	$17.5000	$17.50
5	2022 PETERBULIT 520 REAR LOADER. Ship Email:nayala@cityofredlands.org	1.0000	EA	$328,332.1600	$328,332.16
6	WARRANTIES: CUMMINS, ALLISON & AMREP 5YRS, EATON REAR AXLE. Ship Email:nayala@cityofredlands.org	1.0000	EA	$25,426.0000	$25,426.00
7	ADMIN PROCESS - (LICENSE/TITLE/REG EXEMPT/DOC PREP/FILING). Ship Email:nayala@cityofredlands.org	1.0000	EA	$360.0000	$360.00
8	TIRE RECYCLING FEE. Ship Email:nayala@cityofredlands.org	1.0000	EA	$10.5000	$10.50
9	2023 PETERBUILT 520 FRONT LOADER. Ship Email:nayala@cityofredlands.org	2.0000	EA	$331,049.8500	$662,099.70
10	WARRANTIES: CUMMINS, ALLISON & AMREP 5YRS, EATON REAR AXLE.	2.0000	EA	$25,146.0000	$50,292.00

PURCHASING DIVISION - 1270 W. PARK AVE. REDLANDS, CA 92373 - Email: Purchasing@cityofredlands.org

Total Ext. Price	$1,414,312.25
Total Sales Tax	$114,163.46
Purchase Order Total	**$1,528,475.71**

Deana Abramovich-Daniel
PROCUREMENT MANAGER

PLEASE SEE ATTACHED PURCHASE ORDER TERMS AND CONDITIONS

CITY OF REDLANDS
PURCHASE ORDER TERMS AND CONDITIONS
unless otherwise specified in an executed agreement, the following shall apply

1. INVOICES: Each purchase order is to be invoiced separately and all invoices shall be submitted to the billing address as shown on the front of the Purchase Order. All invoices, shipping documents, correspondence, and-related papers must have the purchase order number and consignee shown clearly in their face.

2. PACKAGING AND DRAYAGE: Unless so specified on the Purchase Order and evidenced by a copy of the freight bill attached to the invoice, there shall be no charge to the City for either packaging and/or drayage

3. INSPECTION: All materials and workmanship provided under the terms of the Purchase Order are subject to inspection and test by the City to ensure compliance with the requirements and specifications contained therein. In the event that the goods or services delivered are defective, or are not in conformity with the Purchase Order, the City shall have the right to either reject said goods or services, or require that they be corrected or otherwise brought into conformity with the terms set forth in the Purchase Order.

4. RESPONSIBILITIES: Unless otherwise specified in the Purchase Order, the supplier/contractor shall be responsible for all items covered in said Purchase Order until delivered at the designated delivery point and thereafter accepted by the City. Supplier/contractor shall bear all risks as the goods and services provided until they are finally accepted by the City. Upon the City's notice to supplier/contractor of its rejection of the goods or services provided or the need for the correction thereof. All such defective goods or services shall be removed from City premises, and any and all expenses incurred in the removal and/or correction of such defective goods or services shall be borne entirely by the supplier/contractor.

5. ACCEPTANCE: The City's final acceptance of the goods or services provided under the Purchase Order shall be conclusive except in those instances where a latent defect or fraud is subsequently discovered, or when a supplier/contractor has committed such gross mistakes that they are tantamount to a fraud. The City's failure to inspect and either accept or reject the goods or services delivered shall not relieve the supplier/contractor for the responsibility for strict compliance with the terms and specifications of the Purchase Order.

6. CHANGES: This Purchase Order may, at any time, be changed with regard to the materials or services to be furnished, the quantity ordered, the unit price, discount, delivery point or arrangements, terms or any other matters affecting a valid order. However, in order to be effective, any such change or amendment causes an increase or decrease in the cost of performance hereunder, an equitable adjustment shall be made to reflect the increase or the decrease in the cost thereof. Any such adjustment shall be subject to the written approval of the Purchasing Agent. No variation in the quality, quantity, or coat of any item called for by this Purchase Order Shall be acceptable by the City except in pursuance of a written Change Order approved by the Purchasing Agent.

7. TERMINATION: This Purchase Order may be terminated, in whole or in part, at any time, by written notice to the supplier/contractor. Such termination shall be effective with respect to the quantity, manner, and time specified in such notice. The City shall be liable at the stipulated price only for such materials and/or services as have been delivered and/or rendered and accepted as of the effective date of said written notice. The City shall not be liable for any excess cost arising out of such termination, and failure of the supplier/contractor to cease delivery and/or work upon receipt of such termination notice shall not occasion a claim for extra costs.

8. TIME IS OF THE ESSENCE: In the event that the supplier/contractor fails to perform this Purchase Order within the time specified, the Purchasing Agent may, by written notice, order the supplier/contractor to cease further deliveries and may hold the supplier/contractor liable for any damages caused to the City by reason of such delay. If no time is specified, it is expected that the supplier/contractor shall begin performance within a reasonable time after placement of the order. The City may extend periods of performance if the facts as to the cause of the delay, in sole opinion of the Purchasing Agent, justify such an extension.

9. LIABILTIY: The supplier/contractor shall defend, indemnify and hold harmless the City, its elected officials, officers, employees, and agents from all claims, losses, damages, costs, expenses and suits, in law or in equity, because of personal injury, property damage, or alleged or actual patent infringements, based on the performance of this Purchase Order or asserted against it. Further, supplier/contractor warrants that the City shall not be responsible for any damages that may be claimed by reason or death injury of the person of the supplier/contractor's officer, agents, employees, invitees or licensees or for damage to any property of the supplier/contractor or any other damage that may arise or result at anytime because of personal injury or damage to property sustained by any other person or persons, which may have been caused or contributed by proximately or otherwise by reason of, or in course of, carrying out this Purchase Order.

10. DISPUTES: All disputes concerning questions of fact which may arise under this Purchase Order under this Purchase Order, and not disposed of by mutual agreement and/or consent, shall be decided by the sole discretion of the Purchasing Agent. All disputes concerning questions of law, which may arise under this Purchase Order, shall be decided under applicable laws of the State of California.

11. PAYMENTS: Payments shall be made upon submission of an itemized invoice, presented in duplicate of the prices stipulated in the Purchase Order and within 30 days of becoming due for supplies delivered and accepted or services rendered and accepted, less deductions if any. When requested by the supplier/contractor, payment on partial deliveries may be made whenever, in the sole discretion of the Purchasing Agent, the surrounding circumstances warrant such partial payment. In the event and, if for any reason, an overpayment is made; the City requires prompt refund of said overpayment by way of supplier/contactor's properly referenced check.

12. LICENSOR: All supplier/contractors who perform work within the City, must have on file at the Redlands City Revenue Office, a current and valid city business license.

13. CONFORMITY WITH SAFETY ORDERS: The goods and/or services covered by this Purchase Order or contract must conform to the safety order of OSHA, CAL-OSHA, and/or NIOSHA and any and all applicable material safety data sheets (MSDS).

14. PREVAILING WAGES: When applicable, the City is subject to the State of California prevailing wage laws as set forth in California Labor Code Section 1770 et seq. The contractor is responsible for determining the appropriate Department of Industrial Relations (DIR) classification for the various employees and subcontractors used for a particular project or service. The rates for each classification are posted on the DIR website at http://www.dir.ca.gov/DIRdatabases.html. All contractors performing work for the City are responsible for abiding by all applicable prevailing wage laws, and must furnish the City with Certified Payroll Records upon request.

Purchase Order # 22211098-004

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
	Ship Email:nayala@cityofredlands.org				
11	ADMIN PROCESS - (LICENSE/TITLE/REG EXEMPT/DOC PREP/FILING). Ship Email:nayala@cityofredlands.org	2.0000	EA	$360.0000	$720.00
12	TIRE RECYCLING FEE. Ship Email:nayala@cityofredlands.org	2.0000	EA	$17.5000	$35.00

Total Ext. Price	$1,414,312.25
Total Sales Tax	$114,163.46
Purchase Order Total	**$1,528,475.71**

PLEASE SEE ATTACHED PURCHASE ORDER TERMS AND CONDITIONS

SW1207220437

Date:	December 7, 2022
To:	**City of Redlands**
Address:	1270 W. Park Ave. # l Redlands, CA 92373
Member ID# :	**18877**
Name:	Louie Miranda
Email:	Louie.Miranda@CityofRedlands.org
Phone:	(909) 798-7663
Quote Expire:	January 31, 2023
Sourcewell:	**Contract # 060920-PMC**

Sourcewell Formerly NJPA Awarded Contract

RUSH TRUCK CENTERS

Peterbilt

Rush Truck Centers
8830 E. Slauson Ave. Pico Rivera, CA 90660
Contact: Ray Gamez Phone: (949) 355-4382
Email: GamezR@RushEnterprises.com

Sourcewell Quote Sheet

DESCRIPTION

2023 Peterbilt 520

Cummins CNG Engine with Allison Transmission

YEAR:	2023	TRANS.:	Allison 4500 RDS-P
MAKE:	Peterbilt	R. AXLE:	44K
MODEL:	520	F. AXLE:	20K
Body Type:	Rear Loader	PINTLE HITCH:	None
GVWR:	64,000 lbs	PUSHER AXLE:	None
ENGINE:	Cummins L9N (CNG)	Wheels:	Aluminum
H/P:	320 hp @ 1000 ft/lbs torque	FUEL TANKS:	60 DGE

Model 520 Cab & Chassis		
List Price : (**Per Specifications of DWP)**		$286,499.00
Model Sourcewell Discount: (**See Pg. 2**)	25.00%	-$71,624.75
Customer Price		$214,874.25
Sourced Goods		
Body: Newway Rear Loader		$125,000.00
Floor plan production per diem		$6,639.87
Chassis Engineering Frame Layout		$1,500.00
Fuel System: 60 DGE		$36,196.00
Spare Tires		$2,500.00
Camera System		$10,200.00
Post Body Install Inspection		$1,600.00
Delivery Wash		$150.00
Delivery Transport		$500.00
Transport: Yuma - Ray Gaskin		$3,500.00
Total		$187,785.87
Model 520 Cab & Chassis		$214,874.25
Sourced goods		$187,785.87
Total		$402,660.12
Sales Tax (8.75%)		$35,359.97
Admin Process - (License/Title/Reg Exempt/Doc Prep/Filing)		$362.00
Warranties: Cummins, Allison & R Gaskin 5 yrs, Eaton Rear Axle		$7,041.89
Tire Recycling Fee		$17.50
Total Price		~~$445,441.48~~

* 12% Ferderal ExciseTaxes Apply to State/Local Govt who are NOT Exempt *