CITY OF REDLANDS

CITY COUNCIL

A G E N D A

JULY 1, 2025

MARIO SAUCEDO
Mayor

MARC SHAW
Mayor Pro Tempore

PAUL 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, JULY 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)
Two Cases.
(City Attorney Garcia)

    1. Harper v. City of Redlands, et al., U.S. District Court Central District of California Case No. 5:23-cv-00695-SSS-KKy
    2. Flynn Restaurant Group/Apple So Cal, LLC, et al. v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB2412340

6:00 PM

D. **Reconvene City Council Meeting**

E. ***Invocation by Mayor Mario Saucedo - 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 the proclamation honoring the Redlands Chamber of Commerce as the California Chamber of Commerce Chamber of the Year, presented to Evan Sanford, Executive Director, Redlands Chamber of Commerce (Mayor Saucedo)

2. Presentation of the Park and Recreation Month Proclamation presented to Doug Gonzales, Chair of the Parks and Recreation Commission, Justin Weekly, Co-Chair, Joanne Lessard, Commissioner, and Adam Hebden, Commissioner (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 minutes of the regular meeting of June 17, 2025 and minutes of the special meeting of June 24, 2025 (City Clerk Donaldson)

2. Authorize issuance of a proclamation honoring the Redlands Chamber of Commerce as the California Chamber of Commerce Chamber of the Year (Mayor Saucedo)

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3. Authorize issuance of a proclamation declaring July 2025 as Park and Recreation month (Mayor Saucedo)

4. Adopt Ordinance No. 2982 Amending Chapter 10.24 of the Redlands Municipal Code confirming prima facie speed limits for specific city streets (Municipal Utilities and Engineering Director Harris)

5. Adopt Ordinance No. 2976 - Establishing Fiscal Year 2025/2026 Annual Assessments for Landscape Maintenance District No. 1 and Adopt Ordinance No. 2977- Establishing Fiscal Year 2025/2026 Annual Assessments for Street Lighting District No. 1 in accordance with the Lighting and Landscaping Act of 1972 (Facilities and Community Services Director Crocker)

6. Approve the First Amendment to the Professional Services Agreement with Higginson Architects Inc. for general architecture design services (Facilities and Community Services Director Crocker)

7. Adopt Resolution No. 8698 levying special taxes with the City of Redlands Community Facilities District No. 2004-1 (Facilities and Community Services Director Crocker)

8. Approve a First Amendment to the City's Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupation Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Division (Facilities and Community Services Director Crocker)

9. Adopt Resolution No. 8684 establishing procedures for the placement of 501(c)(3) non-profit service club placards on City welcome monument signs (Facilities and Community Services Director Crocker)

10. Approve Sole Source Purchase Orders with Security Signal Devices for the operation and maintenance of the City's Security System for a period of three years in an amount not to exceed $218,000 and the operation and maintenance of the City's Fire Monitoring Systems for a period of three years in an amount not to exceed $108,000 and authority for the City Manager, or his designer, to execute related Security and Fire System agreements and any necessary amendments during the term of the Purchase Orders (Facilities and Community Services Director Crocker)

11. Approve a Second Amendment to the Non-Professional Services Agreement with JT Lewis, Inc. doing business as National Garage Door, to extend the contract term to December 31, 2025, for the completion of the bay doors at Fire Stations 261, 262, and 263 (Fire Chief Sessler)

12. Adopt Resolution No. 8701 establishing an Appropriations Limit for Fiscal Year 2025-2026 (Management Services/Finance Director Garcia)

13. Adopt Resolution No. 8699 designating an authorized City representative to sign California Department of Transportation contracts related to the granting of temporary construction easements and ownership in fee and in fee estate (Municipal Utilities and Engineering Department Director Harris)

J. **Communications**

1. Presentation by Tim Watkins of San Bernardino County Transportation Authority (SBCTA) on its role and how Measure I impacts transportation planning and improvements within the City (Mayor Saucedo)

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K. **Public Hearings**

1. Public Hearing to consider Ordinance No. 2985 and Resolution No. 8700 to update housing definitions, zoning regulations, and related municipal code amendments to implement the 2021-2029 Housing Element work program

a. Consideration of a determination of exemption pursuant to Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines.

b. Public Hearing to consider Ordinance No. 2985 for Ordinance Text Amendment No. 361 – A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code by updating Chapters 18.08 (Definitions and Construction), 18.12 (Administrative Provisions), 18.20 (A-1 Agricultural District), 18.21 (A-1-20 Agricultural District), 18.24 (A-2 Agricultural District), 18.28 (R-R Rural Residential District), 18.29 (R-R-A Rural Residential Animals District), 18.32 (R-R-A Residential Estate District), 18.33 (R-A-A Residential Estate Animals District), 18.36 (R-E Residential Estate District), 18.40 (R-S Suburban Residential District), 18.44 (R-1 Single Family Residential District), 18.48 (R-1-D Single Family Residential District), 18.52 (R-2 Multiple Family Residential District), 18.56 (R-2-2000 Multiple Family Residential District), 18.60 (R-3 Multiple Family Residential District), 18.92 (C-3 General Commercial District), 18.156 (Development Standards for Specific Uses), 18.164 (Parking and Loading Space Requirements), 18.168 (Landscaping, Fences, Walls and Signs), and 18.192 (Conditional Use Permits), pertaining to regulations and development standards applicable to housing development projects. The proposed amendments would also create Article XVI in Chapter 18.156 (Two-Unit Projects on Residential Parcels), update Title 17 (Subdivision Regulations) of the Redlands Municipal Code by creating Chapter 17.12 (Urban Lot Splits Into Two Residential Parcels), and various other code amendments in compliance with the adopted 2021-2029 Housing Element's work program. Amend RMC Sections 18.12.130 and 18.192.090 to permit the Planning Commission to approve requests for Extensions of Time for entitlement approvals. Amend RMC Section 18.168.070 to clarify the approval process for Minor Exception Permit applications that have been previously reviewed and approved by Planning Commission. Amend RMC Section 17.05.030 pertaining to Lot Line Adjustments to delete the requirement for a public hearing and allow for administrative approval. Amend or add new sections pertaining to Accessory Buildings located in residential districts (RMC Sections 18.20.160, 18.21.140, 18.32.115, 18.32.125, 18.40.150, 18.44.160, 18.48.180, 18.52.190, 18.56.220, and 18.60.190).

c. Public Hearing to consider Resolution No. 8700 for Specific Plan Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan 40) – A proposal to update Chapter 2 (Single Family Residential District), Chapter 3 (Multiple Family Residential – 3000 District), Chapter 4 (Multiple Family Residential – 2500 District), and Chapter 7 (Commercial General) pertaining to regulations and development standards applicable to housing development projects, and various other code amendments to implement the City's 2021-2029 Housing Element work program.

d. Public Hearing to consider Resolution No. 8700 for Specific Plan Amendment(s) to Specific Plan Nos. 23, 26, 43, 47, 56, 59, 60, 61, 62, 64, 65, and 66 – A proposal to update the respective single-family residential districts of adopted Specific Plans to update the lists of principal permitted land uses (to allow for up to six persons to reside in supportive housing, transitional housing, employee housing, and community care facilities) to align with current State housing laws and implement the City's 2021-2029 Housing Element work program.

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

Recycled Paper

2. Public Hearing to consider Resolution No. 8694 - Delinquent Administrative Citation and Fine Report
(Mayor to declare the meeting open as a public hearing)

   A. Resolution No. 8694 will adopt the Delinquent Administration Citation Fine Report and submittal to the Auditor-Controller of San Bernardino County for Lien Processing (Facilities and Community Services Director Crocker)

3. Public Hearing to consider Ordinance No. 2986 - Designate 2025 Fire Hazard Severity Zones (Mayor to declare meeting open as a public hearing)

   A. Ordinance No. 2986 will amend Chapter 15.20 of Redlands Municipal Code to designate the 2025 Fire Hazard Severity Zones as developed by the California Department of Forestry and Fire Protection (CalFire) (Fire Chief Sessler)

L. **New Business**

1. Consideration of Resolution No. 8696 adopting the Climate Action Plan Update ("Climate Action Plan 2050") and adoption of a Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (Development Services Director Desatnik)

2. Consideration of a Purchase Order Modification for the Redlands Fire Station No. 262 Remodel Project addressing changes to the scope of the project and increasing the contingency from 10% to 15% of the original contract amount (Facilities and Community Services Director Crocker)

3. Consideration of Fiscal Year 2025-26 Facilities and Community Services Department Annual Agreements and Purchase Orders for a total annual amount not-to-exceed $7,706,763.04 and a total not-to-exceed amount of $23,655,429.89 and determine that approval 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 Director Crocker)

4. Introduction of Ordinance No. 2984 Amending Title 2, Chapter 2.16 of the Redlands Municipal Code Relating to City Purchasing and the Disposition of Surplus Personal Property (Management Services/Finance Director Garcia)

5. Consideration of a Professional Services Agreement with Advance Integration & Controls to provide on-call Supervisory Control and Data Acquisition (SCADA) integration services for the Water Production and Wastewater Divisions with an initial one (1) year term value not-to-exceed $673,000 and options to extend for two (2) additional years for a total not-to-exceed $2,019,000, and determine that this action is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

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

I. Individual Council Member Report on Activities for June 2025 from Mayor Pro Tem Shaw (City Clerk Donaldson)

N. **Adjournment**
The next regular meeting of the City Council will be held on July 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: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve minutes of the regular meeting of June 17, 2025 and minutes of the special meeting of June 24, 2025 (City Clerk Donaldson)

MOTION:

1. I move to approve the regular meeting minutes of June 17, 2025; and

2. I move to approve the special meeting minutes of June 24, 2025.

Attachments

Regular Meeting Minutes of June 17, 2025
Special Meeting Minutes of June 24, 2025

MINUTES

Regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on June 17, 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; 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: Existing Litigation - Government Code §54956.9(d)(1)
(City Attorney Garcia)

1. Salcido v. City of Redlands, et al., San Bernardino County Superior Court, Case No. CIVSB2218452
2. Rogers, et al. v. City of Redlands, San Bernardino Superior Court, Case No. CIVSB2126031

Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Christopher 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 to City.

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:05 P.M. with an invocation by Mayor Pro Tem Shaw followed by the pledge of allegiance to the American flag.

CLOSED SESSION REPORT

City Attorney Garcia reported the following:

- Item C.1-1 Salcido v. City of Redlands was continued to June 24, 2025 for a special meeting of the City Council at 3:30 P.M. in the Council Chambers.
- Item C.1-2 Rogers, et al. v. City of Redlands: Council received a status report and, upon a motion made by Council Member Barich, seconded by Mayor Pro Tem Shaw, the City Council unanimously authorized the filing of a petition with the California Supreme Court.
- Item C.2- There was no reportable action to report on this item.

City Manager Duggan announced that the City had received reports of a City employee who was taking part in the "No Kings" rally while in a city vehicle. Mr. Duggan informed everyone this matter was being considered very seriously, and appropriate action would be taken.

PRESENTATIONS

International Day of Yoga Proclamation

Council Member Tejeda presented a Proclamation to Roop Goyal recognizing June 21, 2025, as International Day of Yoga in the City of Redlands.

PUBLIC COMMENT

Treatment of RUSD Board Members - Peter Hall was disappointed with the behavior of people opposing the recent decisions of the Redlands Unified School District Board, and he asserted the Board Members are being unfairly harassed.

No Kings Protest - Joshua Hall supported President Trump's actions in sending in the National Guard and military troops to quell the recent protests in Los Angeles, and he thought it was justified in order to protect the country's borders.

Unfair Bidding Processes - Blake Vazmendes, a local contractor and business owner, who had submitted bids for three separate City projects, expressed concerns about the competitive bidding selection process and recommended a review of procedural steps to enable a more open and transparent process.

CONSENT CALENDAR

Minutes

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the special meeting minutes of June 2, 2025 and the regular meeting minutes of June 3, 2025.

Vote: 5 - 0 Passed

Proclamation International Day of Yoga

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the issuance of a proclamation recognizing June 21, 2025 as International Day of Yoga in the City of Redlands.

Vote: 5 - 0 Passed

Airport Advisory Board Appointments

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously reappointed, by roll call vote, Val Dotchkov and Amber Harrison to each serve a four-year term on the Airport Advisory Board ending May 1, 2029.

Vote: 5 - 0 Passed

Settlement Agreement Disclosure

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the public disclosure of details of an Agreement of Settlement and General Release of all claims between the City of Redlands and Alexis DeLeon. Under the terms of the agreement, the City agrees to pay Ms. DeLeon $125,000.00 to settle and dispose of disputes and controversies associated with the Government Claim submitted by Ms. DeLeon on September 20, 2024, and the Amended Claim on November 14, 2024.

Vote: 5 - 0 Passed

Ordinance No. 2983 Adoption

Council Member Davis announced that due to property ownership within 500 feet of two of the parcels being considered for rezoning, she abstained from voting on APN 029216510 and APN 029216702. Ordinance No. 2983 was introduced at the June 3, 2025 City Council meeting.

On motion of Council Member Tejeda, seconded by Council Member Barich, the City Council adopted, by roll call vote, Ordinance No. 2983, amending Title 18 of the Redlands Municipal Code by adopting a revised Land Use Zoning Map in accordance with Program 1.1-1 ('RHNA Rezoning') of the Sixth Cycle 2021-2029 Housing Element. Council Member Davis abstained from voting on APN 029216510 and APN 029216702 only.

Vote: 5 - 0
Abstain: Council Member Davis abstained from voting on APN 029216510 and APN 029216702

Street Medicine Services

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, a sole source Professional Services Agreement with Health Care in Action, Inc. for a total amount not-to exceed $149,131.40 for street medicine services for the delivery of healthcare directly to people experiencing homelessness or living unsheltered.

Vote: 5 - 0 Passed

Amending Consulting Agreement EIR for 2021-2029 Housing Element Rezoning Project

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously determined, by roll call vote, that approval of the proposed First Amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the First Amendment to the Professional Services Agreement with Environment Planning Development Solutions, Inc. extending the term from June 30, 2025, to December 31, 2025, for professional consulting services and the preparation of an Environmental Impact Report and supporting technical studies for the 2021-2029 Housing Element rezoning program.

Vote: 5 - 0 Passed

On-Call Building Inspections, Plan Reviews, CASp Services Agreement

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, an exception to the bid process and award of Professional Services Agreements to 2 vendors; and approved the Professional Service Agreement with Willdan Engineering for a total possible agreement amount not to exceed $180,000; and approved the Agreement with 4Leaf, Inc., for a total possible agreement amount not to exceed $180,000, to provide on-call building inspections, plan reviews, CASp consulting, emergency response and special projects.

Vote: 5 - 0 Passed

In-Kind Support Art-On-State-Street Event

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously determined, by roll call vote, that approval of the event is exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act; and approved the expenditure of city resources in the amount of $3,150 and the temporary street closures as detailed in the staff report.

Vote: 5 - 0 Passed

Resolution No. 8697 Salary Schedule

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. 8697 establishing a Salary Schedule and Compensation Plan for City Employees and rescinding Resolution No. 8662.

Vote: 5 - 0 Passed

Infrastructure Inventory Update Services Agreement

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, a Professional Services Agreement with Davis Farr LLP for Infrastructure Inventory Update Services for a period of three (3) years with three (3) one-year Extended Term options for a total amount not-to-exceed $119,570.

Vote: 5 - 0 Passed

Cybersecurity Software and Services Agreement

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, an agreement with Center for Internet Security (CIS) to provide cybersecurity software and services in the amount of $46,200 for a 12-month period; and authorized the City Manager or designee to execute such related agreements for software products.

Vote: 5 - 0 Passed

Agreement with SBC for Collection of Special District Assessments

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, an Agreement with San Bernardino County for the collection of Special District Assessments.

Vote: 5 - 0 Passed

Resolution No. 8693 Road Repair and Accountability Act (SB1) Project List

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously determined, by roll call vote, that adoption of Resolution No. 8693 is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and adopted Resolution No. 8693 relating to Senate Bill No. 1 Road Repair and Accountability Act (SB1) Project List.

Vote: 5 - 0 Passed

Leica Geosystems Laser Scanner and Software Purchase

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the sole source purchase of a Leica Geosystems Laser Scanner and Software for the amount of $95,121.50.

Vote: 5 - 0 Passed

COMMUNICATIONS

Cancellation August 5 and August 19, 2025 City Council Meetings

Mayor Saucedo recommended the Council cancel the August 5 and August 19, 2025, regular meetings of the City Council.

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the cancellation of the August 5 and August 19, 2025, regular meetings of the City Council.

Vote: 5 - 0 Passed

PUBLIC HEARINGS

Ordinance Nos. 2976 and 2977 LMD and SLD

Mayor Saucedo opened the public hearing and called on Facilities and Community Services Director Crocker for a report on a request to implement assessments for Street Lighting District No. 1 and Landscape Maintenance District No. 1 for Fiscal Year 2025/26. There were no written comments received and, with no further discussion, the Mayor closed the public hearing.

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously introduced, by roll call vote, Ordinance No. 2976 and Ordinance No. 2977, approving the Engineer's Reports for Landscape Maintenance District No. 1 and Street Lighting District No. 1, and implementing the assessments for Fiscal Year 25/26.

Vote: 5 - 0 Passed

NEW BUSINESS

Real Estate Transfer Agreement Redlands Historical Museum Association & City

Assistant City Manager Boatman provided background on the Real Estate Transfer Agreement between Redlands Historical Museum Association (RHMA) and the City. RHMA was formed in the late 1990s with a vision for a community museum in Redlands, and with the City's support, RHMA began to find the most appropriate site. After evaluating and dismissing several locations, RHMA acquired the property at 700 Brookside Avenue in 2014, establishing it as the future home of the museum, which was formally named the Museum of Redlands (MOR).

The City Council adopted Resolution No. 7445, reaffirming the City's commitment to accept the museum upon completion and again designating the A.K. Smiley Public Library Board of Trustees as the future administrators. The Council recognized that the museum would provide significant public benefit by promoting cultural enrichment, tourism, and economic development.

Under the terms of the agreement, RHMA will convey the property, including the newly constructed multipurpose museum building and associated improvements, to the City at no cost. In return, the City commits to maintaining and operating the property primarily as a historical museum and community resource for a minimum of 25 years, or until such time as RHMA ceases to exist as a nonprofit organization. The A.K. Smiley Public Library Board of Trustees will oversee museum operations, with the City assuming full responsibility for staffing, maintenance, and utility costs.

The Agreement grants the RHMA specific rights related to ongoing participation in the Museum's operations, particularly regarding the Museum store and event pavilion. RHMA is given the option to operate and manage both the Museum store and the adjacent event pavilion through a mutually agreed-upon licensing agreement with the City. Any revenue generated by RHMA from these operations is subject to annual audits, which the City may conduct at its own cost.

The net proceeds from RHMA's operation of the store or pavilion must be used exclusively to support and enhance the Museum, in collaboration with the A.K. Smiley Public Library Board. RHMA may also host special fundraising events connected to these facilities, with the funds directed to the Museum endowment. The City retains the right to audit how such funds are used to ensure compliance with these purposes. In addition, RHMA is provided a dedicated office within the Museum and access to a shared conference room, subject to terms outlined in a future license agreement. However, these licensing rights, specifically those related to the store and pavilion, are conditional upon RHMA's repayment of an outstanding City loan. If RHMA defaults on the loan, and such default is not cured within the allowed period, the City may terminate RHMA's licensing rights by providing written notice.

As public comment, Tim Rocheford, RHMA Vice President, was thrilled to see this day come to fruition and delighted to be a part of the project, calling the museum a $30 million "jewel" that would bring significant value to the city. He thanked the City Council, staff, AK Smiley Public Library staff and Library Board Members. Dennis Bell was not opposed to the Museum itself, but was opposed to the terms of the agreement. He raised several questions relating to budgeting, maintenance, and funding sources. He saw the facility as a potential "money pit". Council Members were grateful for the collaborative efforts of all involved. Council Member Tejeda stated this was an excellent opportunity for the City to showcase and celebrate its distinctive cultural heritage.

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously determined, by roll call vote, that approval of the Real Estate Transfer Agreement with the Redlands Historical Museum Association is exempt from environmental review according to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the Real Estate Transfer Agreement with the Redlands Historical Museum Association.

Vote: 5 - 0 Passed

Property Donation Agreement

Assistant City Manager Boatman reviewed a Property Donation Agreement with Dearborn Park Trust 3/1/17 for the donation to the City of Assessor's Parcel No. 0170-302-07-0000. Dearborn Park Trust 3/1/17 (Trust) is the owner of certain real property located on Dearborn Street, immediately adjacent to a City facility, comprising approximately eight thousand (8,000) square feet. The Trust submitted an unsolicited offer of donation to the City. On January 21, 2025, the City Council approved the acceptance of the property subject to satisfactory completion of the City's due diligence, which is now complete.

Government Code Section 65402 requires that such an acquisition or sale be submitted to the Planning Commission for an evaluation as to its conformity with the General Plan. The proposed donation was submitted to the Commission for evaluation on November 12, 2024, and the Commission found that acceptance of the donation would be in conformance with the General Plan, General Plan Policies 4-A.41, 7-P.26, and 7-P.27.

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Eddie Tejeda, the City Council unanimously determined, by roll call vote, that approval of the Property Donation Agreement with Dearborn Park Trust 3/1/17 is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approved the Property Donation Agreement with the Dearborn Park Trust 3/1/17 donating Assessor's Parcel No. 0170-302-07-0000 to the City.

Vote: 5 - 0 Passed

Preparation of Standard Design ADU Plans Agreement

City Planner/Planning Manager Brian Foote presented the Professional Services Agreement with RRM Design Group for a total contract amount not-to-exceed $142,990 for the preparation of standard design plans for Accessory Dwelling Units (ADUs). ADU standard plans have become an increasingly popular tool used by local jurisdictions to help meet their affordable housing goals by reducing homeowners' design costs for the construction of new ADUs. The architectural styles for ADU plans will include, Craftsman, California Ranch, Contemporary and Mid-Century modern, with a selection from 1) Studio; 2) 1 Bedroom; 3) 1 Bedroom + Bath; and 4) 2 Bedroom + 1 Bath.

The ADU RRM standard plans will be pre-plan checked by the City and made permit-ready, available free of charge to residents of the City of Redlands. The City will purchase the plans from RRM and offer them as an incentive to promote the construction of smaller, more affordable ADUs. Council Member questions were raised about the

submittal process and the fees associated with building an ADU.

On motion of Council Member Paul Barich, seconded by Council Member Eddie Tejeda, the City Council unanimously determined, by roll call vote, that approval of the agreement with RRM Design Group is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; approved the Professional Services Agreement with RRM Design Group for a total contract amount not-to-exceed $142,990 for the preparation of standard design plans for Accessory Dwelling Units (ADUs); and agreed that the final Standard Plans shall be made available for the public's use at no cost to homeowners and other applicants.

Vote: 5 - 0 Passed

Resolution No. 8695 Wildland Protection

Fire Chief Sessler explained the need for Resolution No. 8695 approving Agreement 3CA07221 with the Department of Forestry and Fire Protection (Cal Fire) for wildland protection during fiscal year 2025-2026 for an amount not to exceed $332,672.55. The agreement previously provided for the protection of 2,900 acres of wildland within the city. However, the coverage increased to 5,985 acres in fiscal year 2022. This widened the protection of the wildland areas affected. CAL FIRE provides supplemental fire resources such as helicopters, aircraft retardant drops, hand-crews, and unified command for wildland fire incidents.

On motion of Mayor Pro Tempore Marc Shaw, seconded by Council Member Denise Davis, the City Council unanimously adopted, by roll call vote, Resolution No. 8695, approving Agreement 3CA07221 with the Department of Forestry and Fire Protection (Cal Fire) for wildland protection during fiscal year 2025-2026 for an amount not to exceed $332,672.55.

Vote: 5 - 0 Passed

Sports Field Maintenance Agreement

Facilities and Community Services Director Crocker offered details of a Non-Professional Services Agreement with BrightView Landscape Services, Inc. for Sports Field Maintenance services for a 3-year term for an amount not to exceed $1,081,118. The sports fields require specialized and enhanced maintenance and care to ensure they are safe, functional, and aesthetically pleasing for participants and spectators. These services are specialized and are provided separate from the general landscaping that occurs in the parks. BrightView Landscape Services Inc. was selected as the most highly qualified firm based on their response to the scope of work provided in the RFP and their presentation. Mayor Saucedo commended city staff for their exemplary work in keeping the parks looking great.

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously determined, by roll call vote, that approval of a Non-Professional Services Agreement with BrightView Landscape Services, Inc. for Sports Field Maintenance services is exempt from the California Environmental Quality Act pursuant to Section 15301(h) of the CEQA Guidelines; and approved the Non-Professional Services Agreement with BrightView Landscape Services, Inc. for Sports Field Maintenance

services for a 3-year term for an amount not to exceed $1,081,118.

Vote: 5 - 0 Passed

PO Modification Vehicle Lease & Maintenance Program

Facilities and Community Services Director Crocker described a $339,879 purchase order modification with Enterprise FM Trust for the vehicle lease and maintenance program for a total purchase order amount not to exceed $3,495,616 and a total contract amount not to exceed $5,068,269. This purchase order modification allows for the procurement and outfitting of six vehicles for the Fire Department, nine vehicles for the Police Department, and an increase to the amount allocated for vehicle maintenance.

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, a $339,879 purchase order modification with Enterprise FM Trust for the vehicle lease and maintenance program, resulting in a total purchase order amount not to exceed $3,495,616 and a total contract amount not to exceed $5,068,269.

Vote: 5 - 0 Passed

Resolution No. 8679 City of Redlands Personnel Rules and Regulations

Human Resources Manager Kisha McDonald summarized Resolution No. 8679 approving the City of Redlands Personnel Rules and Regulations and rescinding Resolution No. 8200. The Human Resources Department conducted a review of the existing rules and implemented revisions to align with current laws, clarify workplace expectations, improve procedural efficiency, and enhance overall clarity in personnel matters. One notable change includes an update to the Nepotism and Fraternization Policy. Specifically, the previous exclusion that prohibited relatives from working in the same department has been removed, as directed by the City Council at its meeting held on April 15, 2025.

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. 8679 approving the City of Redlands Personnel Rules and Regulations and rescinding Resolution No. 8200.

Vote: 5 - 0 Passed

FY 2025 & 2026 Mid-Biennium Budget Update

Management Services / Finance Director Garcia presented a brief overview of the Mid-Biennium Budget Update for Fiscal Years 2025 & 2026. The review for Fiscal Years 25/26 continues to show Redlands' commitment to strategic financial oversight, offering timely updates to support accountability, transparency, and long-range fiscal health. Since the adoption of the biennial budget in June 2024, the City has closely monitored revenues and expenditures, refined its priorities, and addressed operational needs through targeted adjustments. These include investments in public safety equipment, facilities maintenance, and structural support for new organizational divisions such as the Homelessness Solutions and Museum of Redlands.

She described emerging revenue challenges, particularly related to declining sales tax from changes in local fulfillment center operations but added the City's financial outlook remains stable. Revised projections for FY 2025 reflect stronger-than-expected growth in property tax and investment income, partially offsetting sales tax losses. FY 2026 projections, while cautious, maintain essential services and capital investments, including first-year debt service for the new Safety Hall. The budget also continues robust support for Measure T priorities, with no change to the programmatic spending plan adopted in 2024. Ms. Garcia noted a list of unfunded needs that included projects such as, 1) Additional improvements to complete Texonia Park renovations; 2) HVAC replacements for the Annex and Civic Center; 3) Library Cooling Tower Replacement; 4) Sylvan Park playground equipment replacement; 5) Fire Station 263 Fuel Tank.

Council Members expressed their gratitude to the City Manager and the Finance team for a thorough and detailed report. It was pointed out that Redlands is in a much better financial position than many other cities. Council Members raised questions about the unfunded needs list and the loss of sales tax revenue from changes in local fulfillment center operations. Council Member Tejeda said he was looking forward to seeing recommendations for enhancing revenue. Mayor Saucedo offered special thanks to City Treasurer Doolittle for his expertise and guidance on investment strategies.

As public comment, Dennis Bell thanked staff for putting together this report. He wondered about the potential loss of state and federal funds, raised questions about the new safety hall debt service, suggesting this should be a matter for the voters to decide, and he said the Council should consider shifting their spending priorities to address the City's infrastructure needs and unfunded projects. Andy Hoder reminded everyone that purchases made in local stores, rather than through Amazon, would directly benefit the City and generate sales tax revenue.

On motion of Council Member Eddie Tejeda, seconded by Council Member Paul Barich, the City Council unanimously approved, by roll call vote, the Mid-Biennium Budget Update for Fiscal Years 2025 & 2026.

Vote: 5 - 0 Passed

Mailing Services Agreement

Management Services/Finance Director Garcia detailed the proposed contract for mailing services with Inland Presort and Mailing Services to include postal rate changes, mail pickup at numerous locations, utility billing services and courier service rates for an amount not-to-exceed $120,000 for a period of one year, with two additional one-year renewal options bringing the total to an amount not-to-exceed $360,000.

On motion of Council Member Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, an agreement for mailing services with Inland Presort and Mailing Services for an amount not-to-exceed $120,000 for a period of one year, with two additional one-year renewal options bringing the total to an amount not-to-exceed $360,000.

Vote: 5 - 0 Passed

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Touch-a-Truck Event - Council Members enjoyed the Touch-a-Truck event and praised city staff for their participation as they showed off a whole range of vehicles from solid waste, fire, police departments, and more.

Juneteenth Event - City Manager invited everyone to attend the Juneteenth celebration at Sylvan Park on June 21.

Mayor Saucedo attended the Human Relations Commission panel discussion regarding LGBTQ+ issues, participated in the Hunger Walk hosted by Family Services, spoke to the Sunrise Rotary group highlighting the vision of the Service Club Council, and attended a goal-setting planning meeting of the Service Club Council.

Mayor Pro Tem Shaw submitted his report of activities for the month of May 2025, as available online and attached to the staff report.

Council Member Barich attended the Library Board Meeting and was pleased to see the "No Kings" rally held downtown was peaceful. He was also looking forward to the RPOA Golf Fundraising event on June 23.

Council Member Tejeda was pleased to see the "No Kings" rally held downtown was peaceful.

Council Member Davis represented the City at the Omnitrans board meeting, participated as a panel member at the Human Relations Commission special event focusing on LGBTQ+ issues, and she introduced an audience member as one of her Youth Council students, who was job shadowing her to learn more about local government.

ADJOURNMENT

There being no further action required the meeting adjourned at 7:23 P.M. The next regular meeting of the City of Redlands City Council will be held on July 1, 2025.

MINUTES

Special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on June 24, 2025 at 3:30 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; Chris Boatman, Assistant City Manager

Mayor Saucedo called the meeting to order at 3:30 P.M. and offered the public an opportunity to provide comment on any subject within the jurisdiction of the City Council, including Closed Session.

PUBLIC COMMENT

None forthcoming

CLOSED SESSION

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

a. Seth Franklin v. City of Redlands, Worker's Compensation Appeals Board, Case Nos. ADJ17298965 and ADJ20157284.
b. Salcido v. City of Redlands, et al., San Bernardino County Superior Court, Case No. CIVSB2218452

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 4:31 P.M.

CLOSED SESSION REPORT

City Attorney Garcia reported the following:

- Item C-1.a - Seth Franklin v. City of Redlands, Worker's Compensation Appeals Board - There was no reportable action taken on this item.
- Item C-1.b - Salcido v. City of Redlands, et al: Pursuant to Government Code Section 54957.1(a)(3)(A), the City Council took action to approve a settlement in the matter Salcido v. City of Redlands; Michael Reiss. The substance of the settlement provides for:
  - There shall be a release of all claims against Defendant City of Redlands and Defendant Michael Reiss

- In exchange for the release of all claims, the City shall pay a total of $1,200,000.00 to Plaintiff and her attorneys, inclusive of all attorney's fees and costs. Plaintiff shall dismiss her lawsuit with prejudice. The City Manager is authorized to sign the settlement agreement on behalf of the City.
- Motion to approve the settlement was made by Council Member Tejeda, seconded by Mayor Saucedo and passed as follows:
    - Yes: Barich, Tejeda, Saucedo
    - No: Shaw, Davis

A copy of the settlement agreement will be made available in the City Clerk's Office once executed by all parties.

ADJOURNMENT

There being no further action required, the special meeting adjourned at 4:32 P.M.

City Council Meeting **I. 2.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation honoring the Redlands Chamber of Commerce as the California Chamber of Commerce Chamber of the Year (Mayor Saucedo)

MOTION:

I move to authorize the issuance of a Proclamation honoring the Redlands Chamber of Commerce as the California Chamber of Commerce Chamber of the Year.

Attachments

Chamber of the Year Proclamation 7.1.25

PROCLAMATION

California Chamber of Commerce Chamber of the Year

WHEREAS, the Redlands Chamber of Commerce has been named the inaugural *Chamber of the Year* by the California Chamber of Commerce in recognition of its exceptional leadership in community engagement, economic development, and advocacy; and

WHEREAS, this prestigious award, presented during the 2025 California Business Outlook Conference, celebrates chambers with a proven track record of impactful programs and community service, and was earned by both professional merit and public support; and

WHEREAS, under the leadership of Executive Director Evan Sanford, the Redlands Chamber of Commerce has been a tireless advocate for local business, co-sponsoring legislation at the city, county, and state levels to ensure both Redlands businesses and non-profits have a strong voice in public policy; and

WHEREAS, through its W.E.L.D. mission of Workforce, Economic, and Leadership Development, the Chamber has placed more than 400 individuals into jobs since 2022, including over 50 individuals experiencing homelessness through the New Beginnings Program; and

WHEREAS, through Visit Redlands, the Chamber has strengthened tourism by launching a state-of-the-art map of the city, redesigning its visitor lobby, hosting signature annual events that bring the community together; and

WHEREAS, the Chamber's Leadership Redlands program continues to cultivate the next generation of civic and business leaders through immersive, hands-on experiences that connect participants to the core institutions and history of the Redlands community; and

WHEREAS, the Chamber is widely recognized by its members for providing invaluable networking, career advancement, business advocacy, and a powerful sense of connection to the community;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby congratulates the Redlands Chamber of Commerce on being named the 2025 California Chamber of Commerce Chamber of the Year and commends the organization for its unwavering dedication to the prosperity, vitality, and future of our city.

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

_____

Mario Saucedo, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 3.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Authorize issuance of a proclamation declaring July 2025 as Park and Recreation month (Mayor Saucedo)

MOTION:

I move to authorize the issuance of a proclamation declaring July 2025 as Park and Recreation month.

RECOMMENDATION:

On May 8th, the Parks and Recreation Advisory Commission voted unanimously to recommend City Council proclaim July 2025 as Park and Recreation month.

DISCUSSION:

For over four decades, the National Recreation and Park Association (NRPA) has celebrated July as Park and Recreation Month to highlight the essential role parks and recreation play in creating strong, vibrant, and resilient communities. Parks and recreation services are vital to public health, environmental stewardship, economic development, and overall quality of life. In Redlands, our parks, trails, community centers, special events, and recreation programs enrich the lives of residents and visitors year-round. These services provide opportunities for individuals of all ages and abilities to connect with nature, celebrate culture, participate in physical activity, and build community. This proclamation recognizes the significant contributions of the City of Redlands' parks and recreation staff, whose dedication, creativity, and care ensure the successful planning, maintenance, and delivery of a wide range of public programs and facilities. Their efforts make Redlands a healthier, more inclusive, and more connected place to live. By proclaiming July 2025 as Park and Recreation Month, the City of Redlands joins communities across the country in celebrating the enduring value of parks and recreation and recognizing the professionals and volunteers who make it all possible.

Attachments

Park and Recreation Month 2025

PROCLAMATION

Park and Recreation Month

WHEREAS, parks and recreation services are vital for communities throughout this country, including the City of Redlands; and

WHEREAS, parks and recreation services establish and maintain the quality of life in our communities, contributing to the health of citizens and to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation services build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for individuals with mental or physical disabilities, and improve the mental and emotional health of all residents; and

WHEREAS, parks and recreation services increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and open spaces ensure ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, parks and recreation services are vital for our communities – from protecting open space and natural resources, to helping fight obesity and providing activities and resources for all walks of life; and

WHEREAS, the U.S. House of Representatives passed an official resolution designating July as Parks and Recreation Month;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redlands does hereby proclaim July 2025 as Park and Recreation Month in the City of Redlands and encourages residents, businesses, and institutions to participate and utilize the parks and recreation facilities and programs offered within the City of Redlands to the benefit of residents, visitors, and our community as a whole.

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

_____

Mario Saucedo, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

City Council Meeting **I. 4.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Ordinance No. 2982 Amending Chapter 10.24 of the Redlands Municipal Code confirming prima facie speed limits for specific city streets (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

I move to adopt Ordinance No. 2982.

RECOMMENDATION:

It is recommended that the City Council adopt Ordinance No. 2982 to amend Chapter 10.24 of the Redlands Municipal Code confirming prima facie speed limits for specific city streets.

DISCUSSION:

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

ALTERNATIVES:

The Council may continue this matter in order to allow additional time to review Ordinance No. 2982.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Jeanne Donaldson, City Clerk

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

REVIEWED BY:
Janice McConnell, Assistant City Manager

PREPARED BY:
Altheresa Rothschild, Assistant City Clerk

Fiscal Impact

Discussion:

Codification: $22/per page affected by the change
Legal Publication: $295

Attachments

Ordinance No. 2982 Speed Limits

ORDINANCE NO. 2982

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 10.24 OF THE REDLANDS MUNICIPAL CODE CONFIRMING PRIMA FACIA SPEED LIMITS FOR SPECIFIED CITY STREETS

WHEREAS, an Engineering and Traffic Survey, as defined by California Vehicle Code section 627, is a survey of highway and traffic conditions conducted in accordance with methods defined in the California Manual of Uniform Traffic Control Devices; and

WHEREAS, California Vehicle Code section 40802 requires an Engineering and Traffic Survey be prepared for each City street segment, every seven to fourteen years, for the use of radar or other electronic devices to enforce speed limits.

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Section 10.24.030 of the Redlands Municipal Code is hereby amended as follows:

"10.24.030: PRIMA FACIE SPEED LIMITS:

It is determined upon the basis of an engineering and traffic survey that the orderly movement of vehicular traffic would be facilitated in a reasonable and safe manner by establishing enforceable speed limits under the conditions found to exist upon the following streets. It is declared that the prima facie speed limits shall be as herein set forth on these streets or parts of streets herein designated when signs are erected giving notice thereof. This section does not apply to any twenty-five (25) mile per hour prima facie limit which is applicable when passing a school building or the grounds thereof or when passing a senior center or other facility primarily used by senior citizens.

Street	Segment	Speed Limit (mph)
Alabama Street	Barton Road to Park Avenue	40
Alabama Street	Park Avenue to Lugonia Avenue	35
Alabama Street	City limit south of Santa Ana River to City limit north of Santa Ana River	55
Alessandro Road	Crescent Avenue to Sunset Drive	40
Alessandro Road	Sunset Drive to Creekside Drive	40
Alessandro Road	Creekside Drive to San Timoteo Canyon Road	35
Alta Vista Drive	Florida Street to Sunset Drive	35

Barton Road	West City Limit to Terracina Boulevard	40
Barton Road	Terracina Boulevard to Alabama Street	40
Barton Road	Alabama Street to Lakeside Avenue	40
Brockton Avenue	New York Street to Texas Street	30
Brockton Avenue	Texas Street to Church Street	30
Brockton Avenue	Church Street to Judson Street	30
Brockton Avenue	Judson Street to Wabash Avenue	30
Brookside Avenue	Lakeside Avenue to Center Street	35
Brookside Avenue	Center Street to Eureka Street	35
Cajon Street	Vine Street to Fern Avenue	30
Cajon Street	Fern Avenue to Garden Street	30
California Street	Palmetto Avenue to Almond Avenue (southbound)	40
California Street	Almond Avenue to Redlands Boulevard	40
Center Street	State Street to Brookside Avenue	35
Center Street	Brookside Avenue to Cypress Avenue	35
Center Street	Cypress Avenue to Crescent Avenue	35
Center Street	Crescent Avenue to Ridge Street	35
Central Avenue	University Street to Judson Street	30
Church Street	Pioneer Avenue to Redlands Boulevard	30
Citrus Avenue	Eureka Street to Orange Street	30
Citrus Avenue	Redlands Boulevard to University Street	30
Citrus Avenue	University Street to Wabash Avenue	35
Colton Avenue	Redlands Boulevard to Church Street	30
Colton Avenue	Church Street to Grove Street	30
Colton Avenue	Grove Street to Dearborn Street	35
Colton Avenue	Dearborn Street to Wabash Avenue	40
Crescent Avenue	Ramona Drive to Serpentine Drive	30

Crestview Road	Ford Street to Buckingham Drive	25
Cypress Avenue	Terracina Boulevard to Center Street	35
Cypress Avenue	Center Street to Redlands Boulevard	35
Cypress Avenue	Redlands Boulevard to Citrus Avenue	35
Dearborn Street	5th Avenue to Colton Avenue	35
Dearborn Street	Colton Avenue to Lugonia Avenue	35
Dearborn Street	Lugonia Avenue to San Bernardino Avenue	40
Dearborn Street	San Bernardino Avenue to Sessums Drive	35
Elizabeth Street	Garden Street to Crescent Avenue	35
Fern Avenue	Redlands Boulevard to Cajon Street	35
Fern Avenue	Cajon Street to Center Street	35
Fern Avenue	Center Street to San Mateo Street	35
Fern Avenue	San Mateo Street to Terracina Boulevard	35
Fifth Avenue	Ford Street to Dearborn Street	40
Fifth Avenue	Dearborn Street to Wabash Avenue	40
Ford Street	Citrus Avenue to Fifth Avenue	40
Ford Street	Fifth Avenue to Reservoir Road	40
Ford Street	Reservoir Road to Sunset Drive	40
Ford Street	Sunset Drive to Garden Hill Drive	40
Franklin Avenue	Eucalyptus Drive to Oak Street	25
Franklin Avenue	Oak Street to Garden Street	25
Garden Street	Mariposa Drive to Cajon Street	35
Grove Street	Highland Avenue to Citrus Avenue	30
Grove Street	Citrus Avenue to Brockton Avenue	35
Highland Avenue	Ford Street to Cajon Street	40
Highland Avenue	Cajon Street to San Mateo Street	35
Highland Avenue	San Mateo Street to Serpentine Drive	30
Judson Street	Citrus Avenue to Colton Avenue	35

Judson Street	Colton Avenue to Lugonia Avenue	35
Judson Street	Lugonia Avenue to Pioneer Avenue	35
Live Oak Canyon Road	San Timoteo Canyon Road to Easterly City Boundary	40
Lugonia Avenue	1,500 feet w/o Research Avenue to California Street	45
Lugonia Avenue	California Street to Alabama Street (eastbound)	40
Lugonia Avenue	Alabama Street to Tennessee Street (eastbound)	40
Lugonia Avenue	Tennessee Street to Texas Street	40
Lugonia Avenue	Texas Street to Orange Street	40
Mariposa Drive	Wabash Avenue to Country Club Drive	30
Mariposa Drive	Country Club Drive to Garden Street	30
Mariposa Drive	Halsey Street to Dwight Street	25
Mountain View Avenue	I-10 Freeway to Central Avenue (northbound)	45
New York Street	Colton Avenue to Lugonia Avenue	40
Olive Avenue	Citrus Avenue to San Mateo Street	35
Olive Avenue	San Mateo Street to Terracina Boulevard	35
Orange Street	Lugonia Avenue to Pioneer Avenue	40
Orange Street	Pioneer Avenue to Hubbard Court	45
Orange Street	Hubbard Court to City limits	50
Orange Tree Lane	California Street to Nevada Street	35
Orange Tree Lane	Nevada Street to Alabama Street	35
Pacific Street	Crescent Avenue to Carob Street	25
Pacific Street	Carob Street to Ridge Street	25
Palm Avenue	Serpentine Drive to San Mateo Street	30
Palm Avenue	San Mateo Street to Ford Street	35
Palmetto Avenue	Nevada Street to California Street (westbound)	40
Palmetto Avenue	California Street to Marigold Avenue	40

Palo Alto Drive	Country Club Drive to Mirasol Drive	35
Palo Alto Drive	Mirasol Drive to Sunset Drive	30
Pennsylvania Avenue	Texas Street to Orange Street	35
Pennsylvania Avenue	Orange Street to Church Street	35
Pennsylvania Avenue	Church Street to University Avenue	35
Pennsylvania Avenue	University Avenue to Judson Street	35
Pioneer Avenue	Texas Street to Orange Street	35
Pioneer Avenue	Orange Street to Occidental Drive	35
Pioneer Avenue	Occidental Drive to Dearborn Street	40
Pioneer Avenue	Texas Street to I-210 Freeway	40
Redlands Boulevard	California Street to Texas Street	40
Redlands Boulevard	Texas Street to Eureka Street	35
Redlands Boulevard	Eureka Street to Citrus Avenue	30
Redlands Boulevard	Citrus Avenue to Highland Avenue	30
Redlands Boulevard	Highland Avenue to Ford Street	50
Reservoir Road	Ford Street to Wabash Avenue	45
Rossmont Drive	Garden Street to Sunset Drive	25
San Bernardino Avenue	Tennessee Street to Orange Street	40
San Bernardino Avenue	Orange Street to University Street	40
San Bernardino Avenue	University Street to Wabash Avenue	40
San Bernardino Avenue	Mountain View Avenue to California Street	50
San Mateo Street	Brookside Avenue to Fern Avenue	35
San Mateo Street	Fern Avenue to Highland Avenue	35
San Timoteo Canyon Road	Fern Avenue to Barton Road	40
Sunset Drive	Alta Vista Drive to Panorama Point	25
Sunset Drive	Panorama Point to Wabash Avenue	25
Sunset Drive	Wabash Avenue to Ford Street	25
Sunset Drive	Ford Street to Franklin Avenue	25

Sunset Drive	Serpentine Road to Alessandro Drive	25
Sunset Drive	Alessandro Drive to Ridge Street	25
Sunset Drive	Ridge Street to Helen Drive	25
Sunset Drive	Helen Drive to Alta Vista Drive	25
Sunnyside Avenue	Fern Avenue to Cypress Avenue	25
Sunnyside Avenue	Cypress Avenue to Smiley Heights Drive	25
Tennessee Street and San Mateo Street	Colton Avenue to Brookside Avenue	40
Terracina Boulevard	Barton Road to Olive Avenue	40
Terracina Boulevard	Olive Avenue to Cypress Avenue	35
Texas Street	Redlands Boulevard to Lugonia Avenue	35
Texas Street	Lugonia Avenue to San Bernardino Avenue	35
Texas Street	San Bernardino Avenue to Domestic Avenue	35
University Street	Cypress Avenue to Colton Avenue	35
University Street	Colton Avenue to Lugonia Avenue	35
University Street	Lugonia Avenue to San Bernardino Avenue	25
Via Vista Drive	Country Club Drive to Helena Lane	25
Wabash Avenue	Fifth Avenue to Citrus Avenue	40
Wabash Avenue	Citrus Avenue to Colton Avenue	35
Wabash Avenue	Colton Avenue to Sessums Drive	35
Wabash Avenue	Fifth Avenue to Panorama Drive	35
Wabash Avenue	Reservoir Road to Palo Alto	25

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

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

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 1st day of July 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 5.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Ordinance No. 2976 - Establishing Fiscal Year 2025/2026 Annual Assessments for Landscape Maintenance District No. 1 and Adopt Ordinance No. 2977- Establishing Fiscal Year 2025/2026 Annual Assessments for Street Lighting District No. 1 in accordance with the Lighting and Landscaping Act of 1972 (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 adopt Ordinance No. 2976 and Ordinance No. 2977.

RECOMMENDATION:

It is recommended the City Council consider adoption of Ordinance No. 2976 and Ordinance No. 2977, to establish Fiscal Year 2025/2026 annual assessments for Landscape Maintenance District No. 1 and Street Lighting District No. 1 in accordance with the Lighting and Landscaping Act of 1972.

DISCUSSION:

The proposed ordinances and staff reports prepared for the introduction of these ordinances are available in the City Clerk's office.

ALTERNATIVES:

The Council may continue this matter in order to allow additional time to review Ordinance No. 2976 and Ordinance No. 2977.

STRATEGIC PLAN:

Not Applicable.

SUBMITTED BY:
Jeanne Donaldson, City Clerk

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

REVIEWED BY:
Janice McConnell, Assistant City Manager

PREPARED BY:
Altheresa Rothschild, Assistant City Clerk

Fiscal Impact

Discussion:

Codification: $22/per page affected by the change
Legal Publication: $500

Attachments

Ordinance No. 2976
Exhibit A LMD
Ordinance No. 2977
Exhibit A SLD

ORDINANCE NO. 2976

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING FISCAL YEAR 2025/26 ANNUAL ASSESSMENTS FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 IN ACCORDANCE WITH THE LIGHTING AND LANDSCAPING ACT OF 1972

WHEREAS, on July 7, 1987, the City Council ordered the formation of Landscape Maintenance District No. 1 (the "District"), pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982" (the "Act"); and,

WHEREAS, the purpose of the District is to ensure satisfactory levels of funding for landscape maintenance are provided. District assessments provide funding for labor, material, and equipment associated with landscape services provided by the City within the District. These services include turf and ground cover maintenance, irrigation, and tree and bush trimming, adjacent properties annexed into the district, and to provide administrative management of the District; and,

WHEREAS, on May 6, 2025, City Council approved Donald Young, One Stop Permit Center Manager, as the Assessment Engineer for the District and the Assessment Engineer, Mr. Young is responsible for the preparation of the Engineer's Report required to levy the annual assessment in accordance with the California Government Code; and,

WHEREAS, on June 3, 2025 City Council adopted Resolution No. 8652, preliminarily approving the Engineer's Report for the District; and,

WHEREAS, on June 3, 2025, City Council adopted Resolution No. 8653, setting June 17, 2025 as the Public Hearing date for consideration of levying Fiscal Year 2025/2026 assessments in accordance with the Lighting and Landscaping Act of 1972.

NOW, THEREFORE, the City Council of the City of Redlands, acting in its capacity as the legislative body of Landscape Maintenance District No. 1, ORDAINS as follows:

Section 1. The above recitals are all true and correct.

Section 2. By the passage of this Ordinance, the Council authorizes the levy of a special tax at a rate in accordance with the rate and method of apportionment set forth in the Engineer's Report for the District on file with City Clerk of the City of Redlands, incorporated by reference herein, being the rate and method of apportionment specified in the Resolution of Intention to Establish the District.

Section 3. Properties or entities of the state, federal or other local governments shall, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act, be exempt from the special tax.

Section 4. Only those properties identified in the Engineer's Report are subject to assessments of the District with assessment amounts as listed in Exhibit "A" attached hereto and incorporated by reference herein.

Section 5. All of the collections of the special tax shall be used as provided for in the Act and the Resolution of Formation.

Section 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes, as such procedure may be modified by law from time to time.

Section 7. The City Council hereby determines that the adoption of this ordinance is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15061(b)(3) because this City Council determines that it can be seen with certainty that approval of this ordinance will have no direct or indirect impact on the physical environment, and that approval of this ordinance is not a "project" under CEQA as that term is defined in Public Resources Code section 21065.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 9. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

Section 10. The District Assessment Engineer is hereby authorized to transmit a certified copy of this ordinance and necessary documents to the San Bernardino County Assessor and Treasurer-Tax Collector, and to perform all other acts which are required by the Act, this ordinance, or by law in order to accomplish the purpose of this ordinance.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 1st day of July 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

EXHIBIT A

Appendix D from Engineer's Report, Roll 2025/26

[Attached]

City of Redlands
Landscape Maintenance District No. 1 - Appendix D
Fiscal Year 2025/26
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	CHARGE
0167-231-19-0000	709 LUGONIA AVE	Annexation L4-D	$ 6.00
0167-231-20-0000	705 LUGONIA AVE	Annexation L4-D	$ 6.00
0167-231-21-0000	1237 LAWTON ST	Annexation L4-D	$ 6.00
0167-271-61-0000	1135 CHURCH ST	Annexation L6-D	$ 6.00
0167-802-01-0000	1575 N COLUMBIA ST	Original 1-B	$ 39.65
0167-802-02-0000	1571 N COLUMBIA ST	Original 1-B	$ 36.05
0167-802-03-0000	1567 COLUMBIA ST	Original 1-B	$ 36.05
0167-802-04-0000	1563 COLUMBIA ST	Original 1-B	$ 36.05
0167-802-05-0000	1558 WOODBURY ST	Original 1-B	$ 36.05
0167-802-06-0000	1562 WOODBURY	Original 1-B	$ 36.05
0167-802-07-0000	1566 WOODBURY	Original 1-B	$ 36.05
0167-802-08-0000	1570 WOODBURY	Original 1-B	$ 39.65
0167-803-01-0000	1569 WOODBURY	Original 1-B	$ 39.65
0167-803-02-0000	1565 WOODBURY	Original 1-B	$ 36.05
0167-803-03-0000	1561 WOODBURY	Original 1-B	$ 36.05
0167-803-04-0000	610 ELISE	Original 1-B	$ 36.05
0167-803-05-0000	618 ELISE	Original 1-B	$ 36.05
0167-803-06-0000	626 ELISE	Original 1-B	$ 36.05
0167-803-07-0000	634 ELISE ST	Original 1-B	$ 36.05
0167-803-08-0000	1568 VERMONT	Original 1-B	$ 36.05
0167-803-09-0000	1574 VERMONT	Original 1-B	$ 39.65
0167-804-01-0000	633 ELISE	Original 1-B	$ 36.05
0167-804-02-0000	625 ELISE	Original 1-B	$ 36.05
0167-804-03-0000	617 ELISE	Original 1-B	$ 36.05
0167-804-04-0000	609 ELISE	Original 1-B	$ 36.05
0167-804-05-0000	601 ELISE	Original 1-B	$ 36.05
0167-804-06-0000	525 ELISE	Original 1-B	$ 36.05
0167-804-07-0000	517 ELISE	Original 1-B	$ 36.05
0167-804-08-0000	509 ELISE	Original 1-B	$ 36.05
0167-804-09-0000	1555 COLUMBIA ST	Original 1-B	$ 36.05
0167-804-10-0000	1551 COLUMBIA ST	Original 1-B	$ 36.05
0167-804-11-0000	1547 COLUMBIA ST	Original 1-B	$ 36.05
0167-804-12-0000	1543 N COLUMBIA ST	Original 1-B	$ 36.05
0167-804-13-0000	1528 CANTERBURY CIR	Original 1-B	$ 36.05
0167-804-14-0000	1530 CANTERBURY CIR	Original 1-B	$ 36.05
0167-804-15-0000	1532 CANTERBURY CIR	Original 1-B	$ 36.05
0167-804-16-0000	1534 CANTERBURY CIR	Original 1-B	$ 36.05
0167-804-17-0000	1536 CANTERBURY CIR	Original 1-B	$ 36.05
0167-804-18-0000	1538 CANTERBURY CIR	Original 1-B	$ 36.05
0167-804-19-0000	1540 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-01-0000	1539 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-02-0000	1537 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-03-0000	1535 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-04-0000	1533 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-05-0000	1531 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-06-0000	1509 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-07-0000	1507 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-08-0000	1505 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-09-0000	1503 CANTERBURY CIR	Original 1-B	$ 36.05
0167-823-10-0000	1501 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-01-0000	1539 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-02-0000	1535 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-03-0000	1531 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-04-0000	1527 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-05-0000	1523 COLUMBIA ST	Original 1-B	$ 36.05

City of Redlands
Landscape Maintenance District No. 1 - Appendix D
Fiscal Year 2025/26
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	CHARGE
0167-824-06-0000	1519 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-07-0000	1515 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-08-0000	1511 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-09-0000	1507 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-10-0000	1503 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-11-0000	1501 COLUMBIA ST	Original 1-B	$ 36.05
0167-824-12-0000	508 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-13-0000	512 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-14-0000	516 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-15-0000	520 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-16-0000	600 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-17-0000	602 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-18-0000	606 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-19-0000	610 PENNSYLVANIA AVE	Original 1-B	$ 36.05
0167-824-20-0000	1500 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-21-0000	1502 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-22-0000	1504 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-23-0000	1506 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-24-0000	1508 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-25-0000	1510 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-26-0000	1512 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-27-0000	1514 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-28-0000	1516 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-29-0000	1518 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-30-0000	1520 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-31-0000	1522 CANTERBURY CIR	Original 1-B	$ 36.05
0167-824-32-0000	1524 CANTERBURY CIR	Original 1-B	$ 36.05
0167-851-39-0000	1832 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-40-0000	1828 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-41-0000	1824 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-42-0000	1820 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-43-0000	1816 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-44-0000	1812 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-45-0000	1808 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-46-0000	1804 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-47-0000	1800 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-48-0000	1835 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-49-0000	1831 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-50-0000	1827 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-51-0000	1823 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-52-0000	1819 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-53-0000	1815 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-54-0000	1811 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-55-0000	1807 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-851-56-0000	1803 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-37-0000	450 RIVERVIEW DR	Annexation L8-B	$ 6.00
0167-861-38-0000	1928 BROOKSTONE DR	Annexation L8-B	$ 6.00
0167-861-39-0000	1924 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-40-0000	1920 BROOKSTONE	Annexation L8-B	$ 6.00
0167-861-41-0000	1916 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-42-0000	1912 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-43-0000	1908 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-44-0000	1840 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-45-0000	1836 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-46-0000	1839 BROOKSTONE ST	Annexation L8-B	$ 6.00

City of Redlands
Landscape Maintenance District No. 1 - Appendix D
Fiscal Year 2025/26
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	CHARGE
0167-861-47-0000	1907 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-48-0000	1911 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-49-0000	1915 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-50-0000	1919 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-51-0000	1923 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-52-0000	1927 BROOKSTONE ST	Annexation L8-B	$ 6.00
0167-861-53-0000	410 RIVERVIEW DR	Annexation L8-B	$ 6.00
0167-861-54-0000	420 RIVERVIEW DR	Annexation L8-B	$ 6.00
0168-681-01-0000	1067 MENDICINO WY	Original 1-A	$ 62.09
0168-681-02-0000	1063 MENDICINO WY	Original 1-A	$ 62.09
0168-681-03-0000	1059 MENDICINO WY	Original 1-A	$ 62.09
0168-681-04-0000	1055 MENDICINO	Original 1-A	$ 62.09
0168-681-05-0000	1051 MENDICINO WY	Original 1-A	$ 62.09
0168-681-06-0000	1047 MENDOCINO	Original 1-A	$ 62.09
0168-681-07-0000	1043 MENDICINO WY	Original 1-A	$ 62.09
0168-681-08-0000	1039 MENDICINO	Original 1-A	$ 62.09
0168-681-09-0000	1035 MENDICINO	Original 1-A	$ 62.09
0168-681-10-0000	1756 MENDOCINO WY	Original 1-A	$ 62.09
0168-681-11-0000	1762 MENDOCINO WY	Original 1-A	$ 62.09
0168-681-12-0000	1768 MENDOCINO	Original 1-A	$ 62.09
0168-681-13-0000	1774 MENDICINO	Original 1-A	$ 62.09
0168-681-14-0000	1780 MENDICINO WY	Original 1-A	$ 62.09
0168-681-15-0000	1786 MENDICINO	Original 1-A	$ 62.09
0168-681-16-0000	1792 MENDOCINO	Original 1-A	$ 62.09
0168-681-17-0000	1798 MENDICINO	Original 1-A	$ 68.30
0168-681-18-0000	1008 ALPINE CT	Original 1-A	$ 68.30
0168-681-19-0000	1012 ALPINE	Original 1-A	$ 68.30
0168-681-20-0000	1016 ALPINE CT	Original 1-A	$ 68.30
0168-681-21-0000	1020 ALPINE	Original 1-A	$ 68.30
0168-681-22-0000	1024 ALPINE	Original 1-A	$ 68.30
0168-681-23-0000	1028 ALPINE CT	Original 1-A	$ 68.30
0168-681-24-0000	1032 ALPINE CT	Original 1-A	$ 68.30
0168-681-25-0000	1029 ALPINE CT	Original 1-A	$ 62.09
0168-681-26-0000	1025 ALPINE CT	Original 1-A	$ 62.09
0168-681-27-0000	1021 ALPINE ST	Original 1-A	$ 62.09
0168-681-28-0000	1017 ALPINE ST	Original 1-A	$ 62.09
0168-681-29-0000	1013 ALPINE	Original 1-A	$ 62.09
0168-681-30-0000	1009 ALPINE CT	Original 1-A	$ 62.09
0168-681-31-0000	1005 ALPINE CT	Original 1-A	$ 62.09
0168-681-32-0000	1042 MENDICINO WY	Original 1-A	$ 62.09
0168-681-33-0000	1046 MENDICINO	Original 1-A	$ 62.09
0168-681-34-0000	1050 MENDOCINO	Original 1-A	$ 62.09
0168-681-35-0000	1054 MENDICINO BLVD	Original 1-A	$ 62.09
0168-681-36-0000	1058 MENDICINO	Original 1-A	$ 62.09
0168-681-37-0000	1062 MENDICINO	Original 1-A	$ 62.09
0168-681-38-0000	1066 MENDICINO WY	Original 1-A	$ 62.09
0169-043-14-0000	506 W COLTON AVE	Annexation L7-D	$ 6.00
0169-053-12-0000	306 W COLTON AVE	Annexation L4-L	$ 6.00
0169-131-33-0000	507 LAWTON ST	Annexation L4-F	$ 6.00
0169-142-11-0000	511 W COLTON AVE	Annexation L4-I	$ 6.00
0169-182-02-0000		Annexation L4-O	$ 6.00
0169-182-03-0000	316 THE TERRACE	Annexation L4-O	$ 6.00
0169-182-04-0000		Annexation L4-O	$ 6.00
0169-212-17-0000	640 ORANGE ST	Annexation L4-X	$ 6.00
0169-212-18-0000	526 N ORANGE ST	Annexation L4-X	$ 6.00

City of Redlands
Landscape Maintenance District No. 1 - Appendix D
Fiscal Year 2025/26
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	CHARGE
0169-212-19-0000	500 N ORANGE ST	Annexation L4-X	$ 6.00
0169-212-20-0000	402-414 N ORANGE ST	Annexation L4-X	$ 6.00
0169-212-21-0000	418-450 N ORANGE ST	Annexation L4-X	$ 6.00
0169-212-22-0000	522 ORANGE ST	Annexation L4-X	$ 6.00
0169-212-23-0000	602 ORANGE ST	Annexation L4-X	$ 6.00
0169-212-24-0000	683 N 6TH ST	Annexation L4-X	$ 6.00
0169-212-25-0000	552 ORANGE ST	Annexation L4-X	$ 6.00
0169-212-26-0000	454-482 N ORANGE ST	Annexation L4-X	$ 6.00
0169-212-27-0000	411 N 6TH ST	Annexation L4-X	$ 6.00
0169-281-39-0000	347 ORANGE ST	Annexation L6-C	$ 6.00
0169-301-08-0000	E REDLANDS BLVD	Annexation L7-G	$ 6.00
0169-301-10-0000	21 E REDLANDS BLVD	Annexation L7-G	$ 6.00
0169-301-11-0000	170 E REDLANDS BLVD	Annexation L7-G	$ 6.00
0169-313-16-0000	304 7TH ST	Annexation L7-I	$ 6.00
0169-321-01-0000		Annexation L6-A	$ 6.00
0169-321-02-0000	304 N 9TH ST	Annexation L6-A	$ 6.00
0169-343-07-0000	1210 W COLTON AVE	Annexation L4-S	$ 6.00
0169-411-07-0000	1205 W COLTON AVE	Annexation L4-H	$ 6.00
0171-161-18-0000	371 NEW YORK	Annexation L12-M	$ 6.00
0171-171-34-0000	380 N NEW YORK ST	Annexation L4-R	$ 18.00
0171-202-30-0000	404 BROOKSIDE AVE	Annexation L7-C	$ 6.00
0171-202-33-0000	420 BROOKSIDE AVE	Annexation L8-C	$ 6.00
0171-203-13-0000	302 BROOKSIDE AVE	Annexation L9-B	$ 6.00
0171-331-04-0000	243 CAJON ST	Annexation L4-J	$ 6.00
0171-332-30-0000	124 E OLIVE AVE	Annexation L10-E	$ 6.00
0171-341-33-0000	612 REDLANDS BLVD	Annexation L6-J	$ 6.00
0171-383-19-0000	680 E REDLANDS BLVD	Annexation L4-E	$ 6.00
0171-383-20-0000	680 E REDLANDS BLVD	Annexation L4-E	$ 6.00
0172-031-49-0000	30 S CENTER ST	Annexation L4-M	$ 6.00
0172-301-14-0000	1515 W CYPRESS AVE	Annexation L7-A	$ 6.00
0172-301-15-0000	1513 W CYPRESS AVE	Annexation L7-A	$ 6.00
0172-301-16-0000	1511 W CYPRESS AVE	Annexation L7-A	$ 6.00
0172-301-17-0000	1517 W CYPRESS AVE	Annexation L7-A	$ 6.00
0173-052-31-0000	432 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-32-0000	430 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-33-0000	428 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-34-0000	426 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-35-0000	424 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-36-0000	422 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-37-0000	420 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-38-0000	418 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-39-0000	416 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-40-0000	412 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-41-0000	410 SONORA CIR	Annexation L6-I	$ 6.00
0173-052-42-0000	457 LA VERNE	Annexation L6-I	$ 6.00
0173-062-01-0000	472 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-02-0000	470 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-03-0000	468 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-04-0000	466 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-05-0000	464 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-06-0000	462 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-07-0000	460 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-08-0000	458 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-09-0000	456 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-10-0000	454 SONORA CIR	Annexation L6-I	$ 6.00

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APN	SITUS ADDRESS	ANNEXATION	CHARGE
0173-062-11-0000	452 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-12-0000	450 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-13-0000	448 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-14-0000	446 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-15-0000	444 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-16-0000	442 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-17-0000	440 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-18-0000	438 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-19-0000	436 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-20-0000	434 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-21-0000	408 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-22-0000	406 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-23-0000	407 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-24-0000	473 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-25-0000	471 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-26-0000	469 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-27-0000	457 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-28-0000	455 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-29-0000	453 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-30-0000	451 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-31-0000	439 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-32-0000	437 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-33-0000	435 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-34-0000	431 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-35-0000	421 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-36-0000	423 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-37-0000	425 SONORA CIR	Annexation L6-I	$ 6.00
0173-062-38-0000	427 SONORA CIR	Annexation L6-I	$ 6.00
0174-021-41-0000	1377 KNOLL RD	Annexation L8-E	$ 6.00
0174-021-42-0000	1379 KNOLL RD	Annexation L8-E	$ 6.00
0174-241-31-0000	1475 FORD ST	Annexation L5-D	$ 12.00
0174-261-15-0000	1551 RESERVOIR RD	Annexation L10-G	$ 6.00
0174-281-33-0000	BUCKINGHAM	Annexation L12-L	$ 6.00
0174-281-34-0000	BUCKINGHAM	Annexation L12-L	$ 6.00
0174-281-35-0000	BUCKINGHAM	Annexation L12-L	$ 6.00
0174-281-37-0000	731 BUCKINGHAM DR	Annexation L12-L	$ 6.00
0174-621-01-0000	751 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-02-0000	755 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-03-0000	759 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-04-0000	763 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-05-0000	767 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-06-0000	771 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-07-0000	775 DEVONSHIRE DR	Annexation L2-A	$ 44.55
0174-621-08-0000	816 CONCORD	Annexation L2-A	$ 53.46
0174-621-09-0000	812 CONCORD	Annexation L2-A	$ 44.55
0174-621-10-0000	770 CONCORD	Annexation L2-A	$ 44.55
0174-621-11-0000	766 CONCORD	Annexation L2-A	$ 44.55
0174-621-12-0000	762 CONCORD	Annexation L2-A	$ 44.55
0174-621-13-0000	1609 SHEFFIELD	Annexation L2-A	$ 44.55
0174-621-14-0000	1613 SHEFFIELD	Annexation L2-A	$ 44.55
0174-621-15-0000	1617 SHEFFIELD	Annexation L2-A	$ 44.55
0174-621-16-0000	1621 SHEFFIELD	Annexation L2-A	$ 44.55
0174-621-17-0000	1625 SHEFFIELD	Annexation L2-A	$ 44.55
0174-621-18-0000	1629 SHEFFIELD	Annexation L2-A	$ 44.55
0174-621-19-0000	1633 SHEFFIELD	Annexation L2-A	$ 44.55

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0174-621-20-0000	1636 SHEFFIELD LN	Annexation L2-A	$ 44.55
0174-621-21-0000	1632 SHEFFIELD LN	Annexation L2-A	$ 44.55
0174-621-22-0000	1628 SHEFFIELD LN	Annexation L2-A	$ 44.55
0174-621-23-0000	801 LEXINGTON LN	Annexation L2-A	$ 44.55
0174-621-24-0000	805 LEXINGTON LN	Annexation L2-A	$ 44.55
0174-621-25-0000	809 LEXINGTON LN	Annexation L2-A	$ 44.55
0174-621-26-0000	813 LEXINGTON LN	Annexation L2-A	$ 53.46
0174-621-27-0000	812 LEXINGTON LN	Annexation L2-A	$ 53.46
0174-621-28-0000	808 LEXINGTON LN	Annexation L2-A	$ 44.55
0174-621-29-0000	804 LEXINGTON LN	Annexation L2-A	$ 44.55
0174-621-30-0000	800 LEXINGTON LN	Annexation L2-A	$ 44.55
0174-621-31-0000	1620 SHEFFIELD LN	Annexation L2-A	$ 44.55
0174-621-32-0000	1616 SHEFFIELD LN	Annexation L2-A	$ 44.55
0174-621-33-0000	769 CONCORD LN	Annexation L2-A	$ 44.55
0174-621-34-0000	811 CONCORD LN	Annexation L2-A	$ 44.55
0174-621-35-0000	815 CONCORD LN	Annexation L2-A	$ 53.46
0175-491-01-0000	1521 REBECCA CREST	Original 1-C	$ 1,572.77
0175-491-02-0000	REBECCA CREST	Original 1-C	$ 1,310.64
0175-491-03-0000	REBECCA CREST	Original 1-C	$ 1,310.64
0175-491-04-0000	1527 REBELLA CREST	Original 1-C	$ 1,310.64
0175-491-05-0000	1531 REBECCA CREST	Original 1-C	$ 1,310.64
0175-491-06-0000	1533 REBECCA CREST	Original 1-C	$ 1,310.64
0175-491-07-0000	1535 REBECCA CREST	Original 1-C	$ 1,310.64
0175-491-08-0000	1537 REBECCA CREST	Original 1-C	$ 1,310.64
0175-491-09-0000	1541 REBECCA CREST	Original 1-C	$ 1,572.77
0176-044-15-0000	605 VALLEY VIEW DR	Annexation L4-Q	$ 6.00
0176-402-04-0000	633 GOLDEN WEST DR	Annexation L12-E	$ 6.00
0176-402-06-0000	629 GOLDENWEST DR	Annexation L12-D	$ 6.00
0176-402-07-0000	627 GOLDEN WEST DR	Annexation L12-C	$ 6.00
0176-402-08-0000	GOLDEN WEST DR	Annexation L12-B	$ 6.00
0176-402-09-0000	623 GOLDEN WEST DR	Annexation L12-A	$ 6.00
0176-441-18-0000	1581 FRANKLIN AVE	Annexation L5-C	$ 78.37
0176-441-19-0000	1617 GARDEN ST	Annexation L5-C	$ 86.20
0176-441-20-0000	1613 GARDEN ST	Annexation L5-C	$ 86.20
0176-441-21-0000	1609 GARDEN ST	Annexation L5-C	$ 86.20
0176-441-22-0000	1583 FRANKLIN AVE	Annexation L5-C	$ 86.20
0176-441-23-0000	210 CANDY LN	Annexation L5-C	$ 78.37
0176-441-24-0000	226 CANDY LN	Annexation L5-C	$ 78.37
0176-441-25-0000	242 CANDY LN	Annexation L5-C	$ 78.37
0176-441-26-0000	250 CANDY LN	Annexation L5-C	$ 78.37
0176-441-27-0000	258 CANDY LN	Annexation L5-C	$ 78.37
0176-521-01-0000	1080 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-02-0000	1070 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-03-0000	1060 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-04-0000	1050 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-05-0000	1040 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-06-0000	1030 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-07-0000	1020 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-08-0000	1010 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-09-0000	1000 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-10-0000	912 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-11-0000	908 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-12-0000	904 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-13-0000	900 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-18-0000	1920 HORSE TRAIL DR	Annexation L10-H	$ 6.00

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0176-521-19-0000	1910 HORSE TRAIL DR	Annexation L10-H	$ 6.00
0176-521-20-0000	1900 HORSE TRAIL DR	Annexation L10-H	$ 6.00
0176-521-21-0000	1011 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-22-0000	1021 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-23-0000	1031 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-27-0000	1061 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-28-0000	1041 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-29-0000	907 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-30-0000	949 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-31-0000	901 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-521-32-0000	951 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-01-0000	948 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-02-0000	944 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-03-0000	940 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-07-0000	924 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-08-0000	920 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-09-0000	916 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-12-0000	921 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-13-0000	931 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-18-0000	911 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-20-0000	936 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-21-0000	928 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-22-0000	932 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-24-0000	915 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-25-0000	947 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0176-531-26-0000	945 SUNSET HILLS LN	Annexation L10-H	$ 6.00
0292-032-39-0000	1251 RESEARCH DR	Annexation L3-A	$ 195.55
0292-032-40-0000	1115 RESEARCH DR	Annexation L3-A	$ 39.88
0292-032-41-0000	1110 RESEARCH DR	Annexation L3-A	$ 62.73
0292-032-42-0000	2351 LUGONIA AVE	Annexation L3-A	$ 301.84
0292-033-11-0000	1101 N CALIFORNIA ST	Annexation L4-C	$ 6.00
0292-033-13-0000	1101 N CALIFORNIA ST	Annexation L12-H	$ 6.00
0292-034-16-0000	941 CALIFORNIA ST	Annexation L4-N	$ 6.00
0292-063-45-0000	1720 W REDLANDS BLVD	Annexation L10-C	$ 6.00
0292-064-13-0000	2094 W REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-17-0000	2098 W REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-21-0000	2046 REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-22-0000	2072 W REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-23-0000	2070 W REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-24-0000	2050 REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-25-0000	2068 W REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-26-0000	2062 REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-064-27-0000	2052 REDLANDS BLVD	Annexation L6-H	$ 6.00
0292-152-39-0000	2015 PARK AVE	Annexation L10-B	$ 6.00
0292-153-24-0000	1915 REDLANDS BLVD	Annexation L5-A	$ 6.00
0292-153-25-0000	1911 REDLANDS BLVD	Annexation L5-A	$ 6.00
0292-153-26-0000	721 NEVADA ST	Annexation L5-A	$ 6.00
0292-153-27-0000	721 NEVADA ST	Annexation L5-A	$ 6.00
0292-154-12-0000	1991 PARK AVE	Annexation L8-D	$ 6.00
0292-156-21-0000	1717 PARK AVE	Annexation L4-V	$ 6.00
0292-157-16-0000	1625 W REDLANDS BLVD	Annexation L9-A	$ 6.00
0292-157-20-0000	560 IOWA ST	Annexation L12-J	$ 6.00
0292-157-31-0000	1615 REDLANDS BLVD	Annexation L5-G	$ 6.00
0292-158-15-0000	ALABAMA ST	Annexation L11-B	$ 6.00
0292-165-15-0000	1890 ORANGE AVE	Annexation L6-F	$ 6.00

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APN	SITUS ADDRESS	ANNEXATION	CHARGE
0292-166-11-0000	1710 BARTON RD	Annexation L4-K	$ 6.00
0292-182-30-0000	614 ALABAMA ST	Annexation L4-T	$ 6.00
0292-182-31-0000	614 ALABAMA ST	Annexation L4-T	$ 6.00
0292-192-11-0000	301 TENNESSEE ST	Annexation L7-E	$ 6.00
0292-201-37-0000	141 KANSAS ST	Annexation L7-B	$ 6.00
0292-201-39-0000	125 KANSAS ST	Annexation L7-B	$ 6.00
0292-201-40-0000	210 BUSINESS CENTER CT	Annexation L7-B	$ 6.00
0292-202-17-0000	298 KANSAS ST	Annexation L10-A	$ 6.00
0292-202-18-0000	KANSAS ST	Annexation L10-A	$ 6.00
0292-251-10-0000	1280 ALABAMA ST	Annexation L12-G	$ 6.00
0292-310-07-0000	633 AMIGOS DR	Annexation L6-B	$ 6.00
0292-310-36-0000	617 AMIGOS DR	Annexation L7-F	$ 6.00
0292-321-10-0000	1981 W LUGONIA AVE	Annexation L4-G	$ 6.00
0292-331-15-0000	1910 ORANGE TREE LN	Annexation L5-E	$ 6.00
0292-331-16-0000	1902 ORANGE TREE LN	Annexation L5-E	$ 6.00
0292-341-17-0000	1751 PLUM LN	Annexation L12-I	$ 6.00
0292-341-24-0000	1711 PLUM LN	Annexation L11-A	$ 6.00
0292-341-25-0000	1741 PLUM LN	Annexation L11-A	$ 6.00
0292-351-08-0000	1806 ORANGE TREE LN	Annexation L11-C	$ 6.00
0292-381-08-0000	1653 PLUM LN	Annexation L6-G	$ 6.00
0292-441-11-0000	1230 INDIANA CT	Annexation L5-B	$ 6.00
0292-441-12-0000	1226 INDIANA CT	Annexation L5-B	$ 6.00
0292-441-13-0000	1222 INDIANA CT	Annexation L5-B	$ 6.00
0292-441-14-0000	1214 INDIANA CT	Annexation L5-B	$ 6.00
0292-441-15-0000	1210 INDIANA CT	Annexation L5-B	$ 6.00
0293-172-16-0000	1500 BARTON RD	Annexation L4-B	$ 27.00
0293-172-17-0000	1536 BARTON RD	Annexation L4-B	$ 27.00
0293-172-18-0000	1500 BARTON RD	Annexation L4-B	$ 6.00
0293-421-01-0000	1809 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-02-0000	1812 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-03-0000	1810 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-04-0000	1808 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-05-0000	1806 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-06-0000	1804 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-07-0000	1802 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-08-0000	1800 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-09-0000	1746 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-10-0000	1744 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-11-0000	1742 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-12-0000	1740 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-13-0000	1738 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-14-0000	1736 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-15-0000	1734 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-16-0000	1732 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-17-0000	1730 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-18-0000	1726 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-19-0000	1724 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-20-0000	1720 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-21-0000	1716 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-22-0000	1706 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-23-0000	1700 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-24-0000	1701 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-25-0000	1703 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-26-0000	1705 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-27-0000	1707 MORNING DOVE LN	Annexation L12-F	$ 6.00

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0293-421-28-0000	1709 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-29-0000	1711 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-30-0000	1715 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-31-0000	1717 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-32-0000	1719 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-33-0000	1721 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-34-0000	1723 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-35-0000	1725 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-36-0000	1727 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-37-0000	1729 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-38-0000	1731 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-39-0000	1733 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-40-0000	1735 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-41-0000	1737 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-42-0000	1743 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-43-0000	1747 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-44-0000	1803 MORNING DOVE LN	Annexation L12-F	$ 6.00
0293-421-45-0000	1805 MORNING DOVE LN	Annexation L12-F	$ 6.00
0294-091-47-0000	SMILEY RIDGE	Annexation L5-F	$ 6.00
0294-091-48-0000	1821 SMILEY RIDGE	Annexation L5-F	$ 6.00
1212-041-01-0000	1021 E PIONEER AVE	Annexation L10-F	$ 6.00
1212-081-54-0000	1709 DEANNA	Annexation L1-B	$ 101.35
1212-081-55-0000	1711 DEANNA	Annexation L1-B	$ 101.35
1212-081-56-0000	1715 DEANNA	Annexation L1-B	$ 101.35
1212-081-57-0000	1719 DEANNA	Annexation L1-B	$ 101.35
1212-081-58-0000	1723 DEANNA	Annexation L1-B	$ 101.35
1212-081-59-0000	1727 DEANNA WY	Annexation L1-B	$ 101.35
1212-081-60-0000	1731 DEANNA	Annexation L1-B	$ 101.35
1212-081-61-0000	1712 DEANNA	Annexation L1-B	$ 101.35
1212-081-62-0000	1708 DEANNA	Annexation L1-B	$ 101.35
1212-141-01-0000	1009 DOYLE	Annexation L1-A	$ 92.57
1212-141-02-0000	1013 DOYLE	Annexation L1-A	$ 92.57
1212-141-03-0000	1017 DOYLE	Annexation L1-A	$ 92.57
1212-141-04-0000	1021 DOYLE	Annexation L1-A	$ 92.57
1212-141-05-0000	1025 DOYLE ST	Annexation L1-A	$ 92.57
1212-141-06-0000	1029 DOYLE	Annexation L1-A	$ 92.57
1212-141-07-0000	1033 DOYLE	Annexation L1-A	$ 92.57
1212-141-08-0000	1037 DOYLE AVE	Annexation L1-A	$ 92.57
1212-141-09-0000	1041 DOYLE	Annexation L1-A	$ 92.57
1212-141-10-0000	1045 DOYLE	Annexation L1-A	$ 92.57
1212-141-11-0000	1058 STICKNEY	Annexation L1-A	$ 92.57
1212-141-12-0000	1054 STICKNEY	Annexation L1-A	$ 92.57
1212-141-13-0000	1050 STICKNEY	Annexation L1-A	$ 92.57
1212-141-14-0000	1046 STICKNEY	Annexation L1-A	$ 92.57
1212-141-15-0000	1042 STICKNEY	Annexation L1-A	$ 92.57
1212-141-16-0000	1038 STICKNEY CIR	Annexation L1-A	$ 101.83
1212-141-17-0000	1034 STICKNEY	Annexation L1-A	$ 101.83
1212-141-18-0000	1030 STICKNEY DR	Annexation L1-A	$ 101.83
1212-141-19-0000	1026 STICKNEY CIR	Annexation L1-A	$ 101.83
1212-141-20-0000	1022 STICKNEY AVE	Annexation L1-A	$ 101.83
1212-141-21-0000	1018 STICKNEY	Annexation L1-A	$ 101.83
1212-141-22-0000	1014 STICKNEY	Annexation L1-A	$ 101.83
1212-141-23-0000	1010 STICKNEY	Annexation L1-A	$ 101.83
1212-141-24-0000	1006 STICKNEY	Annexation L1-A	$ 101.83
1212-141-25-0000	1007 STICKNEY	Annexation L1-A	$ 92.57

City of Redlands
Landscape Maintenance District No. 1 - Appendix D
Fiscal Year 2025/26
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	CHARGE
1212-141-26-0000	1011 STICKNEY	Annexation L1-A	$ 92.57
1212-141-27-0000	1015 STICKNEY	Annexation L1-A	$ 92.57
1212-141-28-0000	1019 STICKNEY	Annexation L1-A	$ 92.57
1212-141-29-0000	1023 STICKNEY	Annexation L1-A	$ 92.57
1212-141-30-0000	1027 STICKNEY	Annexation L1-A	$ 92.57
1212-141-31-0000	1031 STICKNEY	Annexation L1-A	$ 92.57
1212-141-32-0000	1032 DOYLE	Annexation L1-A	$ 92.57
1212-141-33-0000	1028 DOYLE	Annexation L1-A	$ 92.57
1212-141-34-0000	1024 DOYLE AVE	Annexation L1-A	$ 92.57
1212-141-35-0000	1020 DOYLE	Annexation L1-A	$ 92.57
1212-141-36-0000	1016 DOYLE	Annexation L1-A	$ 92.57
1212-141-37-0000	1012 DOYLE	Annexation L1-A	$ 92.57
1212-141-38-0000	1008 DOYLE	Annexation L1-A	$ 92.57
1212-141-39-0000	1601 DEANNA	Annexation L1-B	$ 111.48
1212-141-40-0000	1605 DEANNA	Annexation L1-B	$ 101.35
1212-141-41-0000	1609 DEANNA	Annexation L1-B	$ 101.35
1212-141-42-0000	1613 DEANNA	Annexation L1-B	$ 101.35
1212-141-43-0000	1617 DEANNA	Annexation L1-B	$ 101.35
1212-141-44-0000	1621 DEANNA	Annexation L1-B	$ 101.35
1212-141-45-0000	1625 DEANNA	Annexation L1-B	$ 101.35
1212-141-46-0000	1701 DEANNA	Annexation L1-B	$ 101.35
1212-141-47-0000	1705 DEANNA	Annexation L1-B	$ 101.35
1212-141-48-0000	1704 DEANNA WY	Annexation L1-B	$ 101.35
1212-141-49-0000	1700 DEANNA	Annexation L1-B	$ 101.35
1212-141-50-0000	1622 DEANNA	Annexation L1-B	$ 101.35
1212-141-51-0000	1618 DEANNA	Annexation L1-B	$ 101.35
1212-141-52-0000	1614 DEANNA	Annexation L1-B	$ 101.35
1212-141-53-0000	1606 DEANNA	Annexation L1-B	$ 101.35
1212-141-54-0000	1602 DEANNA	Annexation L1-B	$ 111.48
1212-191-60-0000	1572 GROVE ST	Annexation L4-W	$ 6.00
1212-191-61-0000	1588 GROVE ST	Annexation L4-W	$ 6.00
1212-191-62-0000	1564 GROVE ST	Annexation L4-W	$ 6.00
1212-191-63-0000	1560 GROVE ST	Annexation L4-W	$ 6.00
1212-191-64-0000	1556 GROVE ST	Annexation L4-W	$ 6.00
1212-191-65-0000	1552 GROVE ST	Annexation L4-W	$ 6.00
1212-191-66-0000	1548 GROVE ST	Annexation L4-W	$ 6.00
1212-191-67-0000	1544 GROVE ST	Annexation L4-W	$ 6.00
1212-191-68-0000	1540 GROVE ST	Annexation L4-W	$ 6.00
1212-191-69-0000	1536 GROVE ST	Annexation L4-W	$ 6.00
1212-191-70-0000	1541 KELLY AVE	Annexation L4-W	$ 6.00
1212-191-71-0000	1545 KELLY AVE	Annexation L4-W	$ 6.00
1212-191-72-0000	1549 KELLY AVE	Annexation L4-W	$ 6.00
1212-191-73-0000	1553 KELLY AVE	Annexation L4-W	$ 6.00
1212-191-74-0000	1557 KELLY AVE	Annexation L4-W	$ 6.00
1212-191-75-0000	1561 KELLY ST	Annexation L4-W	$ 6.00
1212-191-76-0000	1565 KELLY ST	Annexation L4-W	$ 6.00
1212-191-77-0000	1569 KELLY ST	Annexation L4-W	$ 6.00
1212-191-78-0000	1573 KELLY ST	Annexation L4-W	$ 6.00
1212-191-79-0000	1577 KELLY ST	Annexation L4-W	$ 6.00
1212-201-01-0000	1572 NELSON ST	Annexation L6-E	$ 6.00
1212-201-02-0000	1568 NELSON ST	Annexation L6-E	$ 6.00
1212-201-03-0000	1560 NELSON ST	Annexation L6-E	$ 6.00
1212-201-04-0000	1556 NELSON ST	Annexation L6-E	$ 6.00
1212-201-05-0000	1552 NELSON ST	Annexation L6-E	$ 6.00
1212-201-06-0000	1548 NELSON ST	Annexation L6-E	$ 6.00

City of Redlands
Landscape Maintenance District No. 1 - Appendix D
Fiscal Year 2025/26
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	CHARGE
1212-201-07-0000	1540 NELSON ST	Annexation L6-E	$ 6.00
1212-201-08-0000	1536 NELSON ST	Annexation L6-E	$ 6.00
1212-201-09-0000	1528 NELSON ST	Annexation L6-E	$ 6.00
1212-201-10-0000	1524 NELSON ST	Annexation L6-E	$ 6.00
1212-201-11-0000	1520 NELSON ST	Annexation L6-E	$ 6.00
1212-201-12-0000	1346 PARADISE WY	Annexation L6-E	$ 6.00
1212-201-13-0000	1343 PENNSYLVANIA AVE	Annexation L6-E	$ 6.00
1212-201-14-0000	1349 PENNSYLVANIA AVE	Annexation L6-E	$ 6.00
1212-201-15-0000	1350 PARADISE WY	Annexation L6-E	$ 6.00
1212-201-16-0000	1354 PARADISE WY	Annexation L6-E	$ 6.00
1212-201-17-0000	1521 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-18-0000	1525 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-19-0000	1529 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-20-0000	1533 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-21-0000	1537 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-22-0000	1541 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-23-0000	1545 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-24-0000	1549 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-25-0000	1553 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-26-0000	1557 MORIARTY ST	Annexation L6-E	$ 6.00
1212-201-27-0000	1561 MORIARTY ST	Annexation L6-E	$ 6.00

Summary Fields	Value
APN total count:	571
CHARGE total sum:	$ 28,784.34

ORDINANCE NO. 2977

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING FISCAL YEAR 2025/26 ANNUAL ASSESSMENTS FOR STREET LIGHTING MAINTENANCE DISTRICT NO. 1 IN ACCORDANCE WITH THE LIGHTING AND LANDSCAPING ACT OF 1972

WHEREAS, on September 19, 1989, City Council ordered the formation of Street Lighting District No. 1 (the "District"), pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982" (the "Act"); and

WHEREAS, the purpose of the District is to ensure satisfactory levels of funding for street lighting maintenance are provided. District assessments provide funding to generate funding for electricity to power street lights, labor, material, and equipment to replace burned out or damaged street light bulbs, and damaged street light poles for properties annexed into the district, and to provide administrative management of the District; and,

WHEREAS, on May 6, 2025, City Council approved Donald Young, One Stop Permit Center Manager, as the Assessment Engineer for the District and the Assessment Engineer, Mr. Young is responsible for the preparation of the Engineer's Report required to levy the annual assessment in accordance with the California Government Code; and,

WHEREAS, on June 3, 2025 City Council adopted Resolution No. 8652, preliminarily approving the Engineer's Report for the District; and,

WHEREAS, on June 3, 2025, City Council adopted Resolution No. 8653, setting June 17, 2025 as the Public Hearing date for consideration of levying Fiscal Year 2025/2026 assessments in accordance with the Lighting and Landscaping Act of 1972.

NOW, THEREFORE, the City Council of the City of Redlands, acting in its capacity as the legislative body of Street Lighting Maintenance District No. 1, ORDAINS as follows:

Section 1. The above recitals are all true and correct.

Section 2. By the passage of this Ordinance, the Council authorizes the levy of a special tax at a rate in accordance with the rate and method of apportionment set forth in the Engineer's Report for the District on file with City Clerk of the City of Redlands, incorporated by reference herein, being the rate and method of apportionment specified in the Resolution of Intention to Establish the District.

Section 3. Properties or entities of the state, federal or other local governments shall except as otherwise noted in Sections 53317.3 and 53317.5 of the Act, be exempt from the special tax.

Section 4. Only those properties identified in the Engineer's Report are subject to assessments of the District with assessment amounts as listed in Exhibit "A" attached hereto and incorporated by reference herein.

Section 5. All of the collections of the special tax shall be used as provided for in the Act and the Resolution of Formation.

Section 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes, as such procedure may be modified by law from time to time.

Section 7. The City Council hereby determines that the adoption of this ordinance is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15061(b)(3) because this City Council determines that it can be seen with certainty that approval of this ordinance will have no direct or indirect impact on the physical environment, and that approval of this ordinance is not a "project" under CEQA as that term is defined in Public Resources Code section 21065.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 9. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

Section 10. The District Assessment Engineer is hereby authorized to transmit a certified copy of this ordinance and necessary documents to the San Bernardino County Assessor and Treasurer-Tax Collector, and to perform all other acts which are required by the Act, this ordinance, or by law in order to accomplish the purpose of this ordinance.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 1st day of July 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

EXHIBIT “A”

Appendix D from Engineer’s Report, Roll 2025/26

[Attached]

City of Redlands
Street Lighting District No. 1 - Appendix D
Fiscal Year 2025-2026
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0167-081-13-0000		Annexation S10-E	Zone 1 & 3	$13.76
0167-081-14-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-15-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-16-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-17-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-18-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-19-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-20-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-21-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-22-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-23-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-24-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-25-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-26-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-27-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-28-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-29-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-30-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-31-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-32-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-33-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-34-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-35-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-36-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-37-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-38-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-39-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-40-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-41-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-42-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-43-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-44-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-081-45-0000		Annexation S10-E	Zone 1 & 3	13.76
0167-101-13-0000		Annexation S7-E	Zone 1 & 3	198.10
0167-231-19-0000		Annexation S1-D	Zone 3	20.05
0167-231-20-0000		Annexation S1-D	Zone 3	20.05
0167-231-21-0000		Annexation S1-D	Zone 3	20.05
0167-271-61-0000		Annexation S3-D	Zone 3	100.25
0167-851-39-0000		Annexation S5-B	Zone 1	14.05
0167-851-40-0000		Annexation S5-B	Zone 1	14.05
0167-851-41-0000		Annexation S5-B	Zone 1	14.05
0167-851-42-0000		Annexation S5-B	Zone 1	14.05
0167-851-43-0000		Annexation S5-B	Zone 1	14.05
0167-851-44-0000		Annexation S5-B	Zone 1	14.05
0167-851-45-0000		Annexation S5-B	Zone 1	14.05
0167-851-46-0000		Annexation S5-B	Zone 1	14.05
0167-851-47-0000		Annexation S5-B	Zone 1	14.05
0167-851-48-0000		Annexation S5-B	Zone 1	14.05
0167-851-49-0000		Annexation S5-B	Zone 1	14.05
0167-851-50-0000		Annexation S5-B	Zone 1	14.05
0167-851-51-0000		Annexation S5-B	Zone 1	14.05
0167-851-52-0000		Annexation S5-B	Zone 1	14.05
0167-851-53-0000		Annexation S5-B	Zone 1	14.05
0167-851-54-0000		Annexation S5-B	Zone 1	14.05

City of Redlands
Street Lighting District No. 1 - Appendix D
Fiscal Year 2025-2026
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0167-851-55-0000		Annexation S5-B	Zone 1	14.05
0167-851-56-0000		Annexation S5-B	Zone 1	14.05
0167-861-37-0000		Annexation S5-B	Zone 1	14.05
0167-861-38-0000		Annexation S5-B	Zone 1	14.05
0167-861-39-0000		Annexation S5-B	Zone 1	14.05
0167-861-40-0000		Annexation S5-B	Zone 1	14.05
0167-861-41-0000		Annexation S5-B	Zone 1	14.05
0167-861-42-0000		Annexation S5-B	Zone 1	14.05
0167-861-43-0000		Annexation S5-B	Zone 1	14.05
0167-861-44-0000		Annexation S5-B	Zone 1	14.05
0167-861-45-0000		Annexation S5-B	Zone 1	14.05
0167-861-46-0000		Annexation S5-B	Zone 1	14.05
0167-861-47-0000		Annexation S5-B	Zone 1	14.05
0167-861-48-0000		Annexation S5-B	Zone 1	14.05
0167-861-49-0000		Annexation S5-B	Zone 1	14.05
0167-861-50-0000		Annexation S5-B	Zone 1	14.05
0167-861-51-0000		Annexation S5-B	Zone 1	14.05
0167-861-52-0000		Annexation S5-B	Zone 1	14.05
0167-861-53-0000		Annexation S5-B	Zone 1	14.05
0167-861-54-0000		Annexation S5-B	Zone 1	14.05
0168-271-13-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-14-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-15-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-16-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-17-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-18-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-19-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-20-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-21-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-22-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-23-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-24-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-25-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-26-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-27-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-28-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-29-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-30-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-31-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-32-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-33-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-34-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-35-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-36-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-37-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-38-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-39-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-40-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-41-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-42-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-43-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-44-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-45-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-46-0000		Annexation S10-U	Zone 1, 3 & 4	14.32

City of Redlands
Street Lighting District No. 1 - Appendix D
Fiscal Year 2025-2026
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0168-271-47-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-271-48-0000		Annexation S10-U	Zone 1, 3 & 4	14.32
0168-731-01-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-02-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-03-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-04-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-05-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-06-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-07-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-08-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-09-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-10-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-11-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-12-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-13-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-14-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-15-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-16-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-17-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-18-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-19-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-20-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-21-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-22-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-23-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-24-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-731-25-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-01-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-02-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-03-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-04-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-05-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-06-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-07-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-08-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-09-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-10-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-11-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-12-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-13-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-14-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-15-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-16-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-17-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-18-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-19-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-20-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-21-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-22-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-23-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-24-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-25-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-26-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-27-0000		Annexation S10-C	Zone 1, 3 & 4	17.12

City of Redlands
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Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0168-741-28-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-29-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-30-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-31-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-32-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-33-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-34-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-35-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-36-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-37-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-38-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-39-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-40-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-41-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-42-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-43-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-44-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-45-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-46-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-47-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-48-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-49-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-50-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-51-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-52-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-53-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-54-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-55-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-56-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-57-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-58-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-59-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-60-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-61-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-62-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-63-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-64-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-65-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-66-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-67-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-68-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-69-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-70-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-71-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-72-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-73-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-74-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-75-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-76-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-77-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-741-78-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-01-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-02-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-03-0000		Annexation S10-C	Zone 1, 3 & 4	17.12

City of Redlands
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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0168-751-04-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-05-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-06-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-07-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-08-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-09-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-10-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-11-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-12-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-13-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-14-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-15-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-16-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-17-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-18-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-19-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-20-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-21-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-22-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-23-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-24-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-25-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-26-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-27-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-28-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-29-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-30-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-31-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-32-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-33-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-34-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-35-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-36-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-37-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-38-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-39-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-40-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-41-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-42-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-43-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-44-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-45-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-46-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-47-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-48-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-49-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-50-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-51-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-52-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-53-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-54-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-55-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-751-56-0000		Annexation S10-C	Zone 1, 3 & 4	17.12
0168-771-01-0000		Annexation S10-H	Zone 1 & 4	15.27

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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0168-771-02-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-03-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-04-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-05-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-06-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-07-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-08-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-09-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-10-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-11-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-12-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-13-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-14-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-15-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-16-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-17-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-18-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-19-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-20-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-21-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-22-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-23-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-24-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-25-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-26-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-27-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-28-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-29-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-30-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-31-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-32-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-33-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-34-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-35-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-36-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-37-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-38-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-39-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-40-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-41-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-42-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-43-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-44-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-45-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-46-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-47-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-48-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-49-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-771-50-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-01-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-02-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-03-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-04-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-05-0000		Annexation S10-H	Zone 1 & 4	15.27

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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0168-781-06-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-07-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-08-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-09-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-10-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-11-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-12-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-13-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-14-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-15-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-16-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-17-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-18-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-19-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-20-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-21-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-22-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-23-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-24-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-25-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-26-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-27-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-28-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-29-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-30-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-31-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-32-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-33-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-781-34-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-01-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-02-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-03-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-04-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-05-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-06-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-07-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-08-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-09-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-10-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-11-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-12-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-13-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-14-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-15-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-16-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-17-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-18-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-19-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-20-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-21-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-22-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-23-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-24-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-25-0000		Annexation S10-H	Zone 1 & 4	15.27

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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0168-791-26-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-27-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-791-28-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-01-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-02-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-03-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-04-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-05-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-06-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-07-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-08-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-09-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-10-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-11-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-12-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-13-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-14-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-15-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-16-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-17-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-18-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-19-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-20-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-21-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-22-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-23-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-24-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-25-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-26-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-27-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-28-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-29-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-30-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-31-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-32-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-33-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-34-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-35-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-36-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-37-0000		Annexation S10-H	Zone 1 & 4	15.27
0168-801-38-0000		Annexation S10-H	Zone 1 & 4	15.27
0169-011-32-0000		Annexation S10-J	Zone 4	29.44
0169-011-33-0000		Annexation S10-J	Zone 4	29.44
0169-011-34-0000		Annexation S10-J	Zone 4	29.44
0169-011-35-0000		Annexation S10-J	Zone 4	29.44
0169-011-38-0000		Annexation S10-J	Zone 4	14.72
0169-011-39-0000		Annexation S10-J	Zone 4	14.72
0169-043-14-0000		Annexation S4-D	Zone 1	58.35
0169-053-12-0000		Annexation S1-L	Zone 3	20.05
0169-131-33-0000		Annexation S1-F	Zone 1	19.45
0169-142-11-0000		Annexation S1-I	Zone 3	20.05
0169-182-02-0000		Annexation S1-P	Zone 1	12.97
0169-182-03-0000		Annexation S1-P	Zone 1	12.97
0169-182-04-0000		Annexation S1-P	Zone 1	12.97

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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0169-212-17-0000		Annexation S1-Y	Zone 3	60.15
0169-212-18-0000		Annexation S1-Y	Zone 3	20.05
0169-212-19-0000		Annexation S1-Y	Zone 3	20.05
0169-212-20-0000		Annexation S1-Y	Zone 3	40.10
0169-212-21-0000		Annexation S1-Y	Zone 3	80.20
0169-212-22-0000		Annexation S1-Y	Zone 3	60.15
0169-212-23-0000		Annexation S1-Y	Zone 3	20.05
0169-212-24-0000		Annexation S1-Y	Zone 3	20.05
0169-212-25-0000		Annexation S1-Y	Zone 3	20.05
0169-212-26-0000		Annexation S1-Y	Zone 3	20.05
0169-212-27-0000		Annexation S1-Y	Zone 3	20.05
0169-272-29-0000		Annexation S10-Q	Zone 1	65.48
0169-281-39-0000		Annexation S3-C	Zone 3	20.05
0169-281-45-0000		Annexation S10-Q	Zone 2	98.22
0169-281-46-0000		Annexation S10-Q	Zone 1	32.74
0169-301-08-0000		Annexation S4-G	Zone 4	7.01
0169-301-10-0000		Annexation S4-G	Zone 4	7.01
0169-301-11-0000		Annexation S4-G	Zone 4	7.01
0169-313-16-0000		Annexation S4-I	Zone 1	77.80
0169-321-01-0000		Annexation S3-A	Zone 3	40.10
0169-321-02-0000		Annexation S3-A	Zone 3	40.10
0169-343-07-0000		Annexation S1-T	Zone 3	20.05
0169-411-07-0000		Annexation S1-H	Zone 4	105.15
0170-481-20-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-21-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-22-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-23-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-24-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-25-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-26-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-27-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-28-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-29-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-30-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-31-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-32-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-33-0000		Annexation S10-F	Zone 1 & 4	17.28
0170-481-34-0000		Annexation S10-F	Zone 1 & 4	17.28
0171-011-67-0000		Annexation S10-V	Zone 1	19.45
0171-161-17-0000		Annexation S7-A	Zone 3	181.54
0171-171-34-0000		Annexation S1-S	Zone 3	99.15
0171-202-30-0000		Annexation S4-C	Zone 3	40.10
0171-202-33-0000		Annexation S5-C	Zone 1	19.45
0171-203-13-0000		Annexation S6-B	Zone 1	38.90
0171-331-04-0000		Annexation S1-J	Zone 3	20.05
0171-332-30-0000		Annexation S7-D	Zone 1	38.90
0171-341-33-0000		Annexation S3-J	Zone 3	80.20
0171-383-19-0000		Annexation S1-E	Zone 3	20.05
0171-383-20-0000		Annexation S1-E	Zone 3	20.05
0171-431-05-0000		Annexation S10-P	Zone 3	120.30
0172-031-49-0000		Annexation S1-M	Zone 3	20.05
0172-091-24-0000		Annexation S10-G	Zone 1	26.93
0172-091-25-0000		Annexation S10-G	Zone 1	26.93
0172-091-26-0000		Annexation S10-G	Zone 1	26.93

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0172-091-27-0000		Annexation S10-G	Zone 1	26.93
0172-091-28-0000		Annexation S10-G	Zone 1	26.93
0172-091-29-0000		Annexation S10-G	Zone 1	26.93
0172-091-30-0000		Annexation S10-G	Zone 1	26.93
0172-091-31-0000		Annexation S10-G	Zone 1	26.93
0172-091-32-0000		Annexation S10-G	Zone 1	26.93
0172-091-33-0000		Annexation S10-G	Zone 1	26.93
0172-091-34-0000		Annexation S10-G	Zone 1	26.93
0172-091-35-0000		Annexation S10-G	Zone 1	26.93
0172-091-36-0000		Annexation S10-G	Zone 1	26.93
0172-121-03-0000		Annexation S8-A	Zone 3	20.05
0172-121-10-0000		Annexation S10-O	Zone 3	26.73
0172-121-11-0000		Annexation S10-O	Zone 3	26.73
0172-121-14-0000		Annexation S10-O	Zone 3	26.73
0172-301-14-0000		Annexation S4-A	Zone 4	25.24
0172-301-15-0000		Annexation S4-A	Zone 4	12.62
0172-301-16-0000		Annexation S4-A	Zone 4	12.62
0172-301-17-0000		Annexation S4-A	Zone 4	12.62
0172-301-18-0000		Annexation S10-B	Zone 1 & 4	23.48
0172-301-19-0000		Annexation S10-B	Zone 1 & 4	23.48
0172-301-20-0000		Annexation S10-B	Zone 1 & 4	23.48
0172-301-21-0000		Annexation S10-B	Zone 1 & 4	23.48
0172-301-22-0000		Annexation S10-B	Zone 1 & 4	23.48
0172-301-26-0000		Annexation S10-B	Zone 1 & 4	23.48
0173-251-21-0000		Annexation S10-N	Zone 3	60.15
0174-021-41-0000		Annexation S5-E	Zone 1	19.45
0174-021-42-0000		Annexation S5-E	Zone 1	19.45
0174-261-15-0000		Annexation S7-G	Zone 1	155.60
0174-281-33-0000		Annexation S9-B	Zone 1	14.59
0174-281-34-0000		Annexation S9-B	Zone 1	14.59
0174-281-35-0000		Annexation S9-B	Zone 1	14.59
0174-281-37-0000		Annexation S9-B	Zone 1	14.59
0174-621-01-0000		Annexation S1-N	Zone 1	19.45
0174-621-02-0000		Annexation S1-N	Zone 1	19.45
0174-621-03-0000		Annexation S1-N	Zone 1	19.45
0174-621-04-0000		Annexation S1-N	Zone 1	19.45
0174-621-05-0000		Annexation S1-N	Zone 1	19.45
0174-621-06-0000		Annexation S1-N	Zone 1	19.45
0174-621-07-0000		Annexation S1-N	Zone 1	19.45
0174-621-08-0000		Annexation S1-N	Zone 1	19.45
0174-621-09-0000		Annexation S1-N	Zone 1	19.45
0174-621-10-0000		Annexation S1-N	Zone 1	19.45
0174-621-11-0000		Annexation S1-N	Zone 1	19.45
0174-621-12-0000		Annexation S1-N	Zone 1	19.45
0174-621-13-0000		Annexation S1-N	Zone 1	19.45
0174-621-14-0000		Annexation S1-N	Zone 1	19.45
0174-621-15-0000		Annexation S1-N	Zone 1	19.45
0174-621-16-0000		Annexation S1-N	Zone 1	19.45
0174-621-17-0000		Annexation S1-N	Zone 1	19.45
0174-621-18-0000		Annexation S1-N	Zone 1	19.45
0174-621-19-0000		Annexation S1-N	Zone 1	19.45
0174-621-20-0000		Annexation S1-N	Zone 1	19.45
0174-621-21-0000		Annexation S1-N	Zone 1	19.45
0174-621-22-0000		Annexation S1-N	Zone 1	19.45

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0174-621-23-0000		Annexation S1-N	Zone 1	19.45
0174-621-24-0000		Annexation S1-N	Zone 1	19.45
0174-621-25-0000		Annexation S1-N	Zone 1	19.45
0174-621-26-0000		Annexation S1-N	Zone 1	19.45
0174-621-27-0000		Annexation S1-N	Zone 1	19.45
0174-621-28-0000		Annexation S1-N	Zone 1	19.45
0174-621-29-0000		Annexation S1-N	Zone 1	19.45
0174-621-30-0000		Annexation S1-N	Zone 1	19.45
0174-621-31-0000		Annexation S1-N	Zone 1	19.45
0174-621-32-0000		Annexation S1-N	Zone 1	19.45
0174-621-33-0000		Annexation S1-N	Zone 1	19.45
0174-621-34-0000		Annexation S1-N	Zone 1	19.45
0174-621-35-0000		Annexation S1-N	Zone 1	19.45
0174-631-01-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-02-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-03-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-04-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-05-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-06-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-07-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-08-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-09-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-11-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-12-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-13-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-14-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-15-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-16-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-17-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-18-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-19-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-20-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-21-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-22-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-23-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-24-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-25-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-26-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-27-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-28-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-29-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-30-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-31-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-32-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-33-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-34-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-35-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-37-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-38-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-39-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-40-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-41-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-42-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-43-0000		Annexation S10-A	Zone 1 & 3	25.19

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0174-631-44-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-45-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-46-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-47-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-48-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-49-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-50-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-51-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-52-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-53-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-54-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-55-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-56-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-57-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-58-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-63-0000		Annexation S10-A	Zone 1 & 3	25.19
0174-631-64-0000		Annexation S10-A	Zone 1 & 3	25.19
0176-014-16-0000		Annexation S10-R	Zone 3	30.08
0176-014-17-0000		Annexation S10-R	Zone 3	30.08
0176-441-18-0000		Annexation S2-D	Zone 1	33.07
0176-441-19-0000		Annexation S2-D	Zone 1	33.07
0176-441-20-0000		Annexation S2-D	Zone 1	33.07
0176-441-21-0000		Annexation S2-D	Zone 1	33.07
0176-441-22-0000		Annexation S2-D	Zone 1	33.07
0176-441-23-0000		Annexation S2-D	Zone 1	33.07
0176-441-24-0000		Annexation S2-D	Zone 1	33.07
0176-441-25-0000		Annexation S2-D	Zone 1	33.07
0176-441-26-0000		Annexation S2-D	Zone 1	33.07
0176-441-27-0000		Annexation S2-D	Zone 1	33.07
0176-521-01-0000		Annexation S7-H	Zone 2	41.50
0176-521-02-0000		Annexation S7-H	Zone 2	41.50
0176-521-03-0000		Annexation S7-H	Zone 2	41.50
0176-521-04-0000		Annexation S7-H	Zone 2	41.50
0176-521-05-0000		Annexation S7-H	Zone 2	41.50
0176-521-06-0000		Annexation S7-H	Zone 2	41.50
0176-521-07-0000		Annexation S7-H	Zone 2	41.50
0176-521-08-0000		Annexation S7-H	Zone 2	41.50
0176-521-09-0000		Annexation S7-H	Zone 2	41.50
0176-521-10-0000		Annexation S7-H	Zone 2	41.50
0176-521-11-0000		Annexation S7-H	Zone 2	41.50
0176-521-12-0000		Annexation S7-H	Zone 2	41.50
0176-521-13-0000		Annexation S7-H	Zone 2	41.50
0176-521-18-0000		Annexation S7-H	Zone 2	41.50
0176-521-19-0000		Annexation S7-H	Zone 2	41.50
0176-521-20-0000		Annexation S7-H	Zone 2	41.50
0176-521-21-0000		Annexation S7-H	Zone 2	41.50
0176-521-22-0000		Annexation S7-H	Zone 2	41.50
0176-521-23-0000		Annexation S7-H	Zone 2	41.50
0176-521-27-0000		Annexation S7-H	Zone 2	41.50
0176-521-28-0000		Annexation S7-H	Zone 2	41.50
0176-521-29-0000		Annexation S7-H	Zone 2	41.50
0176-521-30-0000		Annexation S7-H	Zone 2	41.50
0176-521-31-0000		Annexation S7-H	Zone 2	41.50
0176-521-32-0000		Annexation S7-H	Zone 2	41.50

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0176-531-01-0000		Annexation S7-H	Zone 2	41.50
0176-531-02-0000		Annexation S7-H	Zone 2	41.50
0176-531-03-0000		Annexation S7-H	Zone 2	41.50
0176-531-07-0000		Annexation S7-H	Zone 2	41.50
0176-531-08-0000		Annexation S7-H	Zone 2	41.50
0176-531-09-0000		Annexation S7-H	Zone 2	41.50
0176-531-12-0000		Annexation S7-H	Zone 2	41.50
0176-531-13-0000		Annexation S7-H	Zone 2	41.50
0176-531-26-0000		Annexation S7-H	Zone 2	41.50
0176-531-18-0000		Annexation S7-H	Zone 2	41.50
0176-531-20-0000		Annexation S7-H	Zone 2	41.50
0176-531-21-0000		Annexation S7-H	Zone 2	41.50
0176-531-22-0000		Annexation S7-H	Zone 2	41.50
0176-531-24-0000		Annexation S7-H	Zone 2	41.50
0176-531-25-0000		Annexation S7-H	Zone 2	41.50
0292-032-39-0000		Original District	Zone 3	200.50
0292-032-40-0000		Original District	Zone 3	40.10
0292-032-41-0000		Original District	Zone 3	60.15
0292-032-42-0000		Original District	Zone 3	320.80
0292-033-11-0000		Annexation S1-C	Zone 4	231.33
0292-033-13-0000		Annexation S9-D	Zone 3	80.20
0292-034-16-0000		Annexation S1-O	Zone 3	20.05
0292-063-45-0000		Annexation S7-C	Zone 4	42.06
0292-064-13-0000		Annexation S3-H	Zone 4	84.12
0292-064-17-0000		Annexation S3-H	Zone 4	84.12
0292-064-21-0000		Annexation S3-H	Zone 4	84.12
0292-064-22-0000		Annexation S3-H	Zone 4	42.06
0292-064-23-0000		Annexation S3-H	Zone 4	42.06
0292-064-24-0000		Annexation S3-H	Zone 4	147.21
0292-064-25-0000		Annexation S3-H	Zone 4	42.06
0292-064-26-0000		Annexation S3-H	Zone 4	21.03
0292-064-27-0000		Annexation S3-H	Zone 4	21.03
0292-152-39-0000		Annexation S7-B	Zone 3	100.25
0292-153-24-0000		Annexation S2-A	Zone 3	80.20
0292-153-25-0000		Annexation S2-A	Zone 3	80.20
0292-153-26-0000		Annexation S2-A	Zone 3	40.10
0292-153-27-0000		Annexation S2-A	Zone 3	40.10
0292-153-28-0000		Annexation S10-I	Zone 1 & 4	59.43
0292-153-30-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-31-0000		Annexation S10-I	Zone 1 & 4	59.43
0292-153-32-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-33-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-34-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-35-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-36-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-37-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-38-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-39-0000		Annexation S10-I	Zone 1 & 4	79.24
0292-153-40-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-41-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-42-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-153-43-0000		Annexation S10-I	Zone 1 & 4	19.81
0292-154-12-0000		Annexation S5-D	Zone 3	100.25
0292-154-22-0000		Annexation S10-K	Zone 1 & 4	80.96

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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0292-154-23-0000		Annexation S10-K	Zone 1 & 4	19.45
0292-154-24-0000		Annexation S10-K	Zone 1 & 4	19.45
0292-154-25-0000		Annexation S10-K	Zone 1 & 4	19.45
0292-156-21-0000		Annexation S1-W	Zone 3	120.30
0292-157-16-0000		Annexation S6-A	Zone 4	189.27
0292-157-20-0000		Annexation S9-E	Zone 1	19.45
0292-157-31-0000		Annexation S2-H	Zone 4	21.03
0292-158-17-0000		Annexation S8-B	Zone 3	40.10
0292-165-15-0000		Annexation S3-F	Zone 3 & 4	222.51
0292-166-11-0000		Annexation S1-K	Zone 4	273.39
0292-182-30-0000		Annexation S1-U	Zone 4	21.03
0292-182-31-0000		Annexation S1-U	Zone 4	21.03
0292-192-11-0000		Annexation S4-E	Zone 4	231.33
0292-201-37-0000		Annexation S4-B	Zone 3	40.10
0292-201-39-0000		Annexation S4-B	Zone 3	47.57
0292-310-07-0000		Annexation S3-B	Zone 1	19.45
0292-310-36-0000		Annexation S4-F	Zone 1	38.90
0292-310-42-0000		Annexation S10-M	Zone 1	19.45
0292-321-10-0000		Annexation S1-G	Zone 4	105.15
0292-331-15-0000		Annexation S2-F	Zone 3	80.20
0292-331-16-0000		Annexation S2-F	Zone 3	80.20
0292-381-08-0000		Annexation S3-G	Zone 1	19.45
0292-441-11-0000		Annexation S2-B	Zone 3	12.03
0292-441-12-0000		Annexation S2-B	Zone 3	12.03
0292-441-13-0000		Annexation S2-B	Zone 3	12.03
0292-441-14-0000		Annexation S2-B	Zone 3	12.03
0292-441-15-0000		Annexation S2-B	Zone 3	12.03
0293-172-16-0000		Annexation S1-B	Zone 4	126.18
0293-172-17-0000		Annexation S1-B	Zone 4	126.18
0293-172-18-0000		Annexation S1-B	Zone 4	21.03
0293-421-01-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-02-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-03-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-04-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-05-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-06-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-07-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-08-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-09-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-10-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-11-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-12-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-13-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-14-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-15-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-16-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-17-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-18-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-19-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-20-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-21-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-22-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-23-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-24-0000		Annexation S9-A	Zone 1 & 4	4.50

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APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
0293-421-25-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-26-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-27-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-28-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-29-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-30-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-31-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-32-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-33-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-34-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-35-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-36-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-37-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-38-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-39-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-40-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-41-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-42-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-43-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-44-0000		Annexation S9-A	Zone 1 & 4	4.50
0293-421-45-0000		Annexation S9-A	Zone 1 & 4	4.50
0294-181-02-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-03-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-04-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-05-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-06-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-07-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-08-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-09-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-10-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-11-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-12-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-13-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-14-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-181-15-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-01-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-02-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-03-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-04-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-06-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-07-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-08-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-09-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-10-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-11-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-12-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-16-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-17-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-18-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-19-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-191-20-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-09-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-11-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-13-0000		Annexation S10-S	Zone 1 & 3	49.54

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0294-201-15-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-19-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-21-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-27-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-201-28-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-02-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-03-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-04-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-06-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-07-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-08-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-09-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-10-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-12-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-211-13-0000		Annexation S10-S	Zone 1 & 3	49.54
0294-222-01-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-02-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-03-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-04-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-05-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-06-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-07-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-08-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-09-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-10-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-11-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-222-12-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-01-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-02-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-03-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-04-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-05-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-06-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-232-07-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-242-01-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-242-02-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-242-03-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-242-04-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-242-05-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-242-06-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-01-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-02-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-03-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-04-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-05-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-06-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-07-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-08-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-09-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-10-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-11-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-12-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-252-13-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-01-0000		Annexation S10-T	Zone 1 & 3	36.13

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0294-262-02-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-03-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-04-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-05-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-06-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-07-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-08-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-09-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-10-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-11-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-12-0000		Annexation S10-T	Zone 1 & 3	36.13
0294-262-13-0000		Annexation S10-T	Zone 1 & 3	36.13
1212-021-01-0000		Annexation S10-D	Zone 1	16.94
1212-021-02-0000		Annexation S10-D	Zone 1	16.94
1212-021-03-0000		Annexation S10-D	Zone 1	16.94
1212-021-04-0000		Annexation S10-D	Zone 1	16.94
1212-021-05-0000		Annexation S10-D	Zone 1	16.94
1212-021-06-0000		Annexation S10-D	Zone 1	16.94
1212-021-07-0000		Annexation S10-D	Zone 1	16.94
1212-021-08-0000		Annexation S10-D	Zone 1	16.94
1212-021-09-0000		Annexation S10-D	Zone 1	16.94
1212-021-10-0000		Annexation S10-D	Zone 1	16.94
1212-021-11-0000		Annexation S10-D	Zone 1	16.94
1212-021-12-0000		Annexation S10-D	Zone 1	16.94
1212-021-13-0000		Annexation S10-D	Zone 1	16.94
1212-021-14-0000		Annexation S10-D	Zone 1	16.94
1212-021-15-0000		Annexation S10-D	Zone 1	16.94
1212-021-16-0000		Annexation S10-D	Zone 1	16.94
1212-021-17-0000		Annexation S10-D	Zone 1	16.94
1212-021-18-0000		Annexation S10-D	Zone 1	16.94
1212-021-19-0000		Annexation S10-D	Zone 1	16.94
1212-021-20-0000		Annexation S10-D	Zone 1	16.94
1212-021-21-0000		Annexation S10-D	Zone 1	16.94
1212-021-22-0000		Annexation S10-D	Zone 1	16.94
1212-021-23-0000		Annexation S10-D	Zone 1	16.94
1212-021-24-0000		Annexation S10-D	Zone 1	16.94
1212-021-25-0000		Annexation S10-D	Zone 1	16.94
1212-021-26-0000		Annexation S10-D	Zone 1	16.94
1212-021-27-0000		Annexation S10-D	Zone 1	16.94
1212-021-28-0000		Annexation S10-D	Zone 1	16.94
1212-021-29-0000		Annexation S10-D	Zone 1	16.94
1212-021-30-0000		Annexation S10-D	Zone 1	16.94
1212-021-31-0000		Annexation S10-D	Zone 1	16.94
1212-021-32-0000		Annexation S10-D	Zone 1	16.94
1212-021-33-0000		Annexation S10-D	Zone 1	16.94
1212-021-34-0000		Annexation S10-D	Zone 1	16.94
1212-021-35-0000		Annexation S10-D	Zone 1	16.94
1212-021-36-0000		Annexation S10-D	Zone 1	16.94
1212-021-37-0000		Annexation S10-D	Zone 1	16.94
1212-021-38-0000		Annexation S10-D	Zone 1	16.94
1212-021-39-0000		Annexation S10-D	Zone 1	16.94
1212-021-40-0000		Annexation S10-D	Zone 1	16.94
1212-021-41-0000		Annexation S10-D	Zone 1	16.94
1212-021-42-0000		Annexation S10-D	Zone 1	16.94

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1212-021-43-0000		Annexation S10-D	Zone 1	16.94
1212-021-44-0000		Annexation S10-D	Zone 1	16.94
1212-021-45-0000		Annexation S10-D	Zone 1	16.94
1212-021-46-0000		Annexation S10-D	Zone 1	16.94
1212-021-47-0000		Annexation S10-D	Zone 1	16.94
1212-021-48-0000		Annexation S10-D	Zone 1	16.94
1212-021-49-0000		Annexation S10-D	Zone 1	16.94
1212-021-50-0000		Annexation S10-D	Zone 1	16.94
1212-021-51-0000		Annexation S10-D	Zone 1	16.94
1212-021-52-0000		Annexation S10-D	Zone 1	16.94
1212-021-53-0000		Annexation S10-D	Zone 1	16.94
1212-021-54-0000		Annexation S10-D	Zone 1	16.94
1212-021-55-0000		Annexation S10-D	Zone 1	16.94
1212-021-56-0000		Annexation S10-D	Zone 1	16.94
1212-021-57-0000		Annexation S10-D	Zone 1	16.94
1212-021-58-0000		Annexation S10-D	Zone 1	16.94
1212-021-59-0000		Annexation S10-D	Zone 1	16.94
1212-021-60-0000		Annexation S10-D	Zone 1	16.94
1212-021-61-0000		Annexation S10-D	Zone 1	16.94
1212-021-62-0000		Annexation S10-D	Zone 1	16.94
1212-041-01-0000		Annexation S7-F	Zone 1	77.80
1212-191-60-0000		Annexation S1-X	Zone 1	19.45
1212-191-61-0000		Annexation S1-X	Zone 1	19.45
1212-191-62-0000		Annexation S1-X	Zone 1	19.45
1212-191-63-0000		Annexation S1-X	Zone 1	19.45
1212-191-64-0000		Annexation S1-X	Zone 1	19.45
1212-191-65-0000		Annexation S1-X	Zone 1	19.45
1212-191-66-0000		Annexation S1-X	Zone 1	19.45
1212-191-67-0000		Annexation S1-X	Zone 1	19.45
1212-191-68-0000		Annexation S1-X	Zone 1	19.45
1212-191-69-0000		Annexation S1-X	Zone 1	19.45
1212-191-70-0000		Annexation S1-X	Zone 1	19.45
1212-191-71-0000		Annexation S1-X	Zone 1	19.45
1212-191-72-0000		Annexation S1-X	Zone 1	19.45
1212-191-73-0000		Annexation S1-X	Zone 1	19.45
1212-191-74-0000		Annexation S1-X	Zone 1	19.45
1212-191-75-0000		Annexation S1-X	Zone 1	19.45
1212-191-76-0000		Annexation S1-X	Zone 1	19.45
1212-191-77-0000		Annexation S1-X	Zone 1	19.45
1212-191-78-0000		Annexation S1-X	Zone 1	19.45
1212-191-79-0000		Annexation S1-X	Zone 1	19.45
1212-201-01-0000		Annexation S3-E	Zone 1	25.93
1212-201-02-0000		Annexation S3-E	Zone 1	25.93
1212-201-03-0000		Annexation S3-E	Zone 1	25.93
1212-201-04-0000		Annexation S3-E	Zone 1	25.93
1212-201-05-0000		Annexation S3-E	Zone 1	25.93
1212-201-06-0000		Annexation S3-E	Zone 1	25.93
1212-201-07-0000		Annexation S3-E	Zone 1	25.93
1212-201-08-0000		Annexation S3-E	Zone 1	25.93
1212-201-09-0000		Annexation S3-E	Zone 1	25.93
1212-201-10-0000		Annexation S3-E	Zone 1	25.93
1212-201-11-0000		Annexation S3-E	Zone 1	25.93
1212-201-12-0000		Annexation S3-E	Zone 1	25.93
1212-201-13-0000		Annexation S3-E	Zone 1	25.93

City of Redlands
Street Lighting District No. 1 - Appendix D
Fiscal Year 2025-2026
Assessment Roll (Sorted by APN)

APN	SITUS ADDRESS	ANNEXATION	ZONE	CHARGE
1212-201-14-0000		Annexation S3-E	Zone 1	25.93
1212-201-15-0000		Annexation S3-E	Zone 1	25.93
1212-201-16-0000		Annexation S3-E	Zone 1	25.93
1212-201-17-0000		Annexation S3-E	Zone 1	25.93
1212-201-18-0000		Annexation S3-E	Zone 1	25.93
1212-201-19-0000		Annexation S3-E	Zone 1	25.93
1212-201-20-0000		Annexation S3-E	Zone 1	25.93
1212-201-21-0000		Annexation S3-E	Zone 1	25.93
1212-201-22-0000		Annexation S3-E	Zone 1	25.93
1212-201-23-0000		Annexation S3-E	Zone 1	25.93
1212-201-24-0000		Annexation S3-E	Zone 1	25.93
1212-201-25-0000		Annexation S3-E	Zone 1	25.93
1212-201-26-0000		Annexation S3-E	Zone 1	25.93
1212-201-27-0000		Annexation S3-E	Zone 1	25.93
1212-431-02-0000		Annexation S9-F	Zone 3	100.25

Summary Fields	Value
APN total count:	987
CHARGE total sum:	$25,452.67

City Council Meeting **I. 6.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the First Amendment to the Professional Services Agreement with Higginson Architects Inc. for general architecture design services (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move that the City Council approve the First Amendment to the Professional Services Agreement with Higginson Architects Inc.

RECOMMENDATION:

Staff recommends that the City Council approve the First Amendment to the Professional Services Agreement with Higginson Architects Inc. for general architecture design services.

DISCUSSION:

On December 17, 2024, the City Council approved a Professional Services Agreement with Higginson Architects Inc. to provide general architectural design services on an as-needed basis for small to mid-sized capital improvement and maintenance projects.

Since the agreement's execution, Higginson Architects Inc. (Higginson) has been assigned five separate design projects, which are either completed or currently underway. The firm has demonstrated its capability to deliver quality and timely design services aligned with the City's needs. The amendment will increase the total not to exceed amount of the agreement to $250,000 to allow additional projects to be assigned to Higginson on an as-needed basis with approved funding sources.

As additional projects requiring architectural support have been identified, the proposed First Amendment to the agreement will allow staff to continue utilizing Higginson's services without interruption. Expanding the allowable compensation under the existing agreement ensures continuity, expedites project delivery, and maximizes the efficiency of City resources by leveraging an established professional relationship.

ALTERNATIVES:

City Council may choose not to approve the First Amendment and provide staff alternate direction.

STRATEGIC PLAN:

Strategic Plan Priority D: Sustainability - #3 Infrastructure

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

PREPARED BY:
Don Craw, Facilities and Community Services Department Senior Manager

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Fiscal Impact

Fiscal Year:	2025/2026
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	150,000
Budgeted Y/N:	Y
Account No.:	Multiple
Discussion:	

Approval of this amendment will increase the total compensation of the agreement from $100,000 to $250,000. Funding for this agreement is provided from individual projects previously approved within the current budget or by supplemental appropriation prior to expenditure.

Attachments

First Amendment
Original Agreement

FIRST AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This first amendment ("First Amendment") to the agreement for the provision of plan review, design, and bidding/construction support services ("Agreement"), dated December 17, 2024, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Higginson Architects Inc., a California corporation ("Consultant"), is made and entered into this 1st day of July, 2025.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to add additional compensation to the agreement to allow for the completion of additional projects as needed by several City Departments.

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Contractor agree as follows:

AGREEMENT

Section 1. Article 5 – Section 5.1 of the Agreement is hereby amended to read as follows:

"Compensation: Total compensation for Consultant's performance of the Services shall not exceed the amount of Two Hundred Fifty Thousand Dollars ($250,000). 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."

Section 2. 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 July 1, 2025.

CITY OF REDLANDS

By:_____
Mario Saucedo, Mayor

HIGGINSON ARCHITECTS INC.

By: _____
David Higginson, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of plan review, design, and bidding/construction support services ("Agreement") is made and entered in this 17th day of December, 2024 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Higginson Architects 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 plan review, design, and bidding/construction support 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. The Consultant are architects that are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 98534.

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 Tabitha Crocker, Facilities and Community Services 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 accordance with the schedule set forth in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by this reference.

4.2 The term of this Agreement shall be for a period of two (2) years commencing as of the Effective Date, unless terminated earlier as provided 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 Compensation: Total compensation for Consultant's performance of the Services shall not exceed the amount of One Hundred Thousand Dollars ($100,000). 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:

City Clerk
City of Redlands
35 Cajon Street
P.O. Box 3005 (mailing)
Redlands, CA 92373
jdonaldson@cityofredlands.org
Phone: (909) 798-7531

CONSULTANT:

David Higginson, CEO/President
Higginson Architects Inc.
34247 Yucaipa Boulevard, Suite D
Yucaipa, CA 92399
dhigginson@higginsonarchitects.com
Phone: (909) 797-1924

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: _____
, Mayor

HIGGINSON ARCHITECTS INC.

By: _____
David Higginson, CEO/President

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

The Consultant shall:

a. Review existing drawings, plans, and actual conditions, and advise the City on issues of concern in regards to design, equipment selection, material selection, cost estimation as well as cost (life-cycle) analysis.

b. Provide design development, bid documents, and a detailed cost estimate at each phase, which may include:

   i. Attend coordination meetings;
   ii. Provide progress prints/cost estimates (labor and materials) at appropriate intervals;
   iii. Include elevations of exposed mechanical or electrical units, and/or three-dimensional renderings (as requested); and
   iv. Provide architectural design drawings which shall include all components and accessories.
   v. Provide electrical, HVAC, and minor structural services as deemed required for a particular project.

c. Assist in the bidding and construction phases by answering questions and providing clarifications on plans and RFIs.

Detail/Phases:

a. Design Development

The City shall issue a written order to proceed with the Design Development phase. Submit detailed design drawings showing the general design, outline specifications, revised cost estimates, material cut sheets and material selection. If alternate layouts, design, work items and materials exist, the alternatives are to be prioritized with a recommendation of the best alternative with selection rationale outlined. Provide architectural design drawings which shall include all components and accessories, including system elevations (when applicable) in relation to project. Prepare a list of all permits, licenses, review, and approvals as required.

b. Contract Documents

Perform the final design and the preparation of detailed contract documents in accordance with applicable City, County, State, and Federal regulations ("codes") for all elements of work including architectural plans, custom details, phasing plans and structural and/or engineering modifications, as needed. Provide design progress reviews with the City and other authorities as required (typically at 50% and 95% completion). Provide progress prints, specifications, and revised cost estimates at specified intervals for the City's review and approval.

c. Bidding / Construction support services

The Consultant is to assist the City in pre-bid and pre-award meetings, as well as:

i. Assist in the evaluation of product or systems substitutions

Provide answer to the RFIs and plan clarifications during bidding phase as well as during construction phase.

EXHIBIT "B"
FEE SCHEDULE

Architectural Staff	Hourly Rate
Principal	$ 225.00
Company Officer	$ 175.00
Senior Associate	$ 145.00
Technical	$ 90.00
Administrative/Clerical	$ 75.00
Landscape Architect Staff	
Principal	$ 135.00
Project Manager	$ 115.00
Structural Engineering Staff	
Principal	$ 235.00
Project Manager	$ 145.00
Technical	$ 110.00
Civil Engineering Staff	
Principal	$ 150.00
Designer	$ 110.00
Draftsperson	$ 90.00
Electrical/Mechanical Engineering Staff	
Principal	$ 165.00
CADD	$ 145.00

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.

HIGGINSON ARCHITECTS INC.

By:_____ Date: _____
David Higginson, CEO/President

City Council Meeting **I. 7.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8698 levying special taxes with the City of Redlands Community Facilities District No. 2004-1 (Facilities and Community Services Director Crocker)

MOTION(S):

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

I move to adopt Resolution No. 8698.

RECOMMENDATION:

Staff recommends City Council adoption of Resolution No. 8698 establishing the maximum tax rates for Community Facilities District No. 2004-1, and authorizing the City Clerk to file necessary information with the County Auditor/Controller for Fiscal Year 25/26.

DISCUSSION:

In 2004, City Council approved the formation of Community Facilities District (CFD) No. 2004-1, which was established to maintain landscaping and other improvements associated with various properties annexed into the CFD. The CFD tax collected provides funding for labor, material, and equipment costs associated with the maintenance services. Since its inception, twenty-nine (29) applications for annexation have been received, and twenty-three (23) have been successfully added to the CFD, which are described in Attachment B.

Approval of Resolution No. 8698 is required to levy the special tax in accordance with the California Streets and Highways Code. This Resolution sets the maximum FY 25/26 CFD tax rates, and authorizes the City Clerk to file all necessary information to levy the tax with the County Auditor/Controller no later

than the deadline of August 10, 2025.

ALTERNATIVES:

City Council may deny the staff recommendation. However, adoption of the resolution is necessary to collect revenues to offset landscape maintenance expenses within CFD 2004-1.

STRATEGIC PLAN:
N/A

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Director

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

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

PREPARED BY:
Don Craw, Facilities and Community Services Senior Manager

Fiscal Impact

Fiscal Year:	FY 2025/26
Revenue Generating:	Y
Appropriation Required Y/N:	N

Discussion:

The special tax revenue and related expenses are included in the FY 25/26 budget. No general fund contributions are required for maintenance of the CFD.

Attachments

Attachment A - Resolution No. 8698
Exhibit A to Resolution
Exhibit B to Resolution
Attachment B - List of Annexations

RESOLUTION NO. 8698

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS LEVYING SPECIAL TAXES WITHIN CITY OF REDLANDS COMMUNITY FACILITIES DISTRICT NO. 2004-1 (TRACT MAP NO. 16408; TRACT MAP NO. 16287; TENTATIVE TRACT MAP NO. 17253; PARCEL MAP NO. 17353; COMMISSION REVIEW AND APPROVAL (CRA) NO. 826; TRACT MAP NO. 16806; PARCEL MAP NO. 18208; PARCEL MAP NO. 19371; TRACT MAP NO. 16465; TRACT MAP NO. 16627; TRACT MAP NO. 18979; TRACT MAP NO. 19975; TRACT MAP NO. 20079; TRACT MAP NO. 18882; PARCEL MAP NO. 19496; PARCEL MAP NO. 18536-1; TRACT MAP NO. 18988; TRACT MAP NO. 17022; PARCEL MAP NO. 19465; TRACT MAP NO. 19942; TRACT MAP NO. 19956; TRACT MAP NO. 20126; PARCEL MAP NO. 19981; PARCEL MAP NO. 18536; CONDITIONAL USE PERMIT (CUP) NO. 1129; TRACT MAP NO. 20065; TRACT MAP NO. 20257, PLANNED DEVELOPMENT NO. 4, AND TRACT MAP NO. 20336.

WHEREAS, the City Council of the City of Redlands (the "City") has formed City of Redlands Community Facilities District No. 2004-1 (Tract Map No. 16408 – Centex Homes) and annexed Tract Map No. 16287 (Annexation No. 1), Tentative Tract Map No. 17253 (Annexation No. 3), Parcel Map No. 17353 (Annexation No. 4), CRA No. 826 (Annexation No. 5), Tract Map No. 16806 (Annexation No. 8), Parcel Map No. 18208 (Annexation No. 9), Parcel Map No. 19371 (Annexation No. 11), Tract Map No. 16465, Tract Map No. 16627, Tract Map No. 18979, Tract Map No. 19975 and Tract Map No. 20079 (Annexation No. 12), Tract Map No. 18882 (Annexation No. 13), Parcel Map No. 19496 (Annexation No. 14), Parcel Map No. 18536-1 (Annexation No. 15), Tract Map No. 18988 (Annexation No. 16), Tract Map No. 17022 (Annexation No. 17), Parcel Map No. 19465 (Annexation No. 18), Tract Map No. 19942 (Annexation No. 19), Tract Map No. 19956 (Annexation No. 20), Tract Map No. 20126 (Annexation No. 21), Parcel Map No. 19981 (Annexation No. 22), Parcel Map No. 18536 (Annexation No. 23), CUP No. 1129 (Annexation No. 24), Tract Map No. 20065 (Annexation No. 25), Tract Map No. 20257 (Annexation No. 26), Planned Development No. 4 (Annexation No. 27), and Tract Map No. 20336 (Annexation No. 29) into the City of Redlands Community Facilities District No. 2004-1 (the "Community Facilities District"), under and pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"); and

WHEREAS, the City Council, as the legislative body of the Community Facilities District, is authorized under the Act to levy special taxes (the "Special Taxes") to pay for the costs of certain facilities and to authorize the issuance of bonds secured by the Special Taxes under the Act; and

WHEREAS, the City Council, pursuant to Ordinance No. 2584, adopted by the City Council of the City on August 3, 2004, and Resolution No. 6481, adopted on May 2, 2006, authorized and levied the Special Taxes within the Community Facilities District; and

WHEREAS, Section 53340 of the Act provides that the legislative body of a community facilities district may provide, by resolution, for the levy of the special tax in the current year or future tax years at the same rate or at a lower rate than the rate provided by ordinance, if the resolution is adopted and a certified list of all parcels subject to the special tax levy including the amount of the tax to be levied on each parcel for the applicable tax year, is filed by the clerk or other official designated by the legislative body with the county auditor on or before the 10th day of August of that tax year; and

WHEREAS, the City Council desires to levy the Special Taxes within the Community Facilities District for Fiscal Year 2025-2026;

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

Section 1. All of the above recitals are true and correct.

Section 2. The City Council hereby levies the Special Taxes for the Fiscal Year 2025-2026 at the applied rates, up to the maximum, and with respect to the parcels as set forth in Exhibit A and Exhibit B hereto; provided, however, that the City Manager or the Finance Director of the City is hereby authorized, prior to the submission to the San Bernardino County Auditor/Controller and upon consultation with the City's special tax consultant, Webb Municipal Finance, LLC (a) to make any necessary modifications to such Special Taxes to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxed (provided that any such modifications shall not result in an increase in the Special Tax applicable to any category of parcels), or (b) to lower such Special Tax rates to the extent such officer deems necessary upon receipt of the final pricing information. The City Clerk of the City is hereby authorized and directed to file with the San Bernardino County Auditor/Controller no later than August 10, 2025, a certified list of all parcels subject to the Special Tax levy including the amount of the Special Tax to be levied on each parcel for Fiscal Year 2025-2026.

Section 3. The officers and agents of the City are, and each of them hereby is, authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the levy of the Special Taxes for Fiscal Year 2025-2026 as provided in this Resolution.

Section 4. All actions heretofore taken by the officers and agents of the City with respect to the levy of the Special Taxes for Fiscal Year 2025-2026 are hereby approved, confirmed and ratified.

Section 5. This Resolution shall take effect immediately upon its adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of July, 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 at a regular meeting thereof, held on the 1st day of July, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_____
Jeanne Donaldson, City Clerk

EXHIBIT A
Annexation Levy Summary by Assessor's Parcel Number

[Attached]

EXHIBIT B
Annexation Listing with Maximum and Applied Rates

[Attached]

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
1	0174651010000	$1,890.63	Original
2	0174651020000	$1,890.63	
3	0174651030000	$1,890.63	
4	0174651040000	$1,890.63	
5	0174651050000	$1,890.63	
6	0174651060000	$1,890.63	
7	0174651070000	$1,890.63	
8	0174651080000	$1,890.63	
9	0174651090000	$1,890.63	
10	0174651100000	$1,890.63	
11	0174651110000	$1,890.63	
12	0174651120000	$1,890.63	
13	0174651130000	$1,890.63	
14	0174651140000	$1,890.63	
15	0174651150000	$1,890.63	
16	0174651160000	$1,890.63	
17	0174651170000	$1,890.63	
18	0174651180000	$1,890.63	
19	0174651190000	$1,890.63	
20	0174651200000	$1,890.63	
21	0174651210000	$1,890.63	
22	0174651220000	$1,890.63	
23	0174651230000	$1,890.63	
24	0174651240000	$1,890.63	
25	0174651250000	$1,890.63	
26	0174651260000	$1,890.63	
27	0174651270000	$1,890.63	
28	0174651280000	$1,890.63	
29	0174651290000	$1,890.63	
30	0174651300000	$1,890.63	
31	0174651310000	$1,890.63	
32	0174651320000	$1,890.63	
33	0174651330000	$1,890.63	
34	0174651340000	$1,890.63	
35	0174661010000	$1,890.63	
36	0174661020000	$1,890.63	
37	0174661030000	$1,890.63	
38	0174661040000	$1,890.63	
39	0174661050000	$1,890.63	
40	0174661060000	$1,890.63	
41	0174661070000	$1,890.63	
42	0174661080000	$1,890.63	
43	0174661090000	$1,890.63	
44	0174661100000	$1,890.63	
45	0174661110000	$1,890.63	
46	0174661120000	$1,890.63	
47	0174661130000	$1,890.63	
48	0174661140000	$1,890.63	
49	0174661150000	$1,890.63	
50	0174661160000	$1,890.63	
51	0174661170000	$1,890.63	
52	0174661180000	$1,890.63	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
53	0174661190000	$1,890.63	
54	0174661200000	$1,890.63	
55	0174661210000	$1,890.63	
56	0174661220000	$1,890.63	
57	0174661230000	$1,890.63	
58	0174661240000	$1,890.63	
59	0174661250000	$1,890.63	
60	0174661260000	$1,890.63	
61	0174661270000	$1,890.63	
62	0174661280000	$1,890.63	
63	0174661290000	$1,890.63	
64	0174661300000	$1,890.63	
65	1212371080000	$483.33	Annex No. 1
66	1212371090000	$483.33	
67	1212371100000	$483.33	
68	1212371110000	$483.33	
69	1212371120000	$483.33	
70	1212371130000	$483.33	
71	1212371140000	$483.33	
72	1212371150000	$483.33	
73	1212371160000	$483.33	
74	1212371170000	$483.33	
75	1212371180000	$483.33	
76	1212371190000	$483.33	
77	0174252200000	$4,193.11	Annex No. 4
78	0174691060000	$253.79	
79	0174691070000	$253.79	
80	0174691080000	$253.79	
81	0174691090000	$253.79	
82	0174691100000	$253.79	
83	0174691110000	$253.79	
84	0174691120000	$253.79	
85	0174691130000	$253.79	
86	0174691140000	$253.79	
87	0174691150000	$253.79	
88	0174691160000	$346.80	
89	0174691170000	$346.80	
90	0174691180000	$346.80	
91	0174691190000	$346.80	
92	0174691200000	$346.80	
93	0174691210000	$346.80	
94	0174691220000	$346.80	
95	0174691230000	$253.79	
96	0174691240000	$253.79	
97	0174691250000	$253.79	
98	0174691260000	$253.79	
99	0174691270000	$253.79	
100	0174691280000	$253.79	
101	0174691290000	$253.79	
102	0174691300000	$253.79	
103	0174691310000	$253.79	
104	0174691320000	$253.79	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
105	0174691330000	$275.87	
106	0174691340000	$275.87	
107	0174691350000	$275.87	
108	0174691360000	$275.87	
109	0292061490000	$7,217.00	Annex No. 5
110	0292061500000	$3,382.98	
111	0292631020000	$445.16	Annex No. 9
112	0292631030000	$445.16	
113	0292631040000	$445.16	
114	0292631050000	$445.16	
115	0292631060000	$445.16	
116	0292631070000	$445.16	
117	0292631080000	$445.16	
118	0292631090000	$445.16	
119	0292631100000	$445.16	
120	0292631110000	$445.16	
121	0292631120000	$445.16	
122	0292631130000	$445.16	
123	0292631140000	$445.16	
124	0292631150000	$445.16	
125	0292631160000	$445.16	
126	0292631170000	$445.16	
127	0292631180000	$445.16	
128	0292631190000	$445.16	
129	0292631200000	$445.16	
130	0292631210000	$445.16	
131	0292631220000	$445.16	
132	0292631230000	$445.16	
133	0292631240000	$445.16	
134	0292631250000	$445.16	
135	0292631260000	$445.16	
136	0292631270000	$445.16	
137	0292631280000	$445.16	
138	0292631290000	$445.16	
139	0292631300000	$445.16	
140	0292631310000	$445.16	
141	0292631320000	$445.16	
142	1212451010000	$1,040.98	Annex No. 12a
143	1212451020000	$1,040.98	
144	1212451030000	$1,040.98	
145	1212451040000	$1,040.98	
146	1212451050000	$1,040.98	
147	1212451060000	$1,040.98	
148	1212451070000	$1,040.98	
149	1212451080000	$1,040.98	
150	1212451090000	$1,040.98	
151	1212451100000	$1,040.98	
152	1212451110000	$1,040.98	
153	1212451120000	$1,040.98	
154	1212451130000	$1,040.98	
155	1212451140000	$1,040.98	
156	1212451150000	$1,040.98	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
157	1212451160000	$1,040.98	
158	1212451170000	$1,040.98	
159	1212451180000	$1,040.98	
160	1212451190000	$1,040.98	
161	1212451200000	$1,040.98	
162	1212451210000	$1,040.98	
163	1212451220000	$1,040.98	
164	1212451230000	$1,040.98	
165	1212451240000	$1,040.98	
166	1212451250000	$1,040.98	
167	1212451260000	$1,040.98	
168	1212451270000	$1,040.98	
169	1212451280000	$1,040.98	
170	1212451290000	$1,040.98	
171	1212451300000	$1,040.98	
172	1212451310000	$1,040.98	
173	1212451320000	$1,040.98	
174	1212451330000	$1,040.98	
175	1212451340000	$1,040.98	
176	1212451350000	$1,040.98	
177	1212451360000	$1,040.98	
178	1212451370000	$1,040.98	
179	1212451380000	$1,040.98	
180	1212451390000	$1,040.98	
181	1212451400000	$1,040.98	
182	1212451410000	$1,040.98	
183	1212451420000	$1,040.98	
184	1212451430000	$1,040.98	
185	1212451440000	$1,040.98	
186	1212451450000	$1,040.98	
187	1212451460000	$1,040.98	
188	1212451470000	$1,040.98	
189	1212451480000	$1,040.98	
190	1212451490000	$1,040.98	
191	1212451500000	$1,040.98	
192	1212451510000	$1,040.98	
193	1212451520000	$1,040.98	
194	1212451530000	$1,040.98	
195	1212451540000	$1,040.98	
196	1212451550000	$1,040.98	
197	1212451560000	$1,040.98	
198	1212451570000	$1,040.98	
199	1212451580000	$1,040.98	
200	1212451590000	$1,040.98	
201	1212451600000	$1,040.98	
202	1212451610000	$1,040.98	
203	0168891010000	$1,190.00	Annex. No. 12b
204	0168891020000	$1,190.00	
205	0168891030000	$1,190.00	
206	0168891040000	$1,190.00	
207	0168891050000	$1,190.00	
208	0168891060000	$1,190.00	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
209	0168891070000	$1,190.00	
210	0168891080000	$1,190.00	
211	0168891090000	$1,190.00	
212	0168891100000	$1,190.00	
213	0168891110000	$1,190.00	
214	0168891120000	$1,190.00	
215	0168891130000	$1,190.00	
216	0168891140000	$1,190.00	
217	0168891150000	$1,190.00	
218	0168891160000	$1,190.00	
219	0168891170000	$1,190.00	
220	0168891180000	$1,190.00	
221	0168891190000	$1,190.00	
222	0168891200000	$1,190.00	
223	0168071170000	$1,000.00	Annex. No. 12c
224	0168071180000	$1,000.00	
225	0168071190000	$1,000.00	
226	0168071200000	$1,000.00	
227	0168071210000	$1,000.00	
228	0168071220000	$1,000.00	
229	0168071230000	$1,000.00	
230	0168071240000	$1,000.00	
231	0168071250000	$1,000.00	
232	0168071260000	$1,000.00	
233	0168071270000	$1,000.00	
234	0168071280000	$1,000.00	
235	0168071290000	$1,000.00	
236	0168071300000	$1,000.00	
237	0168071310000	$1,000.00	
238	0168071320000	$1,000.00	
239	0168071330000	$1,000.00	
240	0168071340000	$1,000.00	
241	0168071350000	$1,000.00	
242	0168071360000	$1,000.00	
243	0168071370000	$1,000.00	
244	0168071380000	$1,000.00	
245	0168071390000	$1,000.00	
246	0168071400000	$1,000.00	
247	0168071410000	$1,000.00	
248	0168071420000	$1,000.00	
249	0168071430000	$1,000.00	
250	0168071440000	$1,000.00	
251	0168071450000	$1,000.00	
252	0168071460000	$1,000.00	
253	0168071470000	$1,000.00	
254	0168071480000	$1,000.00	
255	0168071490000	$1,000.00	
256	0168071500000	$1,000.00	
257	0168071510000	$1,000.00	
258	0168071520000	$1,000.00	
259	0168071530000	$1,000.00	
260	0168071540000	$1,000.00	
261	0168071550000	$1,000.00	
262	0168071560000	$1,000.00	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
263	0168071570000	$1,000.00
264	0168071580000	$1,000.00
265	0168071590000	$1,000.00
266	0168071600000	$1,000.00
267	0168071610000	$1,000.00
268	0168071620000	$1,000.00
269	0168071630000	$1,000.00
270	0168071640000	$1,000.00
271	0168071650000	$1,000.00
272	0168071660000	$1,000.00
273	0168071670000	$1,000.00
274	0168071680000	$1,000.00
275	0168071690000	$1,000.00
276	0168071700000	$1,000.00
277	0168071710000	$1,000.00
278	0168901010000	$1,000.00
279	0168901020000	$1,000.00
280	0168901030000	$1,000.00
281	0168901040000	$1,000.00
282	0168901050000	$1,000.00
283	0168901060000	$1,000.00
284	0168901070000	$1,000.00
285	0168901080000	$1,000.00
286	0168901090000	$1,000.00
287	0168901100000	$1,000.00
288	0168901110000	$1,000.00
289	0168901120000	$1,000.00
290	0168901130000	$1,000.00
291	0168901140000	$1,000.00
292	0168901150000	$1,000.00
293	0168901160000	$1,000.00
294	0168901170000	$1,000.00
295	0168901180000	$1,000.00
296	0168901190000	$1,000.00
297	0168901200000	$1,000.00
298	0168901210000	$1,000.00
299	0168901220000	$1,000.00
300	0168901230000	$1,000.00
301	0168901240000	$1,000.00
302	0168901250000	$1,000.00
303	0168901260000	$1,000.00
304	0168901270000	$1,000.00
305	0168901280000	$1,000.00
306	0168901290000	$1,000.00
307	0168901300000	$1,000.00
308	0168901310000	$1,000.00
309	0168901320000	$1,000.00
310	0168901330000	$1,000.00
311	0168901340000	$1,000.00
312	0168901350000	$1,000.00
313	0168901360000	$1,000.00
314	0168901370000	$1,000.00
315	0168901380000	$1,000.00
316	0168901390000	$1,000.00

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
317	0168901400000	$1,000.00	
318	0168901410000	$1,000.00	
319	0168901420000	$1,000.00	
320	0168901430000	$1,000.00	
321	0168901440000	$1,000.00	
322	0168901450000	$1,000.00	
323	0168901460000	$1,000.00	
324	0168901470000	$1,000.00	
325	0168901480000	$1,000.00	
326	0168901490000	$1,000.00	
327	0168901500000	$1,000.00	
328	0168901510000	$1,000.00	
329	0168901520000	$1,000.00	
330	0168901530000	$1,000.00	
331	0168901540000	$1,000.00	
332	0168901550000	$1,000.00	
333	0168901560000	$1,000.00	
334	0168901570000	$1,000.00	
335	0168901580000	$1,000.00	
336	0168901590000	$1,000.00	
337	0168901600000	$1,000.00	
338	0168901610000	$1,000.00	
339	0168901620000	$1,000.00	
340	0168901630000	$1,000.00	
341	0168901640000	$1,000.00	
342	0168901650000	$1,000.00	
343	0168901660000	$1,000.00	
344	0168901670000	$1,000.00	
345	0168071760000	$1,035.71	Annex No. 12d
346	0168071770000	$1,035.71	
347	0168071780000	$1,035.71	
348	0168071790000	$1,035.71	
349	0168071800000	$1,035.71	
350	0168071810000	$1,035.71	
351	0168071820000	$1,035.71	
352	0168071830000	$1,035.71	
353	0168071840000	$1,035.71	
354	0168071850000	$1,035.71	
355	0168071860000	$1,035.71	
356	0168071870000	$1,035.71	
357	0168071880000	$1,035.71	
358	0168071890000	$1,035.71	
359	0292053160000	$21,000.24	Annex No. 14
360	0167422010000	$1,256.10	Annex No. 16
361	0167422020000	$1,256.10	
362	0167422030000	$1,256.10	
363	0167422040000	$1,256.10	
364	0167422050000	$1,256.10	
365	0167422060000	$1,256.10	
366	0167422070000	$1,256.10	
367	0167422080000	$1,256.10	
368	0167422090000	$1,256.10	
369	0167422100000	$1,256.10	
370	0167422110000	$1,256.10	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
371	0167422120000	$1,256.10
372	0167422130000	$1,256.10
373	0167422140000	$1,256.10
374	0167422150000	$1,256.10
375	0167422160000	$1,256.10
376	0167422170000	$1,256.10
377	0167422180000	$1,256.10
378	0167422190000	$1,256.10
379	0167422200000	$1,256.10
380	0167422210000	$1,256.10
381	0167422220000	$1,256.10
382	0167422230000	$1,256.10
383	0167422240000	$1,256.10
384	0167422250000	$1,256.10
385	0167422260000	$1,256.10
386	0167422270000	$1,256.10
387	0167422280000	$1,256.10
388	0167422290000	$1,256.10
389	0167422300000	$1,256.10
390	0167422310000	$1,256.10
391	0167422320000	$1,256.10
392	0167422330000	$1,256.10
393	0167422340000	$1,256.10
394	0167422350000	$1,256.10
395	0167422360000	$1,256.10
396	0167422370000	$1,256.10
397	0167422380000	$1,256.10
398	0167422390000	$1,256.10
399	0167422400000	$1,256.10
400	0167422410000	$1,256.10
401	0167422420000	$1,256.10
402	0167432010000	$1,256.10
403	0167432020000	$1,256.10
404	0167432030000	$1,256.10
405	0167432040000	$1,256.10
406	0167432050000	$1,256.10
407	0167432060000	$1,256.10
408	0167432070000	$1,256.10
409	0167432080000	$1,256.10
410	0167432090000	$1,256.10
411	0167432100000	$1,256.10
412	0167432110000	$1,256.10
413	0167432120000	$1,256.10
414	0167432130000	$1,256.10
415	0167432140000	$1,256.10
416	0167432150000	$1,256.10
417	0167432160000	$1,256.10
418	0167432170000	$1,256.10
419	0167432180000	$1,256.10
420	0167432190000	$1,256.10
421	0167432200000	$1,256.10
422	0167432210000	$1,256.10
423	0167432220000	$1,256.10
424	0167432230000	$1,256.10

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
425	0167432240000	$1,256.10	
426	0167432250000	$1,256.10	
427	0167432260000	$1,256.10	
428	0167432270000	$1,256.10	
429	0167432280000	$1,256.10	
430	0167432290000	$1,256.10	
431	0167432300000	$1,256.10	
432	0167432310000	$1,256.10	
433	0167432320000	$1,256.10	
434	0167432330000	$1,256.10	
435	0167432340000	$1,256.10	
436	0167432350000	$1,256.10	
437	0167432360000	$1,256.10	
438	0167432370000	$1,256.10	
439	0167432380000	$1,256.10	
440	0167432390000	$1,256.10	
441	0167432400000	$1,256.10	
442	0299431010000	$1,308.82	Annex No. 19
443	0299431020000	$1,308.82	
444	0299431030000	$1,308.82	
445	0299431040000	$1,308.82	
446	0299431050000	$1,308.82	
447	0299431060000	$1,308.82	
448	0299431070000	$1,308.82	
449	0299431080000	$1,308.82	
450	0299431090000	$1,308.82	
451	0299431100000	$1,308.82	
452	0299431110000	$1,308.82	
453	0299431120000	$1,308.82	
454	0299431130000	$1,308.82	
455	0299431140000	$1,308.82	
456	0299431150000	$1,308.82	
457	0299431160000	$1,308.82	
458	0299431170000	$1,308.82	
459	0299431180000	$1,308.82	
460	0299431190000	$1,308.82	
461	0299431200000	$1,308.82	
462	0299431210000	$1,308.82	
463	0299431220000	$1,308.82	
464	0299431230000	$1,308.82	
465	0299431240000	$1,308.82	
466	0299431250000	$1,308.82	
467	0299431260000	$1,308.82	
468	0299431270000	$1,308.82	
469	0299431280000	$1,308.82	
470	0299431290000	$1,308.82	
471	0299431300000	$1,308.82	
472	0299431310000	$1,308.82	
473	0299431320000	$1,308.82	
474	0299431330000	$1,308.82	
475	0299431340000	$1,308.82	
476	0299421010000	$1,100.00	Annex No. 20
477	0299421020000	$1,100.00	
478	0299421030000	$1,100.00	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
479	0299421040000	$1,100.00	
480	0299421050000	$1,100.00	
481	0299421060000	$1,100.00	
482	0299421070000	$1,100.00	
483	0299421080000	$1,100.00	
484	0299421090000	$1,100.00	
485	0299421100000	$1,100.00	
486	0299421110000	$1,100.00	
487	0299421120000	$1,100.00	
488	0299421130000	$1,100.00	
489	0299421140000	$1,100.00	
490	0299421150000	$1,100.00	
491	0299421160000	$1,100.00	
492	0299421170000	$1,100.00	
493	0299421180000	$1,100.00	
494	0299421190000	$1,100.00	
495	0299421200000	$1,100.00	
496	0299421210000	$1,100.00	
497	0299421220000	$1,100.00	
498	0299421230000	$1,100.00	
499	0299421240000	$1,100.00	
500	0299421250000	$1,100.00	
501	0299421260000	$1,100.00	
502	0299421270000	$1,100.00	
503	0299421280000	$1,100.00	
504	0299421290000	$1,100.00	
505	0299421300000	$1,100.00	
506	0299421310000	$1,100.00	
507	0299421320000	$1,100.00	
508	0299421330000	$1,100.00	
509	0299421340000	$1,100.00	
510	0299421350000	$1,100.00	
511	0299421360000	$1,100.00	
512	0299421370000	$1,100.00	
513	0299421380000	$1,100.00	
514	0299421390000	$1,100.00	
515	0299421400000	$1,100.00	
516	0168911010000	$1,338.10	Annex No. 21
517	0168911020000	$1,338.10	
518	0168911030000	$1,338.10	
519	0168911040000	$1,338.10	
520	0168911050000	$1,338.10	
521	0168911060000	$1,338.10	
522	0168911070000	$1,338.10	
523	0168911080000	$1,338.10	
524	0168911090000	$1,338.10	
525	0168911100000	$1,338.10	
526	0168911110000	$1,338.10	
527	0168911120000	$1,338.10	
528	0168911130000	$1,338.10	
529	0168911140000	$1,338.10	
530	0168911150000	$1,338.10	
531	0168911160000	$1,338.10	
532	0168911170000	$1,338.10	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
533	0168911180000	$1,338.10
534	0168911190000	$1,338.10
535	0168911200000	$1,338.10
536	0168911210000	$1,338.10
537	0168911220000	$1,338.10
538	0168911230000	$1,338.10
539	0168911240000	$1,338.10
540	0168911250000	$1,338.10
541	0168911260000	$1,338.10
542	0168911270000	$1,338.10
543	0168911280000	$1,338.10
544	0168911290000	$1,338.10
545	0168911300000	$1,338.10
546	0168911310000	$1,338.10
547	0168911320000	$1,338.10
548	0168911330000	$1,338.10
549	0168911340000	$1,338.10
550	0168911350000	$1,338.10
551	0168911360000	$1,338.10
552	0168911370000	$1,338.10
553	0168911380000	$1,338.10
554	0168911390000	$1,338.10
555	0168911400000	$1,338.10
556	0168911410000	$1,338.10
557	0168911420000	$1,338.10
558	0168911430000	$1,338.10
559	0168911440000	$1,338.10
560	0168911450000	$1,338.10
561	0168911460000	$1,338.10
562	0168911470000	$1,338.10
563	0168911480000	$1,338.10
564	0168911490000	$1,338.10
565	0168911500000	$1,338.10
566	0168911510000	$1,338.10
567	0168911520000	$1,338.10
568	0168921010000	$1,338.10
569	0168921020000	$1,338.10
570	0168921030000	$1,338.10
571	0168921040000	$1,338.10
572	0168921050000	$1,338.10
573	0168921060000	$1,338.10
574	0168921070000	$1,338.10
575	0168921080000	$1,338.10
576	0168921090000	$1,338.10
577	0168921100000	$1,338.10
578	0168921110000	$1,338.10
579	0168921120000	$1,338.10
580	0168921130000	$1,338.10
581	0168921140000	$1,338.10
582	0168921150000	$1,338.10
583	0168921160000	$1,338.10
584	0168921170000	$1,338.10
585	0168921180000	$1,338.10
586	0168921190000	$1,338.10

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
587	0168921200000	$1,338.10	
588	0168921210000	$1,338.10	
589	0168921220000	$1,338.10	
590	0168921230000	$1,338.10	
591	0168921240000	$1,338.10	
592	0168921250000	$1,338.10	
593	0168921260000	$1,338.10	
594	0168921270000	$1,338.10	
595	0168921280000	$1,338.10	
596	0168921290000	$1,338.10	
597	0168921300000	$1,338.10	
598	0168921310000	$1,338.10	
599	0168921320000	$1,338.10	
600	0168921330000	$1,338.10	
601	0168921340000	$1,338.10	
602	0168921350000	$1,338.10	
603	0168921360000	$1,338.10	
604	0168921370000	$1,338.10	
605	0168921380000	$1,338.10	
606	0168921390000	$1,338.10	
607	0168921400000	$1,338.10	
608	0168921410000	$1,338.10	
609	0168921420000	$1,338.10	
610	0168921430000	$1,338.10	
611	0168921440000	$1,338.10	
612	0168921450000	$1,338.10	
613	0168921460000	$1,338.10	
614	0168921470000	$1,338.10	
615	0168921480000	$1,338.10	
616	0168921490000	$1,338.10	
617	0168921500000	$1,338.10	
618	0168921510000	$1,338.10	
619	0168921520000	$1,338.10	
620	0168921530000	$1,338.10	
621	0174711010000	$482.76	Annex No. 25
622	0174711020000	$482.76	
623	0174711030000	$482.76	
624	0174711040000	$482.76	
625	0174711050000	$482.76	
626	0174711060000	$482.76	
627	0174711070000	$482.76	
628	0174711080000	$482.76	
629	0174711090000	$482.76	
630	0174711100000	$482.76	
631	0174711110000	$482.76	
632	0174711120000	$482.76	
633	0174711130000	$482.76	
634	0174711140000	$482.76	
635	0174711150000	$482.76	
636	0174711160000	$482.76	
637	0174711170000	$482.76	
638	0174711180000	$482.76	
639	0174711190000	$482.76	
640	0174711200000	$482.76	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
641	0174711210000	$482.76	
642	0174711220000	$482.76	
643	0174711230000	$482.76	
644	0174711240000	$482.76	
645	0174711250000	$482.76	
646	0174711260000	$482.76	
647	0174711270000	$482.76	
648	0174711280000	$482.76	
649	0174711290000	$482.76	
650	0167462010000	$120.77	Annex No. 26
651	0167462020000	$120.77	
652	0167462030000	$120.77	
653	0167462040000	$120.77	
654	0167462050000	$120.77	
655	0167462060000	$120.77	
656	0167462070000	$120.77	
657	0167462080000	$120.77	
658	0167462090000	$120.77	
659	0167462100000	$120.77	
660	0167462110000	$120.77	
661	0167462120000	$120.77	
662	0167462130000	$120.77	
663	0167462140000	$120.77	
664	0167462150000	$120.77	
665	0167462160000	$120.77	
666	0167462170000	$120.77	
667	0167462180000	$120.77	
668	0167462190000	$120.77	
669	0167462200000	$120.77	
670	0167462210000	$120.77	
671	0167462220000	$120.77	
672	0167462230000	$120.77	
673	0167462240000	$120.77	
674	0167462250000	$120.77	
675	0167462260000	$120.77	
676	0167462270000	$120.77	
677	0167462280000	$120.77	
678	0167462290000	$120.77	
679	0167462300000	$120.77	
680	0167462310000	$120.77	
681	0167463010000	$120.77	
682	0167463020000	$120.77	
683	0167463030000	$120.77	
684	0167463040000	$120.77	
685	0167463050000	$120.77	
686	0167463060000	$120.77	
687	0167463070000	$120.77	
688	0167463080000	$120.77	
689	0167463090000	$120.77	
690	0167463100000	$120.77	
691	0167463110000	$120.77	
692	0167463120000	$120.77	
693	0167463130000	$120.77	
694	0167463140000	$120.77	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
695	0167463150000	$120.77
696	0167463160000	$120.77
697	0167463170000	$120.77
698	0167463180000	$120.77
699	0167463190000	$120.77
700	0167463200000	$120.77
701	0167463210000	$120.77
702	0167463220000	$120.77
703	0167463230000	$120.77
704	0167463240000	$120.77
705	0167463250000	$120.77
706	0167463260000	$120.77
707	0167463270000	$120.77
708	0167463280000	$120.77
709	0167463290000	$120.77
710	0167463300000	$120.77
711	0167463310000	$120.77
712	0167463320000	$120.77
713	0167463330000	$120.77
714	0167463340000	$120.77
715	0167463350000	$120.77
716	0167463360000	$120.77
717	0167463370000	$120.77
718	0167463380000	$120.77
719	0167463390000	$120.77
720	0167463400000	$120.77
721	0167463410000	$120.77
722	0167463420000	$120.77
723	0167463430000	$120.77
724	0167463440000	$120.77
725	0167463450000	$120.77
726	0167463460000	$120.77
727	0167463470000	$120.77
728	0167463480000	$120.77
729	0167463490000	$120.77
730	0167463500000	$120.77
731	0167463510000	$120.77
732	0167463520000	$120.77
733	0167463530000	$120.77
734	0167463540000	$120.77
735	0167463550000	$120.77
736	0167463560000	$120.77
737	0167463570000	$120.77
738	0167463580000	$120.77
739	0167463590000	$120.77
740	0167463600000	$120.77
741	0167463610000	$120.77
742	0167463620000	$120.77
743	0167463630000	$120.77
744	0167463640000	$120.77
745	0167463650000	$120.77
746	0167463660000	$120.77
747	0167463670000	$120.77
748	0167463680000	$120.77

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
749	0167463690000	$120.77
750	0167473010000	$120.77
751	0167473020000	$120.77
752	0167473030000	$120.77
753	0167473040000	$120.77
754	0167473050000	$120.77
755	0167473060000	$120.77
756	0167473070000	$120.77
757	0167473080000	$120.77
758	0167473090000	$120.77
759	0167473100000	$120.77
760	0167473110000	$120.77
761	0167473120000	$120.77
762	0167473130000	$120.77
763	0167473140000	$120.77
764	0167473150000	$120.77
765	0167473160000	$120.77
766	0167473170000	$120.77
767	0167473180000	$120.77
768	0167473190000	$120.77
769	0167473200000	$120.77
770	0167473210000	$120.77
771	0167473220000	$120.77
772	0167473230000	$120.77
773	0167473240000	$120.77
774	0167473250000	$120.77
775	0167473260000	$120.77
776	0167473270000	$120.77
777	0167473280000	$120.77
778	0167473290000	$120.77
779	0167473300000	$120.77
780	0167473310000	$120.77
781	0167473320000	$120.77
782	0167473330000	$120.77
783	0167473340000	$120.77
784	0167473350000	$120.77
785	0167473360000	$120.77
786	0167473370000	$120.77
787	0167473380000	$120.77
788	0167473390000	$120.77
789	0167473400000	$120.77
790	0167473410000	$120.77
791	0167473420000	$120.77
792	0167473430000	$120.77
793	0167473440000	$120.77
794	0167473450000	$120.77
795	0167473460000	$120.77
796	0167473470000	$120.77
797	0167473480000	$120.77
798	0167473490000	$120.77
799	0167473500000	$120.77
800	0167473510000	$120.77
801	0167473520000	$120.77
802	0167473530000	$120.77

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
803	0167473540000	$120.77
804	0167473550000	$120.77
805	0167473560000	$120.77
806	0167473570000	$120.77
807	0167473580000	$120.77
808	0167473590000	$120.77
809	0167473600000	$120.77
810	0167473610000	$120.77
811	0167473620000	$120.77
812	0167473630000	$120.77
813	0167473640000	$120.77
814	0167473650000	$120.77
815	0167473660000	$120.77
816	0167473670000	$120.77
817	0167473680000	$120.77
818	0167473690000	$120.77
819	0167474010000	$120.77
820	0167474020000	$120.77
821	0167474030000	$120.77
822	0167474040000	$120.77
823	0167474050000	$120.77
824	0167474060000	$120.77
825	0167474070000	$120.77
826	0167474080000	$120.77
827	0167474090000	$120.77
828	0167474100000	$120.77
829	0167474110000	$120.77
830	0167474120000	$120.77
831	0167474130000	$120.77
832	0167474140000	$120.77
833	0167474150000	$120.77
834	0167474160000	$120.77
835	0167474170000	$120.77
836	0167474180000	$120.77
837	0167474190000	$120.77
838	0167474200000	$120.77
839	0167474210000	$120.77
840	0167474220000	$120.77
841	0167474230000	$120.77
842	0167474240000	$120.77
843	0167474250000	$120.77
844	0167474260000	$120.77
845	0167474270000	$120.77
846	0167474280000	$120.77
847	0167474290000	$120.77
848	0167474300000	$120.77
849	0167474310000	$120.77
850	0167474320000	$120.77
851	0167474330000	$120.77
852	0167474340000	$120.77
853	0167474350000	$120.77
854	0167474360000	$120.77
855	0167474370000	$120.77
856	0167474380000	$120.77

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy	
857	0292032310000	$167.26	Annex No. 27
858	0292032360000	$3.32	
859	0292032480000	$4,829.57	
860	0167931010000	$236.59	Annex No. 29
861	0167931020000	$236.59	
862	0167931030000	$236.59	
863	0167931040000	$236.59	
864	0167931050000	$236.59	
865	0167931060000	$236.59	
866	0167931070000	$236.59	
867	0167931080000	$236.59	
868	0167931090000	$236.59	
869	0167931100000	$236.59	
870	0167931110000	$236.59	
871	0167931120000	$236.59	
872	0167931130000	$236.59	
873	0167931140000	$236.59	
874	0167931150000	$236.59	
875	0167931160000	$236.59	
876	0167931170000	$236.59	
877	0167931180000	$236.59	
878	0167931190000	$236.59	
879	0167931200000	$236.59	
880	0167931210000	$236.59	
881	0167931220000	$236.59	
882	0167931230000	$236.59	
883	0167931240000	$236.59	
884	0167931250000	$236.59	
885	0167931260000	$236.59	
886	0167931270000	$236.59	
887	0167931280000	$236.59	
888	0167931290000	$236.59	
889	0167931300000	$236.59	
890	0167931310000	$236.59	
891	0167931320000	$236.59	
892	0167931330000	$236.59	
893	0167931340000	$236.59	
894	0167931350000	$236.59	
895	0167931360000	$236.59	
896	0167931370000	$236.59	
897	0167931380000	$236.59	
898	0167931390000	$236.59	
899	0167931400000	$236.59	
900	0167931410000	$236.59	
901	0167931420000	$236.59	
902	0167931430000	$236.59	
903	0167931440000	$236.59	
904	0167931450000	$236.59	
905	0167932010000	$236.59	
906	0167932020000	$236.59	
907	0167932030000	$236.59	
908	0167932040000	$236.59	
909	0167932050000	$236.59	
910	0167932060000	$236.59	

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
911	0167932070000	$236.59
912	0167932080000	$236.59
913	0167932090000	$236.59
914	0167932100000	$236.59
915	0167932110000	$236.59
916	0167932120000	$236.59
917	0167932130000	$236.59
918	0167932140000	$236.59
919	0167932150000	$236.59
920	0167932160000	$236.59
921	0167932170000	$236.59
922	0167932180000	$236.59
923	0167932190000	$236.59
924	0167932200000	$236.59
925	0167932210000	$236.59
926	0167932220000	$236.59
927	0167932230000	$236.59
928	0167932240000	$236.59
929	0167932250000	$236.59
930	0167932260000	$236.59
931	0167932270000	$236.59
932	0167932280000	$236.59
933	0167932290000	$236.59
934	0167932300000	$236.59
935	0167932310000	$236.59
936	0167932320000	$236.59
937	0167932330000	$236.59
938	0167932340000	$236.59
939	0167932350000	$236.59
940	0167932360000	$236.59
941	0167932370000	$236.59
942	0167932380000	$236.59
943	0167932390000	$236.59
944	0167932400000	$236.59
945	0167932410000	$236.59
946	0167932420000	$236.59
947	0167932430000	$236.59
948	0167932440000	$236.59
949	0167932450000	$236.59
950	0167932460000	$236.59
951	0167932470000	$236.59
952	0167932480000	$236.59
953	0167932490000	$236.59
954	0167932500000	$236.59
955	0167932510000	$236.59
956	0167932520000	$236.59
957	0167932530000	$236.59
958	0167932540000	$236.59
959	0167941010000	$236.59
960	0167941020000	$236.59
961	0167941030000	$236.59
962	0167941040000	$236.59
963	0167941050000	$236.59
964	0167941060000	$236.59

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
965	0167941070000	$236.59
966	0167941080000	$236.59
967	0167941090000	$236.59
968	0167941100000	$236.59
969	0167941110000	$236.59
970	0167941120000	$236.59
971	0167941130000	$236.59
972	0167941140000	$236.59
973	0167941150000	$236.59
974	0167941160000	$236.59
975	0167941170000	$236.59
976	0167941180000	$236.59
977	0167941190000	$236.59
978	0167941200000	$236.59
979	0167941210000	$236.59
980	0167941220000	$236.59
981	0167941230000	$236.59
982	0167941240000	$236.59
983	0167941250000	$236.59
984	0167941260000	$236.59
985	0167941270000	$236.59
986	0167941280000	$236.59
987	0167941290000	$236.59
988	0167941300000	$236.59
989	0167941310000	$236.59
990	0167941320000	$236.59
991	0167941330000	$236.59
992	0167941340000	$236.59
993	0167951010000	$236.59
994	0167951020000	$236.59
995	0167951030000	$236.59
996	0167951040000	$236.59
997	0167951050000	$236.59
998	0167951060000	$236.59
999	0167951070000	$236.59
1000	0167951080000	$236.59
1001	0167951090000	$236.59
1002	0167951100000	$236.59
1003	0167951110000	$236.59
1004	0167951120000	$236.59
1005	0167951130000	$236.59
1006	0167951140000	$236.59
1007	0167951150000	$236.59
1008	0167951160000	$236.59
1009	0167951170000	$236.59
1010	0167951180000	$236.59
1011	0167951190000	$236.59
1012	0167951200000	$236.59
1013	0167951210000	$236.59
1014	0167951220000	$236.59
1015	0167951230000	$236.59
1016	0167951240000	$236.59
1017	0167951250000	$236.59
1018	0167951260000	$236.59

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
1019	0167951270000	$236.59
1020	0167951280000	$236.59
1021	0167951290000	$236.59
1022	0167951300000	$236.59
1023	0167951310000	$236.59
1024	0167951320000	$236.59
1025	0167951330000	$236.59
1026	0167951340000	$236.59
1027	0167951350000	$236.59
1028	0167951360000	$236.59
1029	0167951370000	$236.59
1030	0167951380000	$236.59
1031	0167951390000	$236.59
1032	0167951400000	$236.59
1033	0167951410000	$236.59
1034	0167951420000	$236.59
1035	0167951430000	$236.59
1036	0167951440000	$236.59
1037	0167951450000	$236.59
1038	0167951460000	$236.59
1039	0167951470000	$236.59
1040	0167951480000	$236.59
1041	0167951490000	$236.59
1042	0167951500000	$236.59
1043	0167951510000	$236.59
1044	0167951520000	$236.59
1045	0167951530000	$236.59
1046	0167951540000	$236.59
1047	0167951550000	$236.59
1048	0167951560000	$236.59
1049	0167951570000	$236.59
1050	0167951580000	$236.59
1051	0167951590000	$236.59
1052	0167951600000	$236.59
1053	0167951610000	$236.59
1054	0167951620000	$236.59
1055	0167951630000	$236.59
1056	0167961010000	$236.59
1057	0167961020000	$236.59
1058	0167961030000	$236.59
1059	0167961040000	$236.59
1060	0167961050000	$236.59
1061	0167961060000	$236.59
1062	0167961070000	$236.59
1063	0167961080000	$236.59
1064	0167961090000	$236.59
1065	0167961100000	$236.59
1066	0167961110000	$236.59
1067	0167961120000	$236.59
1068	0167961130000	$236.59
1069	0167961140000	$236.59
1070	0167961150000	$236.59
1071	0167961160000	$236.59
1072	0167961170000	$236.59

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
1073	0167961180000	$236.59
1074	0167961190000	$236.59
1075	0167961200000	$236.59
1076	0167961210000	$236.59
1077	0167961220000	$236.59
1078	0167961230000	$236.59
1079	0167961240000	$236.59
1080	0167961250000	$236.59
1081	0167961260000	$236.59
1082	0167961270000	$236.59
1083	0167961280000	$236.59
1084	0167961290000	$236.59
1085	0167961300000	$236.59
1086	0167961310000	$236.59
1087	0167961320000	$236.59
1088	0167961330000	$236.59
1089	0167961340000	$236.59
1090	0167961350000	$236.59
1091	0167961360000	$236.59
1092	0167961370000	$236.59
1093	0167961380000	$236.59
1094	0167961390000	$236.59
1095	0167961400000	$236.59
1096	0167961410000	$236.59
1097	0167961420000	$236.59
1098	0167961430000	$236.59
1099	0167961440000	$236.59
1100	0167961450000	$236.59
1101	0167961460000	$236.59
1102	0167961470000	$236.59
1103	0167961480000	$236.59
1104	0167962010000	$236.59
1105	0167962020000	$236.59
1106	0167962030000	$236.59
1107	0167962040000	$236.59
1108	0167962050000	$236.59
1109	0167962060000	$236.59
1110	0167962070000	$236.59
1111	0167962080000	$236.59
1112	0167962090000	$236.59
1113	0167962100000	$236.59
1114	0167962110000	$236.59
1115	0167962120000	$236.59
1116	0167962130000	$236.59
1117	0167962140000	$236.59
1118	0167962150000	$236.59
1119	0167962160000	$236.59
1120	0167962170000	$236.59
1121	0167962180000	$236.59
1122	0167962190000	$236.59
1123	0167962200000	$236.59
1124	0167962210000	$236.59
1125	0167962220000	$236.59
1126	0167962230000	$236.59

EXHIBIT "A"

ANNEXATION LEVY SUMMARY

City of Redlands

Community Facilities District No. 2004-1

Fiscal Year 2025-2026 Special Tax Levy

Line No.	Assessor's Parcel No.	Special Tax Levy
1127	0167962240000	$236.59
1128	0167962250000	$236.59
1129	0167962260000	$236.59
1130	0167962270000	$236.59
1131	0167962280000	$236.59
1132	0167962290000	$236.59
1133	0167962300000	$236.59
1134	0167962310000	$236.59
1135	0167962320000	$236.59
1136	0167962330000	$236.59
1137	0167962340000	$236.59
1138	0167962350000	$236.59
1139	0167962360000	$236.59
1140	0167962370000	$236.59
1141	0167962380000	$236.59
1142	0167962390000	$236.59
1143	0167962400000	$236.59
1144	0167962410000	$236.59
1145	0167962420000	$236.59
1146	0167962430000	$236.59
1147	0167962440000	$236.59
1148	0167962450000	$236.59
1149	0167962460000	$236.59
1150	0167962470000	$236.59
1151	0167962480000	$236.59
1152	0167962490000	$236.59
1153	0167962500000	$236.59
1154	0167962510000	$236.59
1155	0167962520000	$236.59
1156	0167962530000	$236.59
1157	0167962540000	$236.59
1158	0167962550000	$236.59
1159	0167962560000	$236.59
1160	0167962570000	$236.59
1161	0167962580000	$236.59
1162	0167962590000	$236.59
1163	0167962600000	$236.59
1164	0167962610000	$236.59
1165	0167962620000	$236.59
1166	0167962630000	$236.59
1167	0167962640000	$236.59
1168	0167962650000	$236.59
1169	0167962660000	$236.59
1170	0167962670000	$236.59
1171	0167962680000	$236.59
1172	0167962690000	$236.59
1173	0167962700000	$236.59
1174	0167962710000	$236.59
1175	0167962720000	$236.59
1176	0167962730000	$236.59
1176 Parcels	**Totals**	**$859,799.27**

EXHIBIT "B"
CITY OF REDLANDS
CFD 2004-1

District Landscaping	Maintenance Category	Tract/ Parcel Map No.	Landscape Areas	BUs	FY 25-26 Maximum Rates per Benefit Unit [1]	FY 25-26 Maximum Total Assessment	FY 25-26 Applied Rates per Benefit Unit	FY 25-26 Total Levy per Annexation [2]	FY 25-26 Percent of Max Tax
CFD 2004-1 Orig.	**K**	TR 16408	Please see Orig. ER	64.00	2.53% inc. $2,417.48	$154,718.91	$1,890.63	**$121,000.00**	**78.21%**
Annexation 1	**B**	TR 16287	Drainage Basin	12.00	2.53% inc. $622.42	$7,469.04	$483.33	**$5,800.00**	**77.65%**
Annexation 2	On Hold	TR 16586		n/a	n/a	n/a	n/a	**n/a**	**n/a**
Annexation 3	**A** (Construction has not started)	TTM 17253		37.00	2.53% inc. $414.55	$15,338.27	$0.00	**$0.00**	**0.00%**
Annexation 4	**0**	PM 17353	Ford Street Median	5.80	2.53% inc. $2,682.37	2.53% inc. $15,557.74	$2,206.90	**$12,800.00**	**82.27%**
Annexation 5	**E**	CRA 826	California Street center Median	11.75	2.53% inc. $1,056.69	$12,416.12	$902.13	**$10,600.00**	**85.37%**
Annexation 6	Failed	TR 14790-1		n/a	n/a	n/a	n/a	**n/a**	**n/a**
Annexation 7	On Hold	Parcel 2 of PM 15573		n/a	n/a	n/a	n/a	**n/a**	**n/a**
Annexation 8	**A** (Construction has not started)	TTM 16806		6.00	2.53% inc. $399.00	$2,393.99	$0.00	**$0.00**	**0.00%**
Annexation 9	**A**	PM 18208	Redlands Median	42.55	2.53% inc. $372.26	$15,839.73	$324.32	**$13,800.00**	**87.12%**
Annexation 10	On Hold	TR 18762		n/a	n/a	n/a	n/a	**n/a**	**n/a**
Annexation 11	**A** (BOA Maintained)	PM 19371	Street Trees on Lugonia & Wabash	39.90	2.53% inc. $357.81	$14,276.47	$0.00	**$0.00**	**0.00%**
Annexation 12a	**G**	TR 16465	Street trees, parkways, basin, proposed Orange groves	61.00	2.53% inc. $1,161.52	$70,852.50	$1,040.98	**$63,500.00**	**89.62%**
Annexation 12b	**H**	TR 16627	Street trees, parkways, basin, proposed Orange groves	20.00	2.53% inc. $1,298.17	$25,963.31	$1,190.00	**$23,800.00**	**91.67%**
Annexation 12c	**G**	TR 18979, 19975 & 20079	Street trees, parkways, basin, proposed Orange groves	122.00	2.53% inc. $1,161.52	$141,705.00	$1,000.00	**$122,000.00**	**86.09%**
Annexation 12d	**G**	TR 18979, 19975 & 20079	Street trees, parkways, basin, proposed Orange groves	14.00	2.53% inc. $1,161.52	$16,261.23	$1,035.71	**$14,500.00**	**89.17%**
Annexation 13	**M** (HOA Maintained)	TR 18882	Street Trees	26.00	2.53% inc. $2,116.73	$55,034.95	$0.00	**$0.00**	**0.00%**
Annexation 14	A	Planned Dev. # 1 PM 19496	California Median Owner to maintain Parkways	71.18	2.53% inc. $350.79	$24,969.26	$295.03	**$21,000.00**	**84.10%**
Annexation 15	**A**	PM 18536-1	Ground cover, shrubs, turf, trees and palm trees	50.50	2.53% inc. $191.63	$9,677.32	$0.00	**$0.00**	**0.00%**
Annexation 16	**I**	TR 18988	Riverview & Texas St.- Parks, slopes, parkways, median, open space, seating and monument structures	82.00	2.53% inc. $1,406.68	$115,347.82	$1,256.10	**$103,000.00**	**89.30%**
Annexation 17	**H**	TR 17022	Ground cover, shrubs, citrus and palm trees	12.00	2.53% inc. $1,294.19	$15,530.27	$0.00	**$0.00**	**0.00%**
Annexation 18	**E** (Owner Maintained)	PM 19465	Ground cover, shrubs, turf, trees and palm trees	17.80	2.53% inc. $870.80	$15,500.28	$0.00	**$0.00**	**0.00%**
Annexation 19	**J**	TTM 19942	Sylvan Blvd & Wabash St.- Mulch, shrubs, trees, orange groves, trees and palm trees	34.00	2.53% inc. $1,464.96	$49,808.52	$1,308.82	**$44,500.00**	**89.34%**
Annexation 20	**H**	TTM 19956	Highland Ave. & Wabash St.- Ground cover, shrubs, turf, trees and palm trees	40.00	2.53% inc. $1,238.06	$49,522.36	$1,100.00	**$44,000.00**	**88.85%**
Annexation 21	**J**	TR 20126	Judson St & Lugonia Ave.- Ground cover, mulch, shrubs, orange groves, trees and basin	105.00	2.53% inc. $1,498.70	$157,363.82	$1,338.10	**$140,500.00**	**89.28%**
Annexation 22	**A** (Owner Maintained)	PM 19981 CRA 900	Parkway	15.48	2.53% inc. $318.47	$4,929.90	$0.00	**$0.00**	**0.00%**

EXHIBIT "B"
CITY OF REDLANDS
CFD 2004-1

District Landscaping	Maintenance Category	Tract/ Parcel Map No.	Landscape Areas	BUs	FY 25-26 Maximum Rates per Benefit Unit [1]	FY 25-26 Maximum Total Assessment	FY 25-26 Applied Rates per Benefit Unit	FY 25-26 Total Levy per Annexation [2]	FY 25-26 Percent of Max Tax
Annexation 23	**B**	PM 18536	Parkway	9.55	2.53% inc. $430.51	$4,111.41	$0.00	**$0.00**	**0.00%**
Annexation 24	**E**	CUP 1129	Parkway	3.95	2.53% inc. $799.53	$3,158.13	$0.00	**$0.00**	**0.00%**
Annexation 25	**G**	TTM 20065	Letter Lot A, infiltration nasin, trenches, storm drain facilities, and street trees	29.00	2.53% inc. $908.60	$26,349.35	$482.76	**$14,000.00**	**53.13%**
Annexation 26	**B**	TR 20257	Texas & Pioneer - Parkway trees	207.00	2.53% inc. $391.22	$80,983.09	$120.77	**$25,000.00**	**30.87%**
Annexation 27	**A**	Mountain View Building Planned Dev. #4	Split Rail Fence & Concrete	45.14	2.53% inc. $279.44	$12,614.14	$110.77	**$5,000.00**	**39.64%**
Annexation 29	**D**	TR 20336	Parkways, Sports Park, and drainage basins	317.00	2.53% inc. $563.91	$178,759.03	$236.59	**$75,000.00**	**41.96%**

[1] The percentage increase listed is rounded to two decimal places, but has not been rounded when calculating the maximum rates for Fiscal Year 2025-26.
[2] Amount may be slightly off due to rounding.

Max/Applied Tax Rates per Benefit Unit for FY 25-26

District	Max Rates	Applied Rates	Notes
Original District (TR 16408)	$2,417.48	$1,890.63	
Annexation No. 1 (TR 16287)	$622.42	$483.33	
Annexation No. 2 (TR 16586)	n/a	n/a	Annexation is on Hold
Annexation No. 3 (TTM 17253)	$414.55	$0.00	
Annexation No. 4 (PM 17353)	$2,682.37	$2,206.90	
Annexation No. 5 (CRA 826)	$1,056.69	$902.13	
Annexation No. 6 (TR 14790-1)	n/a	n/a	Annexation Failed
Annexation No. 7 (PM 15573)	n/a	n/a	Annexation is on Hold
Annexation No. 8 (TR 16806)	$399.00	$0.00	
Annexation No. 9 (PM 18208)	$372.26	$324.32	
Annexation No. 10 (TR 18762)	n/a	n/a	Annexation is on Hold
Annexation No. 11 (PM 19731)	$357.81	$0.00	Business Owner's Association maintained.
Annexation No. 12a (TR 16465)	$1,161.52	$1,040.98	
Annexation No. 12b (TR 16627)	$1,298.17	$1,190.00	
Annexation No. 12c (TR 18979, 19975 & 20079)	$1,161.52	$1,000.00	
Annexation No. 12d (TR 18979, 19975 & 20079)	$1,161.52	$1,035.71	
Annexation No. 13 (TR 18882)	$2,116.73	$0.00	HOA Maintained
Annexation No. 14 (PM 19496)	$350.79	$295.03	
Annexation No. 15 (PM 18536-1)	$191.63	$0.00	
Annexation No. 16 (TR 18988)	$1,406.68	$1,256.10	
Annexation No. 17 (TR 17022)	$1,294.19	$0.00	
Annexation No. 18 (PM 19465)	$870.80	$0.00	Owner Maintained
Annexation No. 19 (PM 19942)	$1,464.96	$1,308.82	
Annexation No. 20 (TM 19956)	$1,238.06	$1,100.00	
Annexation No. 21 (TR 20126)	$1,498.70	$1,338.10	
Annexation No. 22 (PM 19981 CRA 900)	$318.47	$0.00	Owner Maintained
Annexation No. 23 (PM 18536)	$430.51	$0.00	
Annexation No. 24 (CUP 1129)	$799.53	$0.00	
Annexation No. 25 (TTM 20065)	$908.60	$482.76	
Annexation No. 26 (TR20257)	$391.22	$120.77	
Annexation No. 27 (Planned Dev #4)	$279.44	$110.77	
Annexation No. 29 (TR 20036)	$563.91	$236.59	

CFD 2004-1 Annexations List

In August 2004 Council approved the establishment of community facilities district (CFD) No. 2004-1, for Tract No. 16408, the Centex tract located at the southwest corner of Fifth Avenue and Wabash Avenue in the City of Redlands. The CFD was developed to cover the ongoing cost of maintenance of street trees, citrus groves landscaping and other appurtenances located along Fifth Avenue and Wabash Avenue.

In May 2006 Council approved Annexation No. 1 (Tract No. 16287) to the CFD, located at Occidental Drive and Crystal Court for the maintenance of landscaping and water quality treatment devices in the open space lots. Annexation No. 1 was subdivided from two lots to twelve lots since the original tract map was approved.

Annexation No. 2 (Tentative Tract No. 16586), located north of I-10 and both sides of the proposed Wabash Street alignment has been on hold since October 2006.

In July 2006 Council approved Annexation No. 3 (Tentative Tract No. 17253) to the CFD, located at the southwest corner of Lugonia Avenue and Church Street for the maintenance of the landscape and the associated irrigation equipment on Lugonia Avenue parkway frontages. This project has not yet begun construction.

In October 2008 Council approved Annexation No. 4 (Parcel Map No. 17353) to the CFD, located at Ford Street and Interstate 10 for the maintenance of the landscape in the median island and the associated irrigation equipment.

In October 2008 Council approved Annexation No. 5 (Commission Review and Approval No. 826) to the CFD, located at California Street and Orange Tree Lane for the maintenance of the landscape in the median island and the associated irrigation equipment on California Street and the parkway frontages along both streets.

Annexation No. 6 (Tract No 14790-1), located adjacent to Sunset Hills Lane, west of Alessandro Road did not receive sufficient votes needed to annex into the CFD in June 2009.

Annexation No. 7 (Parcel 2 of Parcel Map No. 15573), located at the northeast corner of San Bernardino Avenue and Mountain View Avenue, has been on hold since February 2011.

In February 2011 Council approved Annexation No. 8 (Tentative Tract No. 16806) to the CFD, located at southeast corner of Pennsylvania Avenue and Texas Street for the maintenance of the landscape and the associated irrigation equipment on Pennsylvania Avenue and Texas Street parkway frontages. This project has not yet begun construction.

In November 2012 Council approved Annexation No. 9 (Parcel Map No, 18208) to the CFD located at the southeast corner of Redlands Boulevard and Nevada Street for the maintenance of landscaping and the associated irrigation equipment on Redlands

Boulevard and Nevada Street parkway frontages and the Redlands Boulevard raised center median.

Annexation No. 10 (Tract No. 18762-1), located at the northeast corner of Orange Street and Lugonia Avenue, has been completed since July 2016. Annexation No. 10 is dormant because the property owners have agreed to be responsible for all landscaping and irrigation efforts themselves; therefore the annexations are not being assessed.

In June 2014 Council approved Annexation No. 11 (Parcel Map No. 19371) to the CFD located at the northwest corner of Lugonia Avenue and Wabash Avenue for the maintenance of landscaping and the associated irrigation equipment on Lugonia Avenue and Wabash Avenue Street parkway frontages. Annexation No. 11 is dormant because the property owners have agreed to be responsible for all landscaping and irrigation efforts themselves; therefore the annexations are not being assessed.

In June 2014 Council approved Annexation No. 12 (Tract Map Nos. 16465 and 16627) to the CFD located at the southwest and southeast corners of Pioneer Avenue and Judson Street, respectively, for the maintenance of landscaping and the associated irrigation equipment on Pioneer Avenue and Judson Street parkway frontages, maintenance of landscaping and water quality treatment devices in the open space lots, and for the maintenance of landscaping and the associated irrigation equipment on the common area lots. Annexation No. 12a (Tract No. 16465) is nearly complete. A 50% assessment is being proposed to establish a reserve fund. Annexation No. 12b was completed in July 2016 and is being assessed. Annexation No. 12c (Tract Map Nos. 18979 and 19975) located east of Tract Map No. 16627 and between Pioneer Avenue and Pennsylvania Avenue was approved by City Council in June 2016. A 50% assessment is being proposed to establish a reserve fund. Annexation No. 12d (Tract Map No. 20079) was approved by Council in May 2018. A 50% assessment is being proposed to establish a reserve fund.

In June 2014 Council approved Annexation No. 13 (Tract Map No. 18882) to the CFD located at the southwest corner of San Bernardino Avenue and Dearborn Street, respectively, for the maintenance of landscaping and the associated irrigation equipment on San Bernardino Avenue and Dearborn Street parkway frontages and for the maintenance of landscaping and the associated irrigation equipment on the common area lots with the exception of Lot B. Annexation No. 13 is dormant because the property owners have agreed to be responsible for all landscaping and irrigation efforts themselves; therefore the annexation is not being assessed.

In September 2015 Council approved Annexation No. 14 (Parcel Map No. 19496) to the CFD located at the northeast corner of California Street and Lugonia Avenue for the maintenance of landscaping and associated irrigation equipment on the California Street center median. The maintenance of landscaping and associated irrigation equipment on California Street and Lugonia Avenue parkway frontages will be maintained by the property owner and will not be assessed.

In December 2017 Council approved Annexation No. 15 (Parcel Map No. 18535-1) to the CFD located at the northwest corner of Eureka Street and Stuart Avenue for the maintenance of street trees, landscaping and irrigation in the rights-of-way and landscape maintenance along the property frontage. Annexation No. 15 will be dormant because the property owners have agreed to be responsible for all landscaping and irrigation efforts themselves; therefore the annexation is not being assessed.

In April 2017 Council approved Annexation No, 16 (Tract Map No. 18988) to the CFD located on the north side of Pioneer Avenue, east of Texas Street for the maintenance of parks, slopes, parkways, median, open space, shade and seating structures, and monuments within and adjacent to said tract.

In July 2017 Council approved Annexation No. 17 (Tract Map No. 17022) to the CFD located at the northeast corner of Pioneer Avenue and Texas Street for the maintenance of slopes, parkways, open space and citrus trees within and adjacent to the tract. This project has not yet begun construction.

In May 2018 Council approved Annexation No. 18 (Parcel Map No. 19465) to the CFD located at the southeast corner of Alabama Street and Park Avenue for the maintenance of street trees, landscaping and irrigation in the rights-of-way and landscape maintenance easement along the property frontage within and in the parcel map. The maintenance of landscaping and associated irrigation equipment on Alabama Street and Park Avenue parkway frontages and landscape maintenance easement will be maintained by the property owner and will not be assessed.

In January, 2020 Council approved Annexation No. 19 (Tract Map No. 19942) located at the northeast corner of Wabash Avenue and Sylvan Boulevard was approved for the maintenance of parks, slopes, parkways, and open space.

In May 2019 Council approved Annexation No. 20 (Tract Map No. 19956) to the CFD located at the southeast corner of Wabash Avenue and Citrus Avenue for the maintenance of slopes, parkways, and open space within and adjacent to the tract.

In September 2019 City Council approved Annexation No. 21 (Tract Map No. 20126) to the CFD located on the north side of Lugonia Avenue, south of Pennsylvania Avenue, east of Judson Street for the maintenance of parks, slopes, parkways, open space, and citrus groves.

In June 2020 Council approved Annexation No. 22 (Parcel Map No. 19981) to the CFD located at the northwest corner of Alabama Street and Park Avenue for the maintenance of parkways. Parkways will be maintained by the property owner and will not be assessed.

In April 2021 Council approved Annexation No. 23 (Parcel Map No. 18536) to the CFD located at the southwest corner of Eureka Street and Stuart Avenue for maintenance of parkways.

In January 2021 Council approved Annexation No. 24 (Conditional Use Permit No. 1129) located at the southeast corner of Eureka Street and Stuart Avenue for maintenance of parkways. The maintenance of landscaping and associated irrigation equipment on Eureka Street and Stuart Avenue parkway frontages will be maintained by the property owner and will not be assessed.

In June 2023 City Council approved Annexation No. 25 (Tract Map No. 20065) located on the south side of East Highland Avenue and west of Redlands Street for the maintenance of infiltration trenches, infiltration basins, storm drain facilities, landscaping, and street trees. This project is currently on hold.

In March 2022 Council approved Annexation No. 26 (Tract Map No. 20257) located at the northwest corner of San Bernardino Avenue and Texas Street for the maintenance of perimeter lettered lots, retention basins, and street trees.

In October 2022 City Council approved Annexation No. 27 (Planned Development No. 4) to the CFD located at the northeast corner of Mountain View Avenue and I-10 for maintenance of public trails and trail fences.

Annexation No. 28 (Tract Map No. 20473) located at the southwest corner of San Bernardino Avenue and Wabash Avenue is anticipated to be presented to City Council before the end of 2025.

In February 2024 City Council approved Annexation No. 29 (Tract Map No. 20336) located on the north side of Domestic Avenue approximately 700 feet west of Texas Street for maintenance of parks, infiltration basins, catch basin inlets, fossil filters, landscaping, and street trees. This project is currently under construction.

City Council Meeting **I. 8.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a First Amendment to the City's Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupation Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Division (Facilities and Community Services Director Crocker)

MOTION(S):

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

1. I move to approve the First Amendment to the Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupational Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Divisions.

RECOMMENDATION:

Staff recommends the City Council approve the First Amendment to the Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupational Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Division.

DISCUSSION:

The Facilities and Community Services Department, Recreation Division, provides enrichment opportunities for Redlands residents through programs that emphasize community support, partnerships, nutrition education, healthy eating, active lifestyles, and positive attitudes toward fitness and wellness. The Division also manages operations at the Redlands Community Center, Joslyn Senior Center, and coordinates rentals for several indoor and outdoor recreation facilities. In alignment with these goals, the City partners with the Colton-Redlands-Yucaipa Regional Occupational Program (CRY-ROP), which

enhances career readiness and technical skill development for high school students and adults through educational programming and employment services. On June 18, 2024, the City Council approved a Memorandum of Understanding (MOU) with CRY-ROP to provide temporary staffing support in response to increased program demands within the City's Recreation and Senior Services Divisions. The MOU established a not-to-exceed amount of $75,000 for Fiscal Year 2024–25. This amount was determined based on historical program participation and staffing needs at the time of approval. This proposed agreement will extend the term of the agreement through August 30, 2026, and increase the total not to exceed amount of the MOU to $150,000, which is included in the current approved budget. These changes will enable the program to continue operations through the next school year. These funds support paid CRY-ROP participants, who play a vital role in the delivery and expansion of City programs and provide critical job skill development for participants.

ALTERNATIVES:

The City Council may elect to not approve the first amendment to the MOU; however, this will hinder the recreation and senior service division's ability to provide service to the community.

STRATEGIC PLAN:

Priority A-Quality of Life

SUBMITTED BY:

Tabitha Crocker, Facilities and Community Services Director

RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

REVIEWED BY:

Yvette Abich-Garcia, City Attorney
Janice McConnell, Assistant City Manager
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:

David Jaffe, Recreation Supervisor

Fiscal Impact

Fiscal Year:	FY 2024-26
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	$75,000.00
Budgeted Y/N:	Y
Account No.:	101309-6106

Discussion:

Funding for ROP staffing services in the amount of $75,000 for each year has been included in the Fiscal Year 2024-26 budget as approved by City Council.

Attachments

First Amendment
Original MOU

FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This first amendment ("First Amendment") to the memorandum of understanding for youth employment support of the City's Community Center/Senior Center programs C'MOU"), dated June 18, 2024, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Colton-Redlands-Yucaipa ROP ("'ROP"), is made and entered into this 1st day of July, 2025.

RECITALS

WHEREAS, it is the desire of the City and ROP to amend their existing MOU to extend the time for completion of the services to August 30, 2026; and

WHEREAS, it is the desire of the City and ROP to amend Section 3 of their existing MOU to increase ROP's present total compensation of seventy five thousand dollars ($75,000) to the amount of one hundred fifty thousand dollars ($150,000);

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged City and ROP agree as follows:

AGREEMENT

Section 1. Section 2 of the MOU, titled "Term of MOU," is hereby amended to read as follows:

> "The term of this MOU shall commence on June 18, 2024, and end on August 30, 2026, unless earlier terminated as provided for herein. The Parties may terminate this MOU at any time by mutual written consent, or upon thirty (30) days prior written notice by one Party to the other Party, and such termination shall be effective upon the date stated in such written consent or notice."

Section 2. Section 3 of the MOU, titled "Compensation," is hereby amended to read as follows:

> "The total compensation to be paid by the City for ROP's performance of the Services shall not exceed the amount of one hundred fifty thousand dollars ($150,000). ROP shall submit monthly invoices to the City describing the Services performed during the preceding month. ROP invoices shall include a brief description of the Services performed, the dates the Services were performed, and the number of hours spent and by whom. The City shall pay ROP no later than thirty (30) days after receipt and approval by the City of ROP's monthly invoices."

Section 3. All other provisions of the MOU 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 July 1st, 2025.

CITY OF REDLANDS	COLTON-REDLANDS-YUCAIPA ROP
_____	_____
Mario Saucedo, Mayor	Superintendent

ATTEST:

_____
Jeanne Donaldson, City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF REDLANDS AND THE COLTON-REDLANDS-YUCAIPA REGIONAL OCCUPATIONAL PROGRAM

This Memorandum of Understanding ("MOU") is made and entered into, by and between, the City of Redlands ("City") and the Colton-Redlands-Yucaipa ROP ("ROP"). The City and the ROP are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

AGREEMENT

Section 1. Purpose. The purpose of the MOU is to identify the terms and conditions whereby the ROP will engage the City to define their respective roles and responsibilities with regard to the ROP's youth employment support of the City's Community Center/Senior Center programs (the "Services").

Section 2. Term of MOU. The term of this MOU shall commence on June 18, 2024, and end on June 30, 2026, unless earlier terminated as provided for herein. The Parties may terminate this MOU at any time by mutual written consent, or upon thirty (30) days prior written notice by one Party to the other Party, and such termination shall be effective upon the date stated in such written consent or notice,

Section 3. Compensation. The total compensation to be paid by the City for the ROP's performance of the Services shall not exceed the amount of seventy-five thousand dollars ($75,000). The ROP shall submit quarterly invoices to the City describing the Services performed during the preceding quarter. The ROP invoices shall include a brief description of the Services performed, the dates the Services were performed, and the number of hours spent and by whom. The City shall pay the ROP no later than thirty (30) days after receipt and approval by the City of the ROP's monthly invoices.

Section 4. Responsibilities of Parties. At the discretion of the ROP, the City will identify and refer youth for work experience placements under this MOU to support the City's Community Center/Senior Center programming. The ROP will provide work experience hours, authorized and scheduled in collaboration with the City for each work experience placement. The ROP and the City will comply with the Division of Labor Standards of the Department of industrial Relations' youth employment guidelines.

A. ROP Responsibilities

Provide training and technical assistance to the City regarding monitoring participant progress;

Adhere to programmatic timelines;

Provide initial support and training to principal staff members of the City to ensure successful implementation of the Services;

Process all purchase orders, transfers or other methods of reimbursements related to expenditures as agreed.

Provide Workers' Compensation insurance for employment program participants.

B. City Responsibilities

Provide coordination to successfully place identified program participants in employment to support the City's Community Center/Senior Center programs;

Provide technical support as necessary for the ROP to realize full use of contracted resources;

Provide initial support and training to principal staff members of the ROP to ensure successful implementation of the Services;

Process all purchase orders, transfers or other methods of reimbursement related to expenditures as agreed.

Section 5. Insurance. The City is self-insured for commercial general liability and Workers' Compensation. The following insurance coverage required by this Agreement shall be maintained by the ROP for the duration of its performance of the Services. The ROP shall not perform any Services unless and until the required insurance listed below is obtained by the ROP. The ROP shall provide the 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. Commercial general liability insurance with carriers rated at least A minus by AM Best. Minimum coverage 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 the insurance policy shall include a provision requiring thirty (30) days prior written notice to the City of any proposed lowering of coverage limits or cancellation of the policy. Such insurance shall be primary and non-contributing to any insurance or self-insurance maintained by the City. A certificate of insurance and the corresponding blanket additional insured endorsements shall be delivered to the City prior to commencement of any of the Services.

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

C. The ROP 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 and three million dollars ($3,000,000) in the aggregate.

D. The ROP agrees that the City shall not assume, nor shall assume by this MOU or

otherwise, any liability under any applicable Workers' Compensation law for, by, or on behalf of any student while said students are on the premises of the City performing any Services under the terms of this MOU, and the ROP agrees to indemnify, defend, and hold the City harmless with respect thereto as provided herein. The ROP agrees to maintain insurance policies or a self-insurance program in amounts sufficient to satisfy its indemnification obligations.

Section 6. Defense and Indemnity. The ROP shall indemnify, defend and hold harmless the City, and its elected and appointed officials, officers, employees, agents, and volunteers against all claims, demands, suits, judgments, expenses, costs and/or liability of any and every kind arising out of this MOU and resulting from the negligent acts, errors or omissions, or willful misconduct of the ROP, on account of the injury or death or persons, or loss or damage to equipment or property of the City. The City shall indemnify, defend and hold harmless the ROP, its officers, agents, and volunteers against all claims, demands, suits, judgments, expenses, costs and/or liability of any and every kind arising out of this MOU and which result from the negligent acts, errors, or omissions of the City, on account of the injury or death or persons, or loss or damage to equipment or property of the ROP. In the event the ROP and the City are found to be comparatively at fault for any claim, action, loss or damage with results from their respective obligations under this MOU, the ROP and/or the City shall indemnify the other to the extent of its comparative fault.

Section 7. Notice. 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 certified, registered or express 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 Clerk
City of Redlands
P.O. Box 3005
Redlands, CA 92373
jdonaldson@cityofredlands.org
Fax: (909) 798-7535
Phone: (909) 798-7531

Colton-Redlands-Yucaipa ROP
Jason Angle, Superintendent
1214 Indiana Court
Redlands, CA 92374
jason_angle@cry-rop.org
Fax: (909) 793-6901
Phone: (909) 793-3115

Section 8. Entire Agreement. This MOU represents the entire agreement of the Parties with respect to the matters contained herein, and supersedes any and all other agreements, either verbal or in writing, between the Parties with respect to such matters. Each Party to this MOU acknowledges and agrees that no representations, inducements, promises or agreements, verbal or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein, and that no other agreement, stipulation or promise not contained in this MOU shall be valid or binding on either Party.

Section 9. Governing Law. This MOU shall be governed by and construed in accordance with the laws of the State of California (excepting any conflict of law's provisions which would serve to defeat application of California substantive law).

IN WITNESS WHEREOF, duly authorized representatives of the City and the ROP have signed in confirmation of this Agreement.

CITY OF REDLANDS

Eddie Tejeda, Mayor

COLTON-REDLANDS-YUCAIPA ROP

Jason Angle, Superintendent

ATTEST

Jeanne Donaldson, City Clerk

EXHIBIT "A"

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.

Colton-Redlands-Yucaipa ROP

By:

_____

Jason Angle, Superintendent

City Council Meeting **I. 9.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8684 establishing procedures for the placement of 501(c)(3) non-profit service club placards on City welcome monument signs (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 adopt Resolution No. 8684."

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8684.

DISCUSSION:

There are four welcome monuments that display registered 501(c)(3) non-profit service club placards in the City. The locations of these signs include Redlands Boulevard, adjacent to Jennie Davis Park; Barton Road east of Terracina Blvd; Ford Street and Redlands Boulevard; and Orange Street, north of Pioneer Avenue. These signs were recently installed in 2017 in an effort to showcase the various non-profit service club organizations that are active in the community. Currently, the sign includes placards for the following organizations: Kiwanis International, Optimist International, Elks Lodge, Royal Knights of the Roundtable, American Legion, Assistance League, Rotary International, Knights of Columbus Council, American Association of University Women, ZONTA International, Contemporary Club, Daughters of the American Revolution, horticultural Society Club, and Redlands Masonic Lodge. The Facilities and Community Services Department (FCS) has received requests to add additional organizations to these welcome monuments, but currently there is no procedure

or policy to guide this process.

Resolution No. 8684 provides criteria that would be required for a service club to be considered for placement on the monuments: 1) a procedure for submitting the request, 2) an outline of the approval process, and 3) a process for installing and maintaining the placards.

Eligible organizations will need to be a registered 501(c)(3) non-profit, with an active chapter in the Redlands community for at least ten years, providing direct, tangible support to the local community. Eligible organizations will be able to submit a request by completing the application that is included in the resolution. FCS staff will review applications for eligibility, review placard artwork for compliance with size and content restrictions, and install upon approval. The organization requesting the placard, once receiving approval, shall procure and provide the placard(s) to FCS for installation. Should a placard become faded or damaged due to weather or other causes not attributable to City actions, the organization should provide a replacement placard. The City will reinstall the replacement upon receipt.

ALTERNATIVES:

Council may decide to deny the adoption of the resolution or direct staff to pursue alternate action.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Director

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

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

PREPARED BY:
Don Craw, Facilities and Community Services Senior Manager

Fiscal Impact

Fiscal Year: FY 2024-26

Revenue Generating: No

Discussion:

There is no fiscal impact associated with the adoption of this resolution. The organization will be responsible for the cost associated to produce and hang the sign.

Attachments

Resolution No. 8684

RESOLUTION NO. 8684

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING A POLICY AND PROCEDURE FOR THE PLACEMENT OF COMMUNITY SERVICE ORGANIZATION PLACARDS FOR REGISTERED 501(c)(3) NON-PROFIT ORGANIZATIONS ON THE CITY WELCOME MONUMENT SIGNS

WHEREAS, the City of Redlands owns and maintains four (4) welcome monument signs located on city-owned property:

1. Ford Street at Redlands Blvd.
2. Barton Road east of Terracina Blvd.
3. Redlands Blvd. at Jennie Davis Park
4. Orange Street north of Pioneer Avenue

WHEREAS, the purpose of the welcome monument signs is not to create a forum for public expression, but to establish a limited forum for the City of Redlands to recognize Redlands-based charitable service organizations actively serving the Redlands community which meet the policy and procedure set forth herein; and

WHEREAS, the City has received multiple requests from additional registered 501(c)(3) non-profit organizations wishing to be represented on these welcome monument signs; and

WHEREAS, the City Council finds it appropriate to establish formal policy and procedure for reviewing and approving the placement of new placards on existing city-owned welcome monument signs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. That the City Council of the City of Redlands does hereby adopt a policy and procedure for the placement of community service organization placards for registered 501(c)(3) non-profit organizations on the city welcome monument signs as set forth in Exhibit "A".

Section 2. This Resolution shall become effective immediately upon its adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of July 2025.

_____
Mario Saucedo, 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 1st day of July 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

POLICY AND PROCEDURE FOR THE PLACEMENT OF COMMUNITY SERVICE ORGANIZATION PLACARDS FOR REGISTERED 501(c)(3) NON-PROFIT ORGANIZATIONS ON THE CITY WELCOME MONUMENT SIGNS

I. Purpose:

The purpose of this policy is not to create a forum for public expression, but to establish a limited forum for government speech wherein the City of Redlands may recognize Redlands-based charitable service organizations actively serving the Redlands community which meet the policy and procedure set forth herein.

II. City of Redlands Welcome Monument Signs:

This policy applies to the following four (4) City of Redlands welcome monument signs located on city-owned property:

1. Ford Street at Redlands Blvd.
2. Barton Road east of Terracina Blvd.
3. Redlands Blvd. at Jennie Davis Park
4. Orange Street north of Pioneer Avenue

III. Eligible Organizations:

To be eligible for the placement of a placard on a welcome monument sign, an organization must meet all the following criteria:

A. The organization must be a nonprofit entity in good standing and be eligible to receive tax-deductible charitable contributions per the Internal Revenue Code Section 501(c)(3).

B. The organization must provide evidence of the following:

i. Must be a registered 501(c)(3) non-profit in good standing with an active local chapter based within the City of Redlands for the last ten years. "Active" means the organization has sponsored at least one program, activity or special event per year in Redlands; and

ii. The nonprofit organization has provided direct, tangible support to the Redlands community for at least three (3) of the five (5) past years, including but not limited to sponsoring special events and programs, awarding scholarships, providing services, making donations, etc.

IV. Placement Request Procedure:

A. Eligible organizations may request the placement of a placard on one or more of the City's welcome monument signs by submitting a completed application form and required attachments to the Facilities and Community Services Department.

B. Applications will be reviewed on a first come first serve basis by the Facilities and Community Services Department to ensure compliance with the eligibility requirements.

C. Placement of a placard on a monument sign is subject to space availability. If the welcome monument signs are filled to capacity due to the installation of the placards, the applications will be placed "on hold" until space becomes available.

V. Approval Process:

A. Applications will be reviewed by the Facilities and Community Services Department to ensure compliance with eligibility requirements.

i. If eligibility requirements are met and sufficient space is available on the requested monument(s), approval may be granted by the Facilities and Community Services Department Director.

ii. Upon approval, the organization, at its sole cost and expense, shall submit the organization's proposed placard artwork (typically the organization's logo) in a .jpg or .pdf file to the Facilities and Community Services Department for review and final approval.

iii. The decision of the Facilities and Community Services Director to approve or deny an application or artwork for placement of a placard on a welcome monument sign is final and not appealable.

VI. Installation Process:

A. Once the artwork is approved, the requesting organization shall be responsible for procuring the placard(s) and delivering to the Facilities and Community Services Department.

i. Placards shall be round or square with a diameter of 16"
ii. Placards may be full color or black and white based on the branding standards of the organization.

B. The City will be responsible for the installation of the approved placards once delivered to the Facilities and Community Services Department.

VII. Removal of Placards:

A. The City of Redlands retains the sole authority to remove, with or without notice, a placard of organizations which dissolve or no longer are tax exempt and eligible to receive tax-deductible charitable contributions per the Internal Revenue Code.

B. The City of Redlands retains the authority to remove a placard which in the opinion of the Facilities and Community Services Department becomes faded or

damaged due to weather or other causes not attributable to City actions, or becomes a hazard to traffic on adjacent streets. Upon written notice from the Facilities and Community Services Department, the organization shall provide a replacement placard. The City will reinstall the replacement upon receipt.

APPLICATION FOR THE PLACEMENT OF COMMUNITY SERVICE ORGANIZATION PLACARD(S) FOR REGISTERED 501(c)(3) NON-PROFITS ON CITY WELCOME MONUMENT SIGN(S)

Organization Requesting Placement: _____

Contact Information:

Name: _____ Cell Phone: _____

Email: _____ Website: _____

Social Media Contact Information

Facebook _____ Instagram: _____

Twitter: _____ Other: _____

Requested Monument Location(s):

☐ Redlands Blvd. at Jennie Davis Park ☐ Ford St. at Redlands Blvd

☐ Orange Street north of Pioneer Ave. ☐ Barton Rd. east of Terracina Blvd.

1. Please provide written evidence of the following:
    - Nonprofit Corporation or Legal Entity Status
    - Good Standing Status.
    - Current Tax Exempt Status. Please provide a copy of IRS letter granting tax exempt status or other evidence of current tax exempt status from the Internal Revenue Service.

2. The organization must provide evidence of the following:

    - Must be a registered 501(c)(3) non-profit with an active local chapter based within the City of Redlands for the last ten years. "Active" means the organization has at least one program, activity or special event per year in Redlands (List appropriate documentation below and attach).

      _____

      _____

      _____

- Provide evidence that the organization has been providing direct, tangible support to the Redlands community for at least three (3) of the five (5) past years, including but not limited to sponsoring special events and programs, awarding scholarships, providing services, making donations, etc. (attach additional pages and documentation as necessary).

_____

_____

_____

_____

_____

_____

- Provide documentation showing the organization's mission or operational goals, history of operations within the City, and involvement and benefits to the Redlands community (attach additional pages as documents as necessary).

_____

_____

_____

_____

_____

_____

Number of Attachments: ____

Authorized Representative of Organization: _____
Print Name

Title:_____ Date:_____

Signature:_____

City Council Meeting **I. 10.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve Sole Source Purchase Orders with Security Signal Devices for the operation and maintenance of the City's Security System for a period of three years in an amount not to exceed $218,000 and the operation and maintenance of the City's Fire Monitoring Systems for a period of three years in an amount not to exceed $108,000 and authority for the City Manager, or his designer, to execute related Security and Fire System agreements and any necessary amendments during the term of the Purchase Orders (Facilities and Community Services 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 approve a sole source purchase order with Security Signal Devices for the operation and maintenance of the City's Security System for a period of three years in an amount not to exceed $218,000;

2. I move that City Council approve a sole source purchase order with Security Signal Devices Fire Monitoring Systems for a period of three years in an amount not to exceed $108,000;

3. I move to authorize the City Manager, or his designer, to execute related Security and Fire System agreements and any necessary amendments during the term of the Purchase Orders.

RECOMMENDATION:

Staff recommends that City Council approve a sole source purchase order with Security Signal Devices for the operation and maintenance of the City's Security System for a period of three years in an amount not to exceed $218,000 and delegate authority to the City Manager, or his designer, to execute the Security

System agreement and any necessary amendments during the term of the Purchase Order.

Staff further recommends that City Council approve a sole source purchase order with Security Signal Devices for the operation and maintenance of the City's Fire Monitoring Systems for a period of three years in an amount not to exceed $108,000 and delegate authority to the City Manager, or his designer, to execute the Security System agreement and any necessary amendments during the term of the Purchase Order.

DISCUSSION:

Security Signal Devices (SSD) currently provide monitoring, operation, and maintenance services for the City's security and fire alarm systems. As part of this service, SSD owns and maintains the majority of the monitoring equipment installed at various City facilities, which is made available to the City at no cost under the terms of the current agreements. Should the City need to replace this equipment, it would result in significant expense.

In 2015, City staff issued a formal request for bids for security services and engaged an independent security consultant to assess both the existing system and the proposals received. Security Signal Devices (SSD) was identified as the most qualified provider and has since remained the most dependable and fully integrated security monitoring solution in terms of performance and financial value.

Due to the proprietary nature of SSD’s on-site equipment, any competing bid would require full replacement of existing infrastructure, resulting in significantly higher costs and limiting the feasibility of a competitive bidding process.

City staff are currently exploring alternative alarm and security technologies as part of the upcoming State Street City Hall renovations and the development of the Redlands PD Safety Hall, with the goal of establishing a new citywide standard. A formal Request for Proposal (RFP) will be developed and issued prior to the expiration of the current two-year agreement, allowing for a comprehensive evaluation of service options moving forward.

Included in these purchase order amounts are as-needed repair services for related City-owned equipment, which has historically averaged $40,000 per year. In accordance with city procurement policies, staff is requesting approval of two Sole Source purchase orders and related agreements.

ALTERNATIVES:

The City Council may choose not to approve the Sole Source purchase orders with Security Signal Devices and provide alternative direction to staff.

STRATEGIC PLAN:

Priority B - Public Health and Safety

SUBMITTED BY:
Tabitha Crocker, Director, Facilities & Community Services

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

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

PREPARED BY:
Kathleen Giorgianni, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2024-25
Amount:	$326,000
Budgeted Y/N:	Yes
Account No.:	various

Discussion:

Funding for this purchase order is included in the respective department's FY 2024-26 Operating Budget as approved by City Council.

Attachments

A. Sole Source Request Form Security System Services
B. SSD Security Services Agreement
C. Sole Source Request Form Fire System Services
D. SSD Fire Services Agreement

Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 1/1/25

TO: Purchasing Division

FROM: Facilities & Community Services

Purchase Requisition # _____

Estimated Total Cost: $ 218,000

Proposed Vendor: Security Signal Devices

Request Term: 1/1/2025 - 12/31/2027

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☒ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: various monitoring equipment

Manufacturer/Model Number: various

Age: various

Current Estimated Value: various

☐ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☐ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

☐ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

☒ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

☐ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

Currently installed security monitoring equipment throughout the city is the property of SSD, and is estimated at over $100,000 to replace. Competitive bids would have to include replacement of all SSD's on-site equipment, which would significantly increase pricing for all other contractors, making a competitive bid improbable.

Rev 1.31.19

3. Was an evaluation of other equipment, products, or services performed?
☐ Yes ☒ No
If yes, please explain the type of evaluation performed and provide all supporting documentation:

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.
Zach Labonte Kathleen Giorgianni Don Craw

5. **Explain what action(s) the department would take if the sole/single source services were no longer available**
The security & Fire monitoring services for city facilities would go out to bid, with the equipment currently owned by SSD included in the Scope of Work. The City should expect to see significant pricing increases with the additional compulsory equipment.

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

KATHLEEN GIORGIANNI
Prepared by Date

Department Director 2/15/25
Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Rev 1.31.19

SSD Alarm
1740 N Lemon Street
Anaheim, CA 92801
714-449-9900

Alarm Company License: ACO#1434
State Contractors License:(C-7,C-10,C-16) #557497

☐ New System or Takeover ☐ New Owner Resign ☐ Addition to Current Contract ☐ Name Change ☑ Alteration Cancel Former Contract

This agreement is made this 1st day of July, 2025, by and between SECURITY SIGNAL DEVICES, INC., a California corporation hereinafter called "SSD" and **City of Redlands** hereinafter called "Subscriber".

(1) **INSTALLATION**. SSD agrees to install, or cause to be installed, and, if applicable, to provide monitoring and/or other services, without liability and not as an insurer, the Security Alarm System, hereinafter sometimes referred to as the "System(s)", as set forth herein. Installation location:

See Attachment A for Site Info

Approximate Installation Start Date: 07/01/2025
Approximate Installation Completion Date: 07/31/2025

(2) **TERM AND PAYMENT**

Failure by SSD, without justification, to substantially commence work within 20 days from the approximate date specified above is a violation of the Alarm Company Act.
Subscriber hereby agrees to pay SSD, its agents or assigns, the total installation sum of (see Attachment "A") upon the completion of installation or at the option of SSD progress invoices will be billed and Subscriber agrees to pay within 25 days of the date of the invoice, and (see Attachment "A") monthly, to be paid ☑ Monthly; ☐ Quarterly; or ☐ Annually in Advance; plus applicable state and/or local tax(es), for a period of thirty-six (36) Months from the date the above described work is completed unless otherwise stated. This agreement shall automatically renew itself for additional one (1) Month periods, at the then existing monthly rate unless either party shall notify the other, in writing, via certified mail, of its intention to terminate, not less than sixty (60) days prior to the expiration of the original term or any subsequent term thereafter.
(3) **ALARM PERMIT FEES.** Subscriber understands that some cities may require an alarm permit and an application fee in order to legally operate the alarm System and receive police and/or fire department response. It is Subscriber's responsibility to contact the proper city office and obtain and pay for any such permit, as well as obtain and abide by the rules and guidelines pertaining to the use of their System.
(4) **TELEPHONE COMPANY CHARGES.** Any applicable telephone company connection fees, jack installation fees or related monthly charges are not included and will be billed separately by the phone provider or SSD. Calls to the 911 emergency operators cannot be made when the System is activated and some telephone services such as DSL and VOIP may affect reliability. Therefore Subscriber may wish to have the System connected to a separate communication or back-up transmission method. If Subscriber's telephone, cellular or internet service is out of order, placed on vacation status or otherwise not working, signals cannot be transmitted to SSD and the Monitoring Center will not know of the service problem.
(5) **FIRE ALARM SYSTEMS.** Unless otherwise stated herein, any required periodic fire alarm testing is not included and will be billed on an hourly basis. Should any local fire authority now or in the future determine that modifications or additional equipment is necessary, this agreement will be modified as needed and Subscriber agrees to pay for any additional fees. Unless otherwise stated herein, any required engineered drawings, submittals, permit plan check fees and/or inspection fees are not included and will be paid by Subscriber. Subscriber agrees to reimburse SSD for any such expenses as well as all related labor at SSD's current labor rates. Subscriber agrees to comply with all applicable local and national fire system installation, testing and maintenance regulations. Subscriber authorizes SSD to perform any necessary services to conform to the above regulations and agrees to pay SSD for those mandatory services. Subscriber to provide two dedicated phone lines with RJ31X jacks or alternative forms of communication approved by the AHJ, and 120 VAC power at each Fire Alarm Control. Unless otherwise stated herein, conduit, back boxes, and sprinkler devices are excluded and provided by others.

(6) **DISCLAIMER OF WARRANTIES. SSD DOES NOT REPRESENT OR WARRANT THAT THE ALARM SYSTEM MAY NOT BE COMPROMISED OR CIRCUMVENTED; OR THAT THE ALARM SYSTEM OR SERVICES WILL PREVENT ANY LOSS; OR THAT THE ALARM SYSTEM OR SERVICES WILL PROVIDE THE SECURITY FOR WHICH THEY ARE INTENDED.** Subscriber acknowledges and agrees: that SSD has made no representations or warranties, express or implied, as to any matter whatsoever, including without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose, nor has Subscriber relied on any representations or warranties, express or implied. Subscriber further acknowledges and agrees: that any affirmation or fact or promise shall not be deemed to create an express warranty, and that there are no warranties that extend beyond the face of this agreement hereof. Subscriber further acknowledges and agrees: that SSD is not an insurer; Subscriber assumes all risk of loss or damage to Subscriber's premises or to the contents thereof; and that Subscriber has read and understands all of this agreement, particularly Paragraph 17 and 18 which set forth SSD's maximum liability in the event of any loss or damage to Subscriber or anyone else.

Initial **(7) BACK-UP ALARM COMMUNICATION: Subscriber has been offered one or more of the following as a secondary means of system communication: Radio, Cellular, Internet and Landline, in the event Subscriber's primary systems communication method fails for any reason or is sabotaged. If Subscriber has opted to decline this additional level of protection, Subscriber understand that SSD has no control over and accepts no responsibility for any Radio, Cellular, Internet or Landline transmission failures.**

(8) **RECEIPT OF COPY. Subscriber acknowledges receipt of a copy of all pages as referenced above.**

TERMS AND CONDITIONS CONTAINED ON THE FOLLOWING PAGES OF THIS AGREEMENT ARE INCORPORATED HEREIN AND BY REFERENCE MADE A PART THEREOF.

SECURITY SIGNAL DEVICES, INC.
Presented By: Alisa Murray
Alarm Agent #: 527980

BY: _____ DATE: _____
(Subscriber Authorized Signature)

APPROVED: _____ NAME: _____ TITLE: _____
(SSD Authorized Signature) (Subscriber Print Name)

THIS AGREEMENT SHALL NOT BE BINDING UPON SSD UNLESS EITHER APPROVED IN WRITING BY AN AUTHORIZED ADMINISTRATOR OF SSD OR SSD BEGINS THE INSTALLATION OR COMMENCES SERVICE. IN THE EVENT OF FAILURE OF APPROVAL, SSD'S SOLE LIABILITY SHALL BE TO REFUND TO SUBSCRIBER THE AMOUNT THAT HAS BEEN PAID TO SSD UPON THE SIGNING OF THIS AGREEMENT LESS ANY COSTS INCURRED BY SSD.

This Agreement may be executed and transmitted by facsimile, email, Adobe/PDF format, or other similar media, each of which shall be deemed an original signed by the transmitting party, the authenticity of which signature(s) shall be deemed to be affirmatively represented by the transmission.

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(9) **INSTALLATION OF SYSTEM.** Subscriber will permit SSD to install the System(s) during SSD's normal business hours and will provide SSD uninterrupted access to Subscriber's premises. Subscriber warrants that it has full authority from the owner and/or other person in control of the premises to permit the installation and operation of the System(s) under all conditions set forth herein. Subscriber has approved the locations of where all devices will be installed. Pricing provided is based on job site conditions allowing unobstructed access to all wire pathways and device locations throughout the facility. In the event site conditions change and impede the installation of the system, additional labor and materials may be required to complete the installation and will be chargeable to the Subscriber. If the alarm System includes an exterior audible bell, horn or siren, it is designed to shut off after sounding for not more than ten (10) minutes. Subscriber will provide 24 hour -110 volt electrical service, including non-switched electrical outlets for the System's transformers and other electrical needs, and will make repairs to the premises (such as fixing loose doors, broken windows, sprinkler shut-off valves etc.) that SSD deems reasonably necessary to facilitate the installation and operation of the System(s). Subscriber will provide adequate lighting for any CCTV System. Subscriber understands Camera protection is not intended to provide coverage beyond a limited field of view and that SSD has no control over conditions that may affect the video quality and resolution such as equipment capability, lighting, fog, rain, weather, distance, angle of view, blockage, power, etc. If telephone or utility services or wiring are necessary for the installation and operation of the System, Subscriber will provide them at Subscriber's expense. Subscriber has the affirmative duty to inform SSD, in writing, prior to beginning of installation, of every location at the premises where SSD should not (because of concealed obstructions or hazards such as pipes, wires or asbestos) enter or drill holes. Unless so notified, SSD will determine where to drill holes and place equipment. SSD will take reasonable precautions to avoid concealed obstructions, but has no means of determining with certainty if they exist. Any costs incurred to repair pipes, wires or other obstructions, and any resulting damaged walls, ceiling, floors or furnishings shall be Subscriber's sole expense and responsibility. If asbestos or other health hazardous material is encountered during installation, SSD will cease work until Subscriber has, at Subscriber's sole expense, obtained clearance from a licensed asbestos removal or hazardous material contractor that continuation of work will not pose any danger to SSD personnel. In no case shall SSD be liable for discovery or exposure of asbestos or other hazardous material. Upon completion of the System(s), Subscriber will thoroughly inspect the System(s) to verify that all equipment has been installed and is working properly. SSD will thoroughly instruct Subscriber in the proper use of the System. In the event there is a discrepancy the Subscriber will notify SSD, in writing via certified mail, within ten (10) days after completion; otherwise the System(s) will have been accepted by Subscriber. SSD assumes no liability for delay in installation or for interruption of service due to labor dispute, riots, power failures, insurrection, interruption of or unavailability of phone service, acts of God, bad weather, terrorism, delays caused by other trades or any other cause beyond the control of SSD and will not be required to supply service to Subscriber while interruption of service due to any such cause shall continue. In the event of any of the aforementioned delays, Subscriber agrees to reimburse SSD for any additional costs that SSD may incur. Starting the installation of wiring or delivery of any equipment to your premises or initiating plan engineering of the system will constitute substantial commencement of the work to be performed. Radio communicators may be replaced temporarily or permanently, at the sole discretion of SSD, if radio coverage is insufficient.

(10) **OWNERSHIP OF SYSTEM.** (a) Unless otherwise indicated herein, the entire System, including all devices, instruments, and all connections, wires, conduits and other materials associated therewith, except telephone company lines, is and shall at all times remain the sole property of SSD. Subscriber does hereby agree to protect the said equipment and to indemnify and pay to SSD the cost of repair or replacement for any loss or damage to SSD'S equipment including but not limited to loss by fire, earthquake, riots, flood, or other damage or destruction. At the conclusion of this agreement, including any renewal term, the equipment and wiring is not to be disturbed, removed or utilized by Subscriber or any third party unless SSD has agreed in writing to sell the System or wiring. Any unauthorized conversion of this equipment will be billed to Subscriber and Subscriber agrees to pay that bill upon demand. At the end of this agreement, Subscriber will permit SSD to remove all or any portion of the System and SSD may choose to abandon all or any portion of the System. (b) Where Subscriber purchases the alarm System, the digital communicator, yard signs and decals shall at all times remain the property of SSD, and may be removed by SSD unless Subscriber continues to subscribe to monitoring service. Subscriber will notify SSD via certified mail no later than 30 days in advance of any intention to vacate the premise or sell the property/business. Such event will not relieve the Subscriber of any other obligations hereunder.

(11) **REPAIR SERVICE**. Unless otherwise stated herein SSD will repair the newly installed System at no labor charge for a period of ninety (90) days, and will provide parts at no charge for a period of one (1) year. After the expiration of these time periods, all service calls will be billed on a time and material basis. Unless otherwise stated herein, all existing devices are repairable on a time and material basis. *When contracted for, the SSD Provided System (SPS) is covered for all repairs and service excluding lift charges and batteries for wireless devices, if required. If any part of the (SPS) system cannot be repaired and is no longer available, it will be replaced with equipment having at least the same quality and performance at no charge. Remote code changes are included provided that the code change can be made remotely from SSD's Central Monitoring Station. Systems which do not allow remote access will require an SSD trained technician to implement the code change while on site, and Subscriber accepts SSD's standard service rates in order to facilitate this change. *When contracted for, the Full Service Plan includes parts and labor for all repairs and service excluding lift charges and batteries for wireless devices, if required. Notwithstanding any of the above, repairs required because of Subscriber's misuse or abuse of the System or damage from an external source, or act of God, will be charged to Subscriber. Subscriber shall pay all charges, which may result from any alteration, remodelling, repair, or other change to Subscriber's premises. Additions to, or changes in or rearrangement of the space protection components, necessary by stock, fixture, or structural changes, which shall be necessary to retain the original protection provided shall be at Subscriber's expense. Additionally, miscellaneous fees beyond the control of SSD (i.e. parking, inspection, plan submittal or plan engineering fees) shall be billed to Subscriber. SSD and/or its subcontractor(s) shall be the sole provider of service and Subscriber agrees not to allow any other person to service or disturb any of the equipment or wiring during the term of this agreement. SSD's obligation hereunder relates solely to the described services and SSD is in no way obligated to maintain, repair, service, or to assure the operation of the property, system or any other device or devices of the Subscriber or of others which SSD's system may be attached or connected which may include however not be limited to, HVAC, Duct Detectors, and all Sprinkler related devices. Further, SSD will not be held liable to repair or redecorate any portion of the Subscribers premises upon removal of all or part of SSD's system. SPS and Full Service plans are subject to SSD's standard service hours of: Monday - Friday, 8:00am - 4:00pm, excluding weekends and holidays. Emergency service or service not performed on SSD's normal business days (Monday through Friday excluding holidays) between 8:00 am and 4:00 pm will be billed at the then prevailing emergency rates.

(12) **TAXES, UTILITY CHARGES, OR MONTHLY CHARGES.** (a) Any sales tax, property tax or other tax has not been calculated into this agreement and Subscriber agrees to pay any such tax, fines and penalties relating to this agreement when due. If SSD pays any of the above, Subscriber agrees to reimburse SSD on demand and to pay SSD on demand a $15.00 processing fee for each payment SSD makes on Subscriber's behalf. Subscriber also agrees to pay SSD, on demand, any filing and releasing fees prescribed by the Uniform Commercial Code or other law. (b) Notwithstanding the terms and conditions set forth herein, after the expiration of one (1) year from the date of completion of the above described work, SSD may at any time, increase the monthly service charges. Said increases are not to exceed an average of ten (10%) percent per year.

(13) **MONITORING SERVICE.** Unless given special verbal or written instruction to the contrary by Subscriber, or required otherwise by any governmental authority, when an alarm signal from the System is received, SSD's monitoring facility (the "Center") will attempt to telephone the proper police, fire department, private alarm response or other emergency personnel and the first available person on the Subscriber's emergency call list. When a non-emergency, trouble and/or supervisory signal is received, the Center will attempt to make contact at the site or with the first available person on the emergency call list but will not notify emergency authorities. To avoid false alarms, the Center may call Subscriber's premises first to determine if an actual emergency exists before calling any responders. If the Center has reason to believe that no actual emergency exists, it may choose not to place such notification calls. SSD may alter, amend, change or discontinue any part of this service if required to do so by governmental or insurance authorities. If any governmental agency requires or enacts verified response, any such fees related to this service, or private alarm response, will be billed to Subscriber who agrees to pay SSD for any such service. Under no circumstances shall any such event affect the validity or term(s) of this agreement. Further, Subscriber is aware and acknowledges that the system can be compromised in the event that; (i) the codes or devices used for access are lost, (ii) the communication transmission is compromised by a third party, (iii) the Subscribers wireless network and/or router are down, lose communication, not maintained for any reason and, (iiii) any other 3rd party breach out of the control of SSD. SSD shall have no liability for such third party unauthorized access and or Subscriber network/communication failure and SSD is not responsible for the security or privacy of any wireless network systems or router. It is the Subscribers sole responsibility to secure access to the Subscriber provided network and communication path.

(14) **SUBSCRIBER'S RESPONSIBILITIES.** (a) Subscriber shall carefully and properly set the burglar alarm System immediately prior to the closing of the premises and carefully test the System daily during the term of this agreement. In the event remote or battery operated devices are installed, Subscriber is responsible for periodic testing and replacement of the batteries as necessary. In the event any defect in the operation of the System develops, Subscriber shall notify SSD and SSD will repair such defective condition as soon as possible after the receipt of said notice. In the event Subscriber shall cause an excessive number of false alarms through carelessness, or malicious or accidental use of the alarm, video or other monitored System(s) or in the event Subscriber shall in any manner misuse the System, it shall constitute a material breach of contract by Subscriber and SSD may, at its option, in addition to all other legal remedies, be excused from further performance upon giving ten (10) days' notice to Subscriber. SSD'S excuse from performance will not affect SSD'S right to recover damages from Subscriber. Unless otherwise indicated, the Subscriber is solely responsible for all governmental fees, false alarm fines and excess data charges resulting from the use of the System. In the event a fine, penalty or fee shall be assessed against SSD by any governmental agency as a result of any false alarm originating from Subscriber's premises, Subscriber agrees to forthwith reimburse SSD for payment of said false alarm fine, penalty, excess data charges or fee. In the event SSD shall dispatch an agent to respond to a false alarm originating from Subscriber's premises, where Subscriber intentionally or negligently activates the alarm System and no emergency condition exists, then and in that event, Subscriber agrees to pay SSD for any such response at the then prevailing labor rate. (b) Subscriber agrees to furnish SSD a list of names, titles and emergency phone numbers of all persons authorized to enter the premises of the Subscriber during closed periods. Upon written request, such persons shall be supplied by SSD with a pass card. Upon request, Subscriber agrees to furnish SSD with a daily and holiday opening and closing schedule, in writing. All changes and revisions to the above shall be supplied to SSD in writing. Subscriber acknowledges and will inform its employees and associates of the fact that SSD may monitor and record telephone conversations to or from SSD facilities for documentation and quality assurance purposes. (c) Subscriber authorizes and directs SSD to cause the arrest of any persons on or around the premises unauthorized by the Subscriber to enter the premises of Subscriber and to hold such persons until released by Subscriber or his known representative and in such case, Subscriber agrees to indemnify SSD and to hold SSD harmless against any liability or expense resulting from any such action on the part of SSD or its representative in carrying out the aforesaid instructions. (d) Where any device or protection is supplied, including but not limited to space protection, which is affected by turbulence of air or other disturbing conditions, Subscriber agrees to turn off or remove all things, animate or inanimate, including but not limited to all forced air heaters, air conditioners, animated display signs, animals, covering of chemical vats and any other source of air turbulence or movement which may interfere with the effectiveness of the System while the System is on. In the event of a power failure or other interruption, at Subscriber's premises, Subscriber shall immediately notify SSD.

(15) **DEFAULT, TERMINATION, COLLECTION CHARGES.** In the event Subscriber defaults in the performance of any of the terms or conditions of this agreement, including the failure to make any payment as agreed herein, **and fails to cure such default within sixty (60) days from receiving written notification of said default,** the balance of the monies due for the remainder of this agreement shall become immediately due and payable at the option of SSD. Further, in the event of any default by Subscriber, or upon expiration of this agreement or any renewal term thereof, Subscriber hereby consents, **upon receiving written notification,** to **coordinate and allow** SSD to enter the aforesaid premises, or any other premises where the property of SSD may be located for the purpose of removing all or part of the equipment belonging to SSD. In addition, Subscriber agrees to pay to SSD all sums to which SSD may be entitled under the law by virtue of said default. If any part of a payment is more than thirty (30) days late, Subscriber agrees to pay a late charge of one and a half (1.5%) percent of the payment which is late or, if less, the maximum late charge allowed by applicable law. Subscriber also agrees to pay a collection call charge of $10.00 for each call made by SSD to collect late payments from Subscriber and/or any cost associated with the collection. Subscriber agrees to pay a charge of $25.00 for each check returned for non-sufficient funds or other reasons. Upon default by the Subscriber for any reason, SSD reserves the right to immediately discontinue any and all services without liability. At such time as the default is cured, the Subscriber agrees to pay a reconnection fee of $100.00 per System. Discontinuance of services or removal of the equipment and other items by SSD shall not be considered to be a breach by SSD of this agreement or waiver of SSD to such damages which it may be entitled to under the law; nor shall SSD be liable for any damage caused to the premises by the installation or removal of its equipment or the abandonment thereof. In the event of a breach by the Subscriber of this agreement for any reason, SSD shall bring a claim within the time period set forth in the applicable statute of limitations in the state of which governs the enforcement of this agreement.

(16) **SUSPENSION.** This agreement may be suspended or cancelled without immediate notice and without liability or penalty, at the option of SSD, in the event SSD'S Monitoring Center equipment is destroyed by fire, or by other means, or is so substantially damaged in SSD's sole opinion that it is impractical to continue service while any such condition is corrected. All terms and conditions of this agreement will remain in force during this condition. At the Subscriber's request a pro-rated monitoring credit for any such down time exceeding 24 hours may be issued.

(17) **SSD NOT AN INSURER AND LIQUIDATED DAMAGES.** It is understood and agreed by and between the parties hereto that SSD is not an insurer, and any property or casualty insurance should be obtained by Subscriber. SSD's charges are based solely upon the value of the System and services provided for, and are unrelated to the value of Subscriber's property or the property of others located in Subscriber's premises. The amounts payable by the Subscriber are not sufficient to warrant SSD assuming any risk of consequential or other damage to the Subscriber due to SSD'S negligence or failure to perform, **excluding gross negligence, willful misconduct and damage or injury caused by SSD's employees or agents while physically working on site**. The Subscriber does not desire this contract to provide for the liability of SSD and Subscriber agrees that SSD shall not be liable for loss or damage (including property damage, personal injury or death) due directly or indirectly to any occurrence or consequences there from, which the System or service is designed to detect or avert, **excluding any damage or injury caused by SSD's employees or agents while physically working on site**. From the nature of the services to be performed, it is impractical and extremely difficult to fix the actual damages (including property damage, personal injury or death) if any, which may proximately result from the failure on the part of SSD to perform any of its obligations hereunder, including installation, monitoring, repair service or other services, or the failure of the System or service to properly operate, or SSD's negligence, **excluding gross negligence or willful misconduct,** with the resulting loss to Subscriber or others. If SSD should be found liable for loss or damage due to a failure on the part of SSD or its System, in any respect whatsoever, its liability shall be limited to an amount equal to the aggregate of six (6) monthly payments, or the sum of Two Hundred Fifty ($250.00) Dollars, whichever sum shall be less, as liquidated damages and not as a penalty, and this liability shall be exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly to person or property from the performance or non-performance of the obligations set forth by the terms of this contract, or from negligence, **excluding gross negligence or willful misconduct,** active or otherwise, of SSD, its agents or employees, **excluding any damage or injury caused by SSD's employees or agents while physically working on site**. Subscriber may obtain from SSD a limitation of liability in lieu of the liquidated damages set forth above, by paying an additional periodic fee to SSD. If Subscriber elects this option, a rider will be attached to this agreement, which will set forth the terms and amount of the limitation of liability and the amount of the additional fee. Agreeing to a higher limitation of liability does not mean that SSD is an insurer.

(18) **THIRD PARTY INDEMNIFICATION; SUBROGATION.** If anyone other than Subscriber asks SSD to pay for any harm or damages (including property damage, personal injury or death) connected with or resulting from (i) a failure of the alarm System or services, (ii) SSD's negligence, **excluding gross negligence or willful misconduct**, (iii) any other improper or careless activity of SSD in providing the alarm System or services, **excluding any damage or injury caused by SSD's employees or agents while physically working on site**, or (iv) a claim for indemnification or contribution, Subscriber will repay to SSD (a) any amount which a court orders SSD to pay or which SSD reasonably agrees to pay, and (b) the amount of SSD's reasonable attorney's fees and any other losses and costs that SSD may pay in connection with the harm or damages. Subscriber will notify its insurance and SSD of this release. Subscriber does hereby for himself and any parties claiming under him, release and discharge SSD from and against all hazards covered by Subscriber's insurance, it being expressly understood and agreed that no insurance company or insurer will have any right of subrogation against SSD. **SSD Agrees to indemnify Subscriber against any claims arising out of damage or injury caused by SSD while physically working on site.**

(19) **ATTORNEY'S FEES; VENUE.** In the event it shall become necessary for SSD for any reason to institute legal proceedings to collect the cost of the installation or the monthly service charge as set forth herein, then and in such proceeding the unsuccessful party shall pay the successful party reasonable attorney's fees where permitted by law. If for any reason an action is brought by either party, Subscriber and SSD agree that exclusive venue shall be the County of Orange in the State of California.

(20) **LIMITATIONS ON LAWSUITS; REFERENCE.** In the event of a perceived breach of this agreement by SSD, the Subscriber shall have **three years** from the date of the perceived breach within which to bring a claim. Any controversy, dispute, or claim between the parties arising out of or relating to this Agreement, (other than actions brought by SSD in small claims court to collect amounts due under this Agreement) will be settled by a reference proceeding in Orange County California, in accordance with the provisions of Section 638, et seq. of the California Code of Civil Procedure, or their successor section, which shall constitute the exclusive remedy for the resolution of any controversy, dispute, or claim concerning this Agreement, including whether such controversy, dispute, or claim is subject to the reference proceeding. The referee shall be appointed to sit as a temporary Judge with all of the powers of a temporary Judge authorized by law. In the event that the enabling Legislation, which provides for the appointment of a referee is repealed and no successor statute is enacted, any dispute between the parties that would otherwise be determined by a reference procedure herein, will be resolved and determined by binding arbitration. That arbitration will be conducted by a retired Judge of the Superior Court in accordance with Section 1280 to 1294.2 of the California Code of Civil Procedure, as amended from time to time. The parties agree that they may bring claims against the other only in their individual capacity, and not as a class action plaintiff or class action member in any purported class or representative proceeding.
(21) **ASSIGNEES AND SUBCONTRACTORS**. SSD may transfer or assign this agreement to any other security company, or other entity. Upon an assignment to another security company, SSD will be relieved of any further obligations hereunder. Subscriber may not transfer this agreement to someone else (including someone who purchases or rents Subscriber's premises) unless SSD approves the transfer in writing. SSD may use subcontractors to provide installation, repair, monitoring and other services. This agreement and particularly sections 17 and 18 shall apply to the work and services they provide, and shall apply to them and protect SSD assignees and subcontractors in the same manner as it applies to and protects SSD.
(22) **UCC-1 FORM.** Subscriber authorizes SSD to record a UCC-1 Financing Statement or similar instrument, and to appoint SSD as Subscriber's attorney in fact to execute and deliver such instrument in order to show SSD's interest in the equipment. SSD may at its discretion, file a Preliminary Notice pursuant to Section 397 of the Civil Code and or, a Mechanic Lien pursuant to Section 3081.2 of the Civil Code for all work of improvement as outlined in this agreement.
(23) **HIRING OF EMPLOYEES:** Subscriber agrees that if during the term of this agreement, plus one year thereafter, Subscriber shall employ any SSD employee **who worked in a technical field capacity on Subscriber's security or fire alarm systems**, Subscriber will pay to SSD for each such employee hired by Subscriber the sum of $15,000.00 as liquidated damages, and not as a penalty.
(24) **LICENSES: ALARM CO. OPERATORS ARE LICENSED AND REGULATED BY THE BUREAU OF SECURITY AND INVESTIGATIVE SERVICES, DEPT. OF CONSUMER AFFAIRS, SACRAMENTO, CA 95814. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A LATENT ACT OR OMISSION IS FILED WITHIN 4 YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YRS OF THE DATE OF THE ALLEGED VIOLATION. QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CA 95826.**

(25) **The following clauses apply:**

(a) New agreement supersedes existing agreement at this location between the Subscriber and SSD, relieving Subscriber of the remaining obligation of previous agreement for the system described. (Installation fees which stem from original agreement remain due and payable if applicable).

(b) Lift for installation work is not included.

(c) Any applicable tax is not included.

(d) Union or prevailing wage is not included. If required, additional cost will apply.

(e) Permit & Plan Check fee's are not included and to be billed separately if applicable.

Services Included

Burglar Alarm:
- ☐ Burglar Alarm Monitoring
- ☐ Burglar Alarm Radio Communicator
- ☐ Burglar Alarm Cellular Communicator
- ☐ UL Burglar Certification
- ☐ User ID
- ☐ Open/Close Logging
- ☐ Arm/Disarm eNotification
- ☐ Fail to Open eNotification (Once Daily)
- ☐ Fail to Close eNotification (Once Daily)
- ☐ Weekly eReports
- ☐ Monthly eReports
- ☐ CaptureCam
- ☐ Hold-Up Alarm

Fire Alarm:
- ☐ Fire Alarm Monitoring
- ☐ FireNet Radio Communicator
- ☐ Fire Cellular Communicator
- ☐ UL Fire Certification

CCTV System:
- ☐ Video Verification
- ☐ DVR/NVR Heartbeat Check

SPS Service Plan SSD Owned:
- ☐ Burglar Alarm
- ☐ Fire Alarm
- ☐ Access Control
- ☐ CCTV
- ☐ CaptureCam
- ☐ Intercom
- ☐ Radio/Cellular Communicator

Full Service Plan Customer Owned:
- ☐ Burglar Alarm
- ☐ Fire Alarm
- ☐ Access Control
- ☐ CCTV
- ☐ Intercom
- ☐ Cellular Communicator

Fire AlarmTest/Inspection Services:
- ☐ Monthly
- ☐ Quarterly
- ☐ Semi-Annual
- ☐ Annual

SprinklerTest/Inspection Services:
- ☐ Quarterly
- ☐ Annual
- ☐ 5-Year

PumpTest:
- ☐ Weekly
- ☐ Annual

Hydrant Inspection:
- ☐ Annual

Fire Extinguisher Inspection:
- ☐ Annual
- ☐ 6-Year
- ☐ 12-Year

Specialty Services:
- ☐ Cloud Hosted Access
- ☐ Mobile Alarm App Basic
- ☐ Mobile Alarm App Video
- ☐ Mobile Alarm App Z-Wave
- ☐ Remote Code Changes
- ☐ False Alarm Protection Plan
- ☐ Web Portal
- ☐ Alarm Response
- ☐ Elevator Phone Monitoring
- ☐ Bar Coding
- ☐ Temperature Monitoring
- ☐ Carbon Monoxide
- ☐ Software Support Plan Yearly Renewal
- ☐ Software Support Plan Yearly Renewal With Site Visit

Work To Be Completed

SECURITY ALARM (EXISTING)

1 SEE ATTACHMENT A FOR SITE INFO

(S) = SSD Owned (C) = Customer Owned (X) = Excluded From Service Plans

*Attachment "A"

THIS ATTACHMENT is hereby made a part of AGREEMENT dated on the 1st day of July 2025, by and between **SECURITY SIGNAL DEVICES, INC.,** a California corporation and

CITY OF REDLANDS

THE TERMS AND CONDITIONS CONTAINED ON AGREEMENT ARE INCORPORATED HEREIN AND BY REFERENCE MADE A PART THEREOF.

Installation Locations

LOC#	Branch Address	System Type	Service Type	RMR	Status
L002701	City of Redlands Wastewater Maint. 1950 Nevada St. Redlands, CA 92374	Security System; (1) panel, (1) digital keypad, (1) siren, (3) contacts, (2) motion detectors, (1) Radio Communicator (S)	Security Monitoring, Radio Monitoring, Remote code Changes,	$47.83	(S)
L002718	City of Redlands Wastewater Office 1950 Nevada St Redlands, CA 92374	Security System; (1) Panel, (1) keypad, (1) siren, (4) contacts, (5) motion detectors, (1) Radio Communicator (S)	Security Monitoring, Remote code changes, Radio Monitoring	$71.89	(S)
L002750	City of Redlands Animal Control 504 N. Kansas St. Redlands, CA 92373	Security System; (1) Panel & (1) Keypad (1) Zone Expander (1) siren, (3) contacts, (3) motion detectors, (2) Beams, (1) Panic Button (S)	Security Monitoring, Remote code changes, Hold-up Monitoring,	$55.76	(S)
L002754	City of Redlands Calif. Street Landfill 2151 Nevada St. Redlands, CA 92373	Security System; (1) Panel & (1) Keypad (1) siren, (3) contacts, (2) motion detectors, (S)	Security Monitoring, Remote code changes	$32.86	(S)
L002755	City of Redlands Carriage House 1352 Prospect Redlands, CA 92373	Security System; (1) panel (3) keypad, (1) siren, (11) contacts, (3) motion detector, (1)SecureNet Communicator (S)	Security Monitoring, Remote code changes, Open/Close Logging w/User ID, SecureNet Monitoring	62.56.	(S)
L002758	City of Redlands - City Hall 35 Cajon St Redlands, CA 92373	Security System; (1) Panel, (1) siren, (20) contacts, (9) motion detectors, (2) PEC Beams, (7) panic buttons, (1) GlassBreak (7) Keypads, (4 Zone expanders, (1)Receiver (S)	Security Monitoring, Remote code changes, O/C Logging w/User ID, Hold-up Monitoring	$112.98	(S)
L002759	City of Redlands Wastewater Operations 1950 Nevada St. Redlands, CA 92374	Security System; (1) panel, (1) keypad, (1) siren, (5) contacts, (1) motion detector, (1) Radio Communicator (S)	Security Monitoring, Remote code changes, RadioMonitoring,	$47.83	(S)
L002761	City of Redlands Civic Ctr. -A 35 Cajon St Redlands, CA 92373	Security System; (1) panel, (1) siren, (19) contacts, (15))motion detectors, (9), panic buttons, (1) Glassbreak (7) keypads, (5) Zone expanders (2) Receivers (S)	Security Monitoring, Remote code changes, O/C Loggings w/User ID, Hold-up Monitoring	$121.17	(S)

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Installation Locations

LOC#	Branch Address	System Type	Service Type	RMR	Status
L002762	City of Redlands Civic Ctr. - B 35 Cajon St. Redlands, CA 92373	Security System;(1) Panel, (7) Keypads, (1) siren, (22) contacts, (18) motion detectors, (3) glass breaks, (5) Zone expanders (1) Receiver (2) Panic Buttons (S)	Security Monitoring, Remote code changes, O/C Loggings w/User ID, Hold-up Monitoring	$112.98	(S)
L002764	City of Redlands Community Ctr. 111 W. Lugonia Redlands, CA 92373	Security System; (1) Panel, (5) Keypads, (1) siren, (24) contacts, (20) motion detectors, (2) glass breaks (5) Zone expanders, (2) Receivers, (2) Panic Buttons (S)	Security Monitoring, Remote code changes, Hold-up Monitoring	$105.35	(S)
L002769	City of Redlands Corp Yard Auto Shop 1270 W. Park Ave. Bldg. E Redlands, CA 92373	Security System; (1) Panel, (2) Keypads, (1) siren, (12) contacts, (10) overhead contacts, (2) glass breaks (10) Motions (4) Zone Expanders, (S)	Security Monitoring, Remote code changes	$98.01	(S)
L002771	City of Redlands Corp Yard Server Bldg 1270 W Park Bldg Server Redlands, CA 92373	Security System; (1) control panel, (2) keypads, (1) siren, (2) contacts, (1) motion detectors (1) SecureNet Communicator (S)	Security Monitoring, Remote code changes, SecureNet Monitoring	$44.90	(S)
L002775	City of Redlands Water Dept. Co 955 Parkford Dr. Redlands, CA 92373	Security System; (1) Panel (1) Keypad (1) siren, (8) contacts (9) motion detectors (4) Beams (2) Zone Expanders (S)	Security Monitoring, Remote code changes, Open/Close Logging w/User ID	$132.63	(S)
L002776	City of Redlands Henry Tate Water 3050 Mill Creek Rd. Redlands, CA 92373	Security System; (1) Panel, (1) Keypad (1) siren, (4) contacts, (1) motion detector, (1) Glassbreak (10) beams, (2) Zone Expanders (S)	Security Monitoring, Remote code changes	$206.28	(S)
L002778	City of Redlands Hillside Cemetery 1540 Alessandro Rd. Redlands, CA 92373	Security System; (1) Panel, (1) Keypad, (1) siren, (9) contacts (6) motion detectors (2) Glassbreaks, (2) Panic buttons (1) Zone Expander (S)	Security Monitoring, Remote code changes, Hold-up Monitoring	$61.63	(S)
L002779	City of Redlands Hinkley Water Treat 1604 Crafton St. Redlands, CA 92373	Security System; (1) Panel, (2) Keypads, (1) siren, (10) contacts (5) motion detectors (3) Glassbreaks (6) Beams (2) Zone Expanders (S)	Security Monitoring, Remote code changes	$195.72	(S)
L002782	City of Redlands Joslyn Center 21 Grant St. Redlands, CA 92373	Security System; (16) contacts (3) motion detectors, (S) Panel, Zone expander, (1) Keypad, (1) siren, & Panic Button / Cell Communicator & (3) Motions (S)	Security Monitoring, Remote code changes, Hold-up Monitoring, Cell Monitoring	$88.30	(S)

(S) = SSD Owned (C) = Customer Owned (X) = Excluded from Service Plan

Installation Locations

LOC#	Branch Address	System Type	Service Type	RMR	Status
L002783	City of Redlands Lincoln Shrine 125 W. Vine St. Redlands, CA 92373	Security System; (1) control panel, (1) keypad, (1) siren, (9) contacts, (4) motion detectors, (10) glass breaks,(2) Beams, (1) panic button (1)cellular & radio transmitters(S)	Security Monitoring, Remote Code Changes, O/C Loggings, Hold-up Monitoring, Cell & Radio Monitoring	$104.76	(S)
L002785	City of Redlands Municipal Airport Lobby Office 1745 Sessums Dr. Redlands, CA 92374	Security System; (1) Panel, (1) Keypad (1) Siren (1) contact, (1) motion detector, (1) glassbreak (S)	Security Monitoring, Remote code changes,	$38.15	(S)
L002786	City of Redlands Municipal Airport 1745 Sessums Dr. Redlands, CA 92374	Security Access System; (1) control panel, (2) cellular cradle pt, (2) standard card readers, (2) wide gap card readers (1) High Gain Antenna(S)	Access Control Services	$345.38	(S)
L002787	City of Redlands Municipal Airport Maintenance 1633 Sessums Dr. Redlands, CA 92373	Security System;(1) panel (1) keypad, (1) siren, (1) contact, (1) motion detector (S)	Security Monitoring, Remote code changes	$35.21	(S)
L002788	City of Redlands Museum Storage 525 University Ave. Redlands, CA 92373	Security System; (1) Panel, (1) Keypad (1) Siren, (3) contacts, (4) motion detectors (S)	Security Monitoring, Remote code changes	$39.91	(S)
L002789	City of Redlands PD Annex 30 Cajon St. Redlands, CA 92373	Security System; (1) Panel (6) keypads, (1) siren, (21) contacts (12) motion detectors, (4) panic button (S)	Security Monitoring, Remote code changes, Hold-up Monitoring	$96.25	(S)
L002792	City of Redlands PD Brookside Sub Station 1150 Brookside 1A Redlands, CA 92373	Security System; (1) Panel, (1) keypad, (1) siren, (2) contacts, (2) motion detectors, (1) glass break, (2) panic button, (1) wireless panic buttons (1) wireless receiver (S)	Security Monitoring, Remote code changes, Hold-up Monitoring	$45.49	(S)
L002796	City of Redlands Smiley Library 125 W. Vine St. Redlands, CA 92373	Security System; (1) Panel, (1) keypad, (1) siren, (5) contacts, (16) motion detectors, (3) panic buttons (1)Radio Communicator (S)	Security Monitoring, Remote code changes, Radio monitoring Hold-up Monitoring	$144.37	(S)
L002798	City of Redlands Wastewater Collection 1950 Nevada St. Redlands, CA 92374	Security System; (1) Panel, (1) keypad, (1) siren, (3) contacts, (2) motion detectors, (1) Radio Communicator (S)	Security Monitoring, Remote code changes, Radio Monitoring	$47.83	(S)
L003053	City of Redlands Treasurer's Office 35 Cajon Ste 15B Redlands, CA 92373	Security System; (1) Panel (1) Keypad (1) siren, (1) safe contact, (14) panic buttons, (1) wireless receiver (S)	Security Monitoring, Remote code changes, O/C Loggings, Hold-up Monitoring	$72.78	(S)

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Installation Locations

LOC#	Branch Address	System Type	Service Type	RMR	Status
L003155	City of Redlands City Hall Council 35 Cajon St. Redlands, Ca 92373	Security System; (1) Panel, (1) Keypad (1) siren, (2) panic buttons(S)	Security Monitoring, Remote code changes, Hold-up Monitoring	$23.48	(S)
L002752	City of Redlands Bowling Club 411 University St Redlands, CA 92373	Security System; (1) control panel, (1) digital keypad, (1) siren, (6) contacts, (2) motion detectors, (1) Wireless receiver (1) Cellular transmitter(S)	Security Monitoring, Remote code changes, SecureNet Monitoring	$69.84	(S)
L002767	City of Redlands Contemporary Club 173 S. Eureka St Redlands, CA 92373	Security System; (1) control panel (1) keypad, (1) siren, (8) contacts (2) motion detectors(S)	Security Monitoring, Remote code changes, O/C Loggings, User ID	$56.92	(S)
L003583	City of Redlands Pioneer Well Site Pioneer Ave/210 FWY Redlands, CA 92373	Capture Cam Alarm; (1) control panel, (2) motion viewers (1) wireless keypad (1) Wireless Siren(S)	Capture Cam Monitoring, Remote code changes,	$163.74	(S)
L002770	City of Redlands Corp Yard EOC 1270 W Park Ave. Bldg. C Redlands, CA 92373	Security System; (1) panel, (5) Keypads (5) Zone Expanders (1) siren, (22) contacts.(12) motion detectors, (4) glass breaks (3) Panic buttons (S)	Security Monitoring, Remote code changes, Hold-up Monitoring	$126.76	(S)

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Installation Locations

LOC#	Branch Address	System Type	Service Type	RMR	Status
L007976	City of Redlands - Redlands Bowl 25 Grant St. Redlands, CA 92373	Security System; (1) Panel (2) keypad, (1) siren, (16) contacts,(9) motion detectors, (1) Cell Communicator (S)	Security Monitoring, Cell Monitoring, Remote code changes, O/C Loggings w/User ID, Arm/Disarm eNotifications, VKP	$203.11	(S)

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*Additional sites may be added to this master agreement. Agreement terms are per location and will commence for additional sites from the date service begins

*01/01/25 New Master Contract

SECURITY SIGNAL DEVICES, INC. **DIR# 1000013363**

Presented By: Alisa Murray **Alarm Agent#: 527980**

APPROVED: _____
(SSD Authorized Signature)

SUBSCRIBER:

BY:_____ **DATE:**_____
(Customer Authorized Signature)

NAME:_____ **TITLE:**_____
(Customer Print Name)

Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 1/1/25

TO: Purchasing Division

FROM: Facilities & Community Services

Purchase Requisition # _____

Estimated Total Cost: $ 108,000

Proposed Vendor: Security Signal Devices

Request Term: 1/1/25 - 12/31/2027

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☒ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: various monitoring equipment

Manufacturer/Model Number: various

Age: various

Current Estimated Value: various

☐ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☐ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

☐ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

☒ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

☐ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

Currently installed fire monitoring equipment throughout the city is the property of SSD, and is estimated at over $100,000 to replace. Competitive bids would have to include replacement of all SSD's on-site equipment, which would significantly increase pricing for all other contractors, making a competitive bid improbable.

Rev 1.31.19

3. Was an evaluation of other equipment, products, or services performed?
☐ Yes ☒ No
If yes, please explain the type of evaluation performed and provide all supporting documentation:

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.
Zach Labonte Kathleen Giorgianni Don Craw

5. **Explain what action(s) the department would take if the sole/single source services were no longer available**
The security & Fire monitoring services for city facilities would go out to bid, with the equipment currently owned by SSD included in the Scope of Work. The City should expect to see significant pricing increases with the additional compulsory equipment.

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

KATHLEEN GIORGIANNI
Prepared by Date

Department Director 2/15/25
Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Rev 1.31.19

SSD Alarm

1740 N Lemon Street
Anaheim, CA 92801
714-449-9900

Alarm Company License: ACO#1434
State Contractors License:(C-7,C-10,C-16) #557497

☐ New System or Takeover ☐ New Owner Resign ☐ Addition to Current Contract ☐ Name Change ☑ Alteration Cancel Former Contract

This agreement is made this 1st day of July, 2025, by and between SECURITY SIGNAL DEVICES, INC., a California corporation hereinafter called "SSD" and **City of Redlands** hereinafter called "Subscriber".

(1) **INSTALLATION.** SSD agrees to install, or cause to be installed, and, if applicable, to provide monitoring and/or other services, without liability and not as an insurer, the Fire Alarm System, hereinafter sometimes referred to as the "System(s)", as set forth herein. Installation location:

See Attachment A for Site Info

Approximate Installation Start Date: 07/01/2025
Approximate Installation Completion Date: 07/31/2025

(2) **TERM AND PAYMENT**

Failure by SSD, without justification, to substantially commence work within 20 days from the approximate date specified above is a violation of the Alarm Company Act.
Subscriber hereby agrees to pay SSD, its agents or assigns, the total installation sum of (see Attachment "A") upon the completion of installation or at the option of SSD progress invoices will be billed and Subscriber agrees to pay within 25 days of the date of the invoice, and (see Attachment "A") monthly, to be paid ☑ Monthly; ☐ Quarterly; or ☐ Annually in Advance; plus applicable state and/or local tax(es), for a period of thirty-six (36) Months from the date the above described work is completed unless otherwise stated. This agreement shall automatically renew itself for additional one (1) Month periods, at the then existing monthly rate unless either party shall notify the other, in writing, via certified mail, of its intention to terminate, not less than sixty (60) days prior to the expiration of the original term or any subsequent term thereafter.
(3) **ALARM PERMIT FEES.** Subscriber understands that some cities may require an alarm permit and an application fee in order to legally operate the alarm System and receive police and/or fire department response. It is Subscriber's responsibility to contact the proper city office and obtain and pay for any such permit, as well as obtain and abide by the rules and guidelines pertaining to the use of their System.
(4) **TELEPHONE COMPANY CHARGES.** Any applicable telephone company connection fees, jack installation fees or related monthly charges are not included and will be billed separately by the phone provider or SSD. Calls to the 911 emergency operators cannot be made when the System is activated and some telephone services such as DSL and VOIP may affect reliability. Therefore Subscriber may wish to have the System connected to a separate communication or back-up transmission method. If Subscriber's telephone, cellular or internet service is out of order, placed on vacation status or otherwise not working, signals cannot be transmitted to SSD and the Monitoring Center will not know of the service problem.
(5) **FIRE ALARM SYSTEMS.** Unless otherwise stated herein, any required periodic fire alarm testing is not included and will be billed on an hourly basis. Should any local fire authority now or in the future determine that modifications or additional equipment is necessary, this agreement will be modified as needed and Subscriber agrees to pay for any additional fees. Unless otherwise stated herein, any required engineered drawings, submittals, permit plan check fees and/or inspection fees are not included and will be paid by Subscriber. Subscriber agrees to reimburse SSD for any such expenses as well as all related labor at SSD's current labor rates. Subscriber agrees to comply with all applicable local and national fire system installation, testing and maintenance regulations. Subscriber authorizes SSD to perform any necessary services to conform to the above regulations and agrees to pay SSD for those mandatory services. Subscriber to provide two dedicated phone lines with RJ31X jacks or alternative forms of communication approved by the AHJ, and 120 VAC power at each Fire Alarm Control. Unless otherwise stated herein, conduit, back boxes, and sprinkler devices are excluded and provided by others.

(6) **DISCLAIMER OF WARRANTIES. SSD DOES NOT REPRESENT OR WARRANT THAT THE ALARM SYSTEM MAY NOT BE COMPROMISED OR CIRCUMVENTED; OR THAT THE ALARM SYSTEM OR SERVICES WILL PREVENT ANY LOSS; OR THAT THE ALARM SYSTEM OR SERVICES WILL PROVIDE THE SECURITY FOR WHICH THEY ARE INTENDED.** Subscriber acknowledges and agrees: that SSD has made no representations or warranties, express or implied, as to any matter whatsoever, including without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose, nor has Subscriber relied on any representations or warranties, express or implied. Subscriber further acknowledges and agrees: that any affirmation or fact or promise shall not be deemed to create an express warranty, and that there are no warranties that extend beyond the face of this agreement hereof. Subscriber further acknowledges and agrees: that SSD is not an insurer; Subscriber assumes all risk of loss or damage to Subscriber's premises or to the contents thereof; and that Subscriber has read and understands all of this agreement, particularly Paragraph 17 and 18 which set forth SSD's maximum liability in the event of any loss or damage to Subscriber or anyone else.

Initial **(7) BACK-UP ALARM COMMUNICATION: Subscriber has been offered one or more of the following as a secondary means of system communication: Radio, Cellular, Internet and Landline, in the event Subscriber's primary systems communication method fails for any reason or is sabotaged. If Subscriber has opted to decline this additional level of protection, Subscriber understand that SSD has no control over and accepts no responsibility for any Radio, Cellular, Internet or Landline transmission failures.**

(8) **RECEIPT OF COPY. Subscriber acknowledges receipt of a copy of all pages as referenced above.**

TERMS AND CONDITIONS CONTAINED ON THE FOLLOWING PAGES OF THIS AGREEMENT ARE INCORPORATED HEREIN AND BY REFERENCE MADE A PART THEREOF.

SECURITY SIGNAL DEVICES, INC.
Presented By: Alisa Murray
Alarm Agent #: 527980

BY: _____ DATE: _____
(Subscriber Authorized Signature)

APPROVED: _____ NAME: _____ TITLE: _____
(SSD Authorized Signature) (Subscriber Print Name)

THIS AGREEMENT SHALL NOT BE BINDING UPON SSD UNLESS EITHER APPROVED IN WRITING BY AN AUTHORIZED ADMINISTRATOR OF SSD OR SSD BEGINS THE INSTALLATION OR COMMENCES SERVICE. IN THE EVENT OF FAILURE OF APPROVAL, SSD'S SOLE LIABILITY SHALL BE TO REFUND TO SUBSCRIBER THE AMOUNT THAT HAS BEEN PAID TO SSD UPON THE SIGNING OF THIS AGREEMENT LESS ANY COSTS INCURRED BY SSD.

This Agreement may be executed and transmitted by facsimile, email, Adobe/PDF format, or other similar media, each of which shall be deemed an original signed by the transmitting party, the authenticity of which signature(s) shall be deemed to be affirmatively represented by the transmission.

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(9) **INSTALLATION OF SYSTEM.** Subscriber will permit SSD to install the System(s) during SSD's normal business hours and will provide SSD uninterrupted access to Subscriber's premises. Subscriber warrants that it has full authority from the owner and/or other person in control of the premises to permit the installation and operation of the System(s) under all conditions set forth herein. Subscriber has approved the locations of where all devices will be installed. Pricing provided is based on job site conditions allowing unobstructed access to all wire pathways and device locations throughout the facility. In the event site conditions change and impede the installation of the system, additional labor and materials may be required to complete the installation and will be chargeable to the Subscriber. If the alarm System includes an exterior audible bell, horn or siren, it is designed to shut off after sounding for not more than ten (10) minutes. Subscriber will provide 24 hour -110 volt electrical service, including non-switched electrical outlets for the System's transformers and other electrical needs, and will make repairs to the premises (such as fixing loose doors, broken windows, sprinkler shut-off valves etc.) that SSD deems reasonably necessary to facilitate the installation and operation of the System(s). Subscriber will provide adequate lighting for any CCTV System. Subscriber understands Camera protection is not intended to provide coverage beyond a limited field of view and that SSD has no control over conditions that may affect the video quality and resolution such as equipment capability, lighting, fog, rain, weather, distance, angle of view, blockage, power, etc. If telephone or utility services or wiring are necessary for the installation and operation of the System, Subscriber will provide them at Subscriber's expense. Subscriber has the affirmative duty to inform SSD, in writing, prior to beginning of installation, of every location at the premises where SSD should not (because of concealed obstructions or hazards such as pipes, wires or asbestos) enter or drill holes. Unless so notified, SSD will determine where to drill holes and place equipment. SSD will take reasonable precautions to avoid concealed obstructions, but has no means of determining with certainty if they exist. Any costs incurred to repair pipes, wires or other obstructions, and any resulting damaged walls, ceiling, floors or furnishings shall be Subscriber's sole expense and responsibility. If asbestos or other health hazardous material is encountered during installation, SSD will cease work until Subscriber has, at Subscriber's sole expense, obtained clearance from a licensed asbestos removal or hazardous material contractor that continuation of work will not pose any danger to SSD personnel. In no case shall SSD be liable for discovery or exposure of asbestos or other hazardous material. Upon completion of the System(s), Subscriber will thoroughly inspect the System(s) to verify that all equipment has been installed and is working properly. SSD will thoroughly instruct Subscriber in the proper use of the System. In the event there is a discrepancy the Subscriber will notify SSD, in writing via certified mail, within ten (10) days after completion; otherwise the System(s) will have been accepted by Subscriber. SSD assumes no liability for delay in installation or for interruption of service due to labor dispute, riots, power failures, insurrection, interruption of or unavailability of phone service, acts of God, bad weather, terrorism, delays caused by other trades or any other cause beyond the control of SSD and will not be required to supply service to Subscriber while interruption of service due to any such cause shall continue. In the event of any of the aforementioned delays, Subscriber agrees to reimburse SSD for any additional costs that SSD may incur. Starting the installation of wiring or delivery of any equipment to your premises or initiating plan engineering of the system will constitute substantial commencement of the work to be performed. Radio communicators may be replaced temporarily or permanently, at the sole discretion of SSD, if radio coverage is insufficient.

(10) **OWNERSHIP OF SYSTEM.** (a) Unless otherwise indicated herein, the entire System, including all devices, instruments, and all connections, wires, conduits and other materials associated therewith, except telephone company lines, is and shall at all times remain the sole property of SSD. Subscriber does hereby agree to protect the said equipment and to indemnify and pay to SSD the cost of repair or replacement for any loss or damage to SSD'S equipment including but not limited to loss by fire, earthquake, riots, flood, or other damage or destruction. At the conclusion of this agreement, including any renewal term, the equipment and wiring is not to be disturbed, removed or utilized by Subscriber or any third party unless SSD has agreed in writing to sell the System or wiring. Any unauthorized conversion of this equipment will be billed to Subscriber and Subscriber agrees to pay that bill upon demand. At the end of this agreement, Subscriber will permit SSD to remove all or any portion of the System and SSD may choose to abandon all or any portion of the System. (b) Where Subscriber purchases the alarm System, the digital communicator, yard signs and decals shall at all times remain the property of SSD, and may be removed by SSD unless Subscriber continues to subscribe to monitoring service. Subscriber will notify SSD via certified mail no later than 30 days in advance of any intention to vacate the premise or sell the property/business. Such event will not relieve the Subscriber of any other obligations hereunder.

(11) **REPAIR SERVICE.** Unless otherwise stated herein SSD will repair the newly installed System at no labor charge for a period of ninety (90) days, and will provide parts at no charge for a period of one (1) year. After the expiration of these time periods, all service calls will be billed on a time and material basis. Unless otherwise stated herein, all existing devices are repairable on a time and material basis. *When contracted for, the SSD Provided System (SPS) is covered for all repairs and service excluding lift charges and batteries for wireless devices, if required. If any part of the (SPS) system cannot be repaired and is no longer available, it will be replaced with equipment having at least the same quality and performance at no charge. Remote code changes are included provided that the code change can be made remotely from SSD's Central Monitoring Station. Systems which do not allow remote access will require an SSD trained technician to implement the code change while on site, and Subscriber accepts SSD's standard service rates in order to facilitate this change. *When contracted for, the Full Service Plan includes parts and labor for all repairs and service excluding lift charges and batteries for wireless devices, if required. Notwithstanding any of the above, repairs required because of Subscriber's misuse or abuse of the System or damage from an external source, or act of God, will be charged to Subscriber. Subscriber shall pay all charges, which may result from any alteration, remodelling, repair, or other change to Subscriber's premises. Additions to, or changes in or rearrangement of the space protection components, necessary by stock, fixture, or structural changes, which shall be necessary to retain the original protection provided shall be at Subscriber's expense. Additionally, miscellaneous fees beyond the control of SSD (i.e. parking, inspection, plan submittal or plan engineering fees) shall be billed to Subscriber. SSD and/or its subcontractor(s) shall be the sole provider of service and Subscriber agrees not to allow any other person to service or disturb any of the equipment or wiring during the term of this agreement. SSD's obligation hereunder relates solely to the described services and SSD is in no way obligated to maintain, repair, service, or to assure the operation of the property, system or any other device or devices of the Subscriber or of others which SSD's system may be attached or connected which may include however not be limited to, HVAC, Duct Detectors, and all Sprinkler related devices. Further, SSD will not be held liable to repair or redecorate any portion of the Subscribers premises upon removal of all or part of SSD's system. SPS and Full Service plans are subject to SSD's standard service hours of: Monday - Friday, 8:00am - 4:00pm, excluding weekends and holidays. Emergency service or service not performed on SSD's normal business days (Monday through Friday excluding holidays) between 8:00 am and 4:00 pm will be billed at the then prevailing emergency rates.

(12) **TAXES, UTILITY CHARGES, OR MONTHLY CHARGES.** (a) Any sales tax, property tax or other tax has not been calculated into this agreement and Subscriber agrees to pay any such tax, fines and penalties relating to this agreement when due. If SSD pays any of the above, Subscriber agrees to reimburse SSD on demand and to pay SSD on demand a $15.00 processing fee for each payment SSD makes on Subscriber's behalf. Subscriber also agrees to pay SSD, on demand, any filing and releasing fees prescribed by the Uniform Commercial Code or other law. (b) Notwithstanding the terms and conditions set forth herein, after the expiration of one (1) year from the date of completion of the above described work, SSD may at any time, increase the monthly service charges. Said increases are not to exceed an average of ten (10%) percent per year.

(13) **MONITORING SERVICE.** Unless given special verbal or written instruction to the contrary by Subscriber, or required otherwise by any governmental authority, when an alarm signal from the System is received, SSD's monitoring facility (the "Center") will attempt to telephone the proper police, fire department, private alarm response or other emergency personnel and the first available person on the Subscriber's emergency call list. When a non-emergency, trouble and/or supervisory signal is received, the Center will attempt to make contact at the site or with the first available person on the emergency call list but will not notify emergency authorities. To avoid false alarms, the Center may call Subscriber's premises first to determine if an actual emergency exists before calling any responders. If the Center has reason to believe that no actual emergency exists, it may choose not to place such notification calls. SSD may alter, amend, change or discontinue any part of this service if required to do so by governmental or insurance authorities. If any governmental agency requires or enacts verified response, any such fees related to this service, or private alarm response, will be billed to Subscriber who agrees to pay SSD for any such service. Under no circumstances shall any such event affect the validity or term(s) of this agreement. Further, Subscriber is aware and acknowledges that the system can be compromised in the event that; (i) the codes or devices used for access are lost, (ii) the communication transmission is compromised by a third party, (iii) the Subscribers wireless network and/or router are down, lose communication, not maintained for any reason and, (iiii) any other 3rd party breach out of the control of SSD. SSD shall have no liability for such third party unauthorized access and or Subscriber network/communication failure and SSD is not responsible for the security or privacy of any wireless network systems or router. It is the Subscribers sole responsibility to secure access to the Subscriber provided network and communication path.

(14) **SUBSCRIBER'S RESPONSIBILITIES.** (a) Subscriber shall carefully and properly set the burglar alarm System immediately prior to the closing of the premises and carefully test the System daily during the term of this agreement. In the event remote or battery operated devices are installed, Subscriber is responsible for periodic testing and replacement of the batteries as necessary. In the event any defect in the operation of the System develops, Subscriber shall notify SSD and SSD will repair such defective condition as soon as possible after the receipt of said notice. In the event Subscriber shall cause an excessive number of false alarms through carelessness, or malicious or accidental use of the alarm, video or other monitored System(s) or in the event Subscriber shall in any manner misuse the System, it shall constitute a material breach of contract by Subscriber and SSD may, at its option, in addition to all other legal remedies, be excused from further performance upon giving ten (10) days' notice to Subscriber. SSD'S excuse from performance will not affect SSD'S right to recover damages from Subscriber. Unless otherwise indicated, the Subscriber is solely responsible for all governmental fees, false alarm fines and excess data charges resulting from the use of the System. In the event a fine, penalty or fee shall be assessed against SSD by any governmental agency as a result of any false alarm originating from Subscriber's premises, Subscriber agrees to forthwith reimburse SSD for payment of said false alarm fine, penalty, excess data charges or fee. In the event SSD shall dispatch an agent to respond to a false alarm originating from Subscriber's premises, where Subscriber intentionally or negligently activates the alarm System and no emergency condition exists, then and in that event, Subscriber agrees to pay SSD for any such response at the then prevailing labor rate. (b) Subscriber agrees to furnish SSD a list of names, titles and emergency phone numbers of all persons authorized to enter the premises of the Subscriber during closed periods. Upon written request, such persons shall be supplied by SSD with a pass card. Upon request, Subscriber agrees to furnish SSD with a daily and holiday opening and closing schedule, in writing. All changes and revisions to the above shall be supplied to SSD in writing. Subscriber acknowledges and will inform its employees and associates of the fact that SSD may monitor and record telephone conversations to or from SSD facilities for documentation and quality assurance purposes. (c) Subscriber authorizes and directs SSD to cause the arrest of any persons on or around the premises unauthorized by the Subscriber to enter the premises of Subscriber and to hold such persons until released by Subscriber or his known representative and in such case, Subscriber agrees to indemnify SSD and to hold SSD harmless against any liability or expense resulting from any such action on the part of SSD or its representative in carrying out the aforesaid instructions. (d) Where any device or protection is supplied, including but not limited to space protection, which is affected by turbulence of air or other disturbing conditions, Subscriber agrees to turn off or remove all things, animate or inanimate, including but not limited to all forced air heaters, air conditioners, animated display signs, animals, covering of chemical vats and any other source of air turbulence or movement which may interfere with the effectiveness of the System while the System is on. In the event of a power failure or other interruption, at Subscriber's premises, Subscriber shall immediately notify SSD.

(15) **DEFAULT, TERMINATION, COLLECTION CHARGES.** In the event Subscriber defaults in the performance of any of the terms or conditions of this agreement, including the failure to make any payment as agreed herein, **and fails to cure such default within sixty (60) days from receiving written notification of said default,** the balance of the monies due for the remainder of this agreement shall become immediately due and payable at the option of SSD. Further, in the event of any default by Subscriber, or upon expiration of this agreement or any renewal term thereof, Subscriber hereby consents, **upon receiving written notification,** to **coordinate and allow** SSD to enter the aforesaid premises, or any other premises where the property of SSD may be located for the purpose of removing all or part of the equipment belonging to SSD. In addition, Subscriber agrees to pay to SSD all sums to which SSD may be entitled under the law by virtue of said default. If any part of a payment is more than thirty (30) days late, Subscriber agrees to pay a late charge of one and a half (1.5%) percent of the payment which is late or, if less, the maximum late charge allowed by applicable law. Subscriber also agrees to pay a collection call charge of $10.00 for each call made by SSD to collect late payments from Subscriber and/or any cost associated with the collection. Subscriber agrees to pay a charge of $25.00 for each check returned for non-sufficient funds or other reasons. Upon default by the Subscriber for any reason, SSD reserves the right to immediately discontinue any and all services without liability. At such time as the default is cured, the Subscriber agrees to pay a reconnection fee of $100.00 per System. Discontinuance of services or removal of the equipment and other items by SSD shall not be considered to be a breach by SSD of this agreement or waiver of SSD to such damages which it may be entitled to under the law; nor shall SSD be liable for any damage caused to the premises by the installation or removal of its equipment or the abandonment thereof. In the event of a breach by the Subscriber of this agreement for any reason, SSD shall bring a claim within the time period set forth in the applicable statute of limitations in the state of which governs the enforcement of this agreement.

(16) **SUSPENSION.** This agreement may be suspended or cancelled without immediate notice and without liability or penalty, at the option of SSD, in the event SSD'S Monitoring Center equipment is destroyed by fire, or by other means, or is so substantially damaged in SSD's sole opinion that it is impractical to continue service while any such condition is corrected. All terms and conditions of this agreement will remain in force during this condition. At the Subscriber's request a pro-rated monitoring credit for any such down time exceeding 24 hours may be issued.

(17) **SSD NOT AN INSURER AND LIQUIDATED DAMAGES.** It is understood and agreed by and between the parties hereto that SSD is not an insurer, and any property or casualty insurance should be obtained by Subscriber. SSD's charges are based solely upon the value of the System and services provided for, and are unrelated to the value of Subscriber's property or the property of others located in Subscriber's premises. The amounts payable by the Subscriber are not sufficient to warrant SSD assuming any risk of consequential or other damage to the Subscriber due to SSD'S negligence or failure to perform, **excluding gross negligence, willful misconduct and damage or injury caused by SSD's employees or agents while physically working on site**. The Subscriber does not desire this contract to provide for the liability of SSD and Subscriber agrees that SSD shall not be liable for loss or damage (including property damage, personal injury or death) due directly or indirectly to any occurrence or consequences there from, which the System or service is designed to detect or avert, **excluding any damage or injury caused by SSD's employees or agents while physically working on site.** From the nature of the services to be performed, it is impractical and extremely difficult to fix the actual damages (including property damage, personal injury or death) if any, which may proximately result from the failure on the part of SSD to perform any of its obligations hereunder, including installation, monitoring, repair service or other services, or the failure of the System or service to properly operate, or SSD's negligence, **excluding gross negligence or willful misconduct,** with the resulting loss to Subscriber or others. If SSD should be found liable for loss or damage due to a failure on the part of SSD or its System, in any respect whatsoever, its liability shall be limited to an amount equal to the aggregate of six (6) monthly payments, or the sum of Two Hundred Fifty ($250.00) Dollars, whichever sum shall be less, as liquidated damages and not as a penalty, and this liability shall be exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly to person or property from the performance or non-performance of the obligations set forth by the terms of this contract, or from negligence, **excluding gross negligence or willful misconduct,** active or otherwise, of SSD, its agents or employees, **excluding any damage or injury caused by SSD's employees or agents while physically working on site**. Subscriber may obtain from SSD a limitation of liability in lieu of the liquidated damages set forth above, by paying an additional periodic fee to SSD. If Subscriber elects this option, a rider will be attached to this agreement, which will set forth the terms and amount of the limitation of liability and the amount of the additional fee. Agreeing to a higher limitation of liability does not mean that SSD is an insurer.

(18) **THIRD PARTY INDEMNIFICATION; SUBROGATION.** If anyone other than Subscriber asks SSD to pay for any harm or damages (including property damage, personal injury or death) connected with or resulting from (i) a failure of the alarm System or services, (ii) SSD's negligence, **excluding gross negligence or willful misconduct**, (iii) any other improper or careless activity of SSD in providing the alarm System or services, **excluding any damage or injury caused by SSD's employees or agents while physically working on site**, or (iv) a claim for indemnification or contribution, Subscriber will repay to SSD (a) any amount which a court orders SSD to pay or which SSD reasonably agrees to pay, and (b) the amount of SSD's reasonable attorney's fees and any other losses and costs that SSD may pay in connection with the harm or damages. Subscriber will notify its insurance and SSD of this release. Subscriber does hereby for himself and any parties claiming under him, release and discharge SSD from and against all hazards covered by Subscriber's insurance, it being expressly understood and agreed that no insurance company or insurer will have any right of subrogation against SSD. **SSD Agrees to indemnify Subscriber against any claims arising out of damage or injury caused by SSD while physically working on site.**

(19) **ATTORNEY'S FEES; VENUE.** In the event it shall become necessary for SSD for any reason to institute legal proceedings to collect the cost of the installation or the monthly service charge as set forth herein, then and in such proceeding the unsuccessful party shall pay the successful party reasonable attorney's fees where permitted by law. If for any reason an action is brought by either party, Subscriber and SSD agree that exclusive venue shall be the County of Orange in the State of California.

(20) **LIMITATIONS ON LAWSUITS; REFERENCE.** In the event of a perceived breach of this agreement by SSD, the Subscriber shall have **three years** from the date of the perceived breach within which to bring a claim. Any controversy, dispute, or claim between the parties arising out of or relating to this Agreement, (other than actions brought by SSD in small claims court to collect amounts due under this Agreement) will be settled by a reference proceeding in Orange County California, in accordance with the provisions of Section 638, et seq. of the California Code of Civil Procedure, or their successor section, which shall constitute the exclusive remedy for the resolution of any controversy, dispute, or claim concerning this Agreement, including whether such controversy, dispute, or claim is subject to the reference proceeding. The referee shall be appointed to sit as a temporary Judge with all of the powers of a temporary Judge authorized by law. In the event that the enabling Legislation, which provides for the appointment of a referee is repealed and no successor statute is enacted, any dispute between the parties that would otherwise be determined by a reference procedure herein, will be resolved and determined by binding arbitration. That arbitration will be conducted by a retired Judge of the Superior Court in accordance with Section 1280 to 1294.2 of the California Code of Civil Procedure, as amended from time to time. The parties agree that they may bring claims against the other only in their individual capacity, and not as a class action plaintiff or class action member in any purported class or representative proceeding.

(21) **ASSIGNEES AND SUBCONTRACTORS**. SSD may transfer or assign this agreement to any other security company, or other entity. Upon an assignment to another security company, SSD will be relieved of any further obligations hereunder. Subscriber may not transfer this agreement to someone else (including someone who purchases or rents Subscriber's premises) unless SSD approves the transfer in writing. SSD may use subcontractors to provide installation, repair, monitoring and other services. This agreement and particularly sections 17 and 18 shall apply to the work and services they provide, and shall apply to them and protect SSD assignees and subcontractors in the same manner as it applies to and protects SSD.

(22) **UCC-1 FORM.** Subscriber authorizes SSD to record a UCC-1 Financing Statement or similar instrument, and to appoint SSD as Subscriber's attorney in fact to execute and deliver such instrument in order to show SSD's interest in the equipment. SSD may at its discretion, file a Preliminary Notice pursuant to Section 397 of the Civil Code and or, a Mechanic Lien pursuant to Section 3081.2 of the Civil Code for all work of improvement as outlined in this agreement.

(23) **HIRING OF EMPLOYEES:** Subscriber agrees that if during the term of this agreement, plus one year thereafter, Subscriber shall employ any SSD employee **who worked in a technical field capacity on Subscriber's security or fire alarm systems**, Subscriber will pay to SSD for each such employee hired by Subscriber the sum of $15,000.00 as liquidated damages, and not as a penalty.

(24) **LICENSES: ALARM CO. OPERATORS ARE LICENSED AND REGULATED BY THE BUREAU OF SECURITY AND INVESTIGATIVE SERVICES, DEPT. OF CONSUMER AFFAIRS, SACRAMENTO, CA 95814. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A LATENT ACT OR OMISSION IS FILED WITHIN 4 YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YRS OF THE DATE OF THE ALLEGED VIOLATION. QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CA 95826.**

(25) **The following clauses apply:**

(a) New agreement supersedes existing agreement at this location between the Subscriber and SSD, relieving Subscriber of the remaining obligation of previous agreement for the system described. (Installation fees which stem from original agreement remain due and payable if applicable).

(b) Lift for installation work is not included.

(c) Any applicable tax is not included.

(d) Union or prevailing wage is not included. If required, additional cost will apply.

(e) Permit & Plan Check fee's are not included and to be billed separately if applicable.

Services Included

Burglar Alarm:
- ☐ Burglar Alarm Monitoring
- ☐ Burglar Alarm Radio Communicator
- ☐ Burglar Alarm Cellular Communicator
- ☐ UL Burglar Certification
- ☐ User ID
- ☐ Open/Close Logging
- ☐ Arm/Disarm eNotification
- ☐ Fail to Open eNotification (Once Daily)
- ☐ Fail to Close eNotification (Once Daily)
- ☐ Weekly eReports
- ☐ Monthly eReports
- ☐ CaptureCam
- ☐ Hold-Up Alarm

Fire Alarm:
- ☐ Fire Alarm Monitoring
- ☐ FireNet Radio Communicator
- ☐ Fire Cellular Communicator
- ☐ UL Fire Certification

CCTV System:
- ☐ Video Verification
- ☐ DVR/NVR Heartbeat Check

SPS Service Plan SSD Owned:
- ☐ Burglar Alarm
- ☐ Fire Alarm
- ☐ Access Control
- ☐ CCTV
- ☐ CaptureCam
- ☐ Intercom
- ☐ Radio/Cellular Communicator

Full Service Plan Customer Owned:
- ☐ Burglar Alarm
- ☐ Fire Alarm
- ☐ Access Control
- ☐ CCTV
- ☐ Intercom
- ☐ Cellular Communicator

Fire AlarmTest/Inspection Services:
- ☐ Monthly
- ☐ Quarterly
- ☐ Semi-Annual
- ☐ Annual

SprinklerTest/Inspection Services:
- ☐ Quarterly
- ☐ Annual
- ☐ 5-Year

PumpTest:
- ☐ Weekly
- ☐ Annual

Hydrant Inspection:
- ☐ Annual

Fire Extinguisher Inspection:
- ☐ Annual
- ☐ 6-Year
- ☐ 12-Year

Specialty Services:
- ☐ Cloud Hosted Access
- ☐ Mobile Alarm App Basic
- ☐ Mobile Alarm App Video
- ☐ Mobile Alarm App Z-Wave
- ☐ Remote Code Changes
- ☐ False Alarm Protection Plan
- ☐ Web Portal
- ☐ Alarm Response
- ☐ Elevator Phone Monitoring
- ☐ Bar Coding
- ☐ Temperature Monitoring
- ☐ Carbon Monoxide
- ☐ Software Support Plan Yearly Renewal
- ☐ Software Support Plan Yearly Renewal With Site Visit

Work To Be Completed

FIRE ALARM (EXISTING)

1 SEE ATTACHMENT A FOR SITE INFO

(S) = SSD Owned (C) = Customer Owned (X) = Excluded From Service Plans

*Attachment "A"

THIS ATTACHMENT is hereby made a part of AGREEMENT dated on the 1st day of July 2025, by and between **SECURITY SIGNAL DEVICES, INC.**, a California corporation and

CITY OF REDLANDS

THE TERMS AND CONDITIONS CONTAINED ON AGREEMENT ARE INCORPORATED HEREIN AND BY REFERENCE MADE A PART THEREOF.

Installation Locations

LOC#	Branch Address	System Type	Service Type	Total RMR	Status
L002749	City of Redlands Airport Hangars **1629** Sessums Dr. Redlands, CA 92373	Fire Alarm System (1) Control panel, (1) Annunciator, (1) Smoke detector, (1) Pull Station, (3) Waterflows, (3) Butterfly Valves (CX)	Fire Alarm Monitoring, Annual/Semi Inspections.	$90.75	**(CX)**
L002756	City of Redlands Carriage House 1352 Prospect Dr. Redlands, CA 92373	Fire Alarm System (1) Control panel, (1) Annunciator, (7) Smoke detectors, (5) Pull station (5) Horn/strobe, (1)Heat detector, (S) FireNet Communicator (S)	Fire Alarm Monitoring, Annual/Semi Inspections, FireNet Monitoring	$120.04	**(S)**
L002757	City of Redlands Citrus Fire Station 525 E. Citrus Ave. Redlands, CA 92373	Fire Alarm System (1) Control panel, (1) Annunciator, (25) Smoke detectors, (6) Pull Station, (2) Heat Detectors, (2) Waterflows (CX)	Fire Alarm Monitoring, Annual/Semi Inspections.	$63.23	**(CX)**
L002760	City of Redlands City Hall 35 Cajon St. Redlands, CA 92373	Fire Alarm System: (1)Control panel, (1) Annunciator, (8) Smoke detectors, (5) Pull stations (7) Horn/st, (1) Heat (S) (2) OS&Y (CX)	Fire Alarm Monitoring, Annual/Semi Inspections.	$83.49	**(CX) / (S)**
L002763	City of Redlands Civic Center 35 Cajon St. Bldg B Redlands, CA 92373	Fire Alarm System (1) Control panel, (2) Annunciators, (18) Smoke detectors, (10) Pull Stations, (12) Horn/St, (1) Heat. (S) *(2ea) Water-flow & Butterfly Switches (*CX),	Fire Alarm Monitoring, Annual/Semi Inspections.	$117.98	**(S) / (CX)**
L003570	City of Redlands Corporate Yard 1270 W. Park Ave. Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (4) Smoke Detectors, (8) Pull Station, (3) Water-flow (CX),	Fire Alarm Monitoring, Annual/Semi Inspections.	$64.16	**(CX)**
L002774	City of Redlands Corp Yard Supervisory 1270 W. Park Ave. Redlands, CA 92373	(1) Control Panel, (1) Annunciator, (4) PIV, (1) Flame Detector, (1) 40% Leak Detector (CX)	Fire Alarm Monitoring,	$30.25	**(CX)**

(S) = SSD Owned (C) = Customer Owned (X) = Excluded from Service Plan

Installation Locations

LOC#	Branch Address	System Type	Service Type	Current RMR	Status
L002772	City of Redlands Corp Yard Server Bldg 1270 W. Park Ave. Redlands, CA 92373	Fire Alarm System (1) Control Panel (CX)	Fire Alarm Monitoring, Annual/Semi Inspections,	$58.69	(CX)
L002781	City of Redlands Hinkley Water 1604 Crafton St. Redlands, CA 92373	Fire Alarm Control Panel (S) *(1ea) Water-flow & Butterfly Switches (*CX), FireNet Communicator (S)	Fire Alarm Monitoring, Annual/Semi Inspections. FireNet Monitoring	$119.12	(CX) / (S)
L002784	City of Redlands Lincoln Shrine 125 W. Vine St. Redlands, CA92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (1) Heat Detector, (2) Smoke Detectors, (1) Pull Station, (1) Pressure Valve/Water Acuator, (1) Water-flow (CX)	Fire Alarm Monitoring, Annual/Semi Inspections	$66.55	(CX)
L002791	City of Redlands PD Annex 30 Cajon St. Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (75) Heat Detectors, (2) Pull Stations, (6) Fire Bell (S)	Fire Alarm Monitoring, Annual/Semi Inspections	$159.50	(S)
L002795	City of Redlands RPD Lockup 1270 W. Park Ave. Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (16) Smoke detectors, (1) Pull station, (1) Waterflow, (1) PIV (CX) *FireNet Radio (*S)	Fire Alarm Monitoring, Annual/Semi Inspections, *FireNet Radio Monitoring	$85.61	(CX) (S)
L002797	City of Redlands Smiley Library 125 W. Vine St. Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (1) Waterflow, (1) Butterfly Valve (1) Water Preaction (6) Magnetic Door Locks, (7) Pull stations, (41) Smoke detectors, (6) Duct Smoke Detectors, (1) Fire Curtain, (130) Heat Detectors, (2) Monitor Modules, (1) Relay Module, (6) SOM Modules (CX)	Fire Alarm Monitoring, Annual/Semi Inspections.	$379.50	(CX)
L002899	City of Redlands Wastewater Collection 1950 Nevada St. Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (2) Smoke Detectors, (1) Pull Station, (1) Water-flow (CX),	Fire Alarm Monitoring, Annual/Semi Inspections,	$65.65	(CX)

(S) = SSD Owned (C) = Customer Owned (X) = Excluded from Service Plan

Installation Locations

LOC#	Branch Address	System Type	Service Type	Current RMR	Status
L002766	City of Redlands - Community Center 111 West Lugonia Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (13) Smoke Detectors, (1), Heat Detector, (1) PIV, (2) tampers, (8) P/S (2) Horn (20) Horn/strobe, (3) Strobe,(S) *(2ea) Water-flow & Butterfly Switches (*CX),	Fire Alarm Monitoring , Annual/Semi Inspections.	$63.83	**(CX) / (S)**
L007977	City of Redlands - Coyote Hangar 1551 Sessums Dr.. Redlands, CA 92374	Fire Alarm System (1) Control Panel, (1) Annunciator, (1) Smoke Detector, (1) Conn to: Waterflow Switch & (1) OS&Y (CX) FireNet Communicator (S)	Fire Alarm Monitoring, Annual/Semi Inspections. FireNet Monitoring	$132.00	**(CX) / (S)**
L008567	City of Redlands - Fire Station # 262 1690 Garden St. Redlands, CA 92373	Fire Alarm System (1) Control Panel, (1) Annunciator, (12) Smoke Detectors, (9) Heat Detectors (1) Manual Pull, (12) Horn/Strobes (2) Conn to: Waterflow Switch & (1) PIV (CX) Add: FireNet Communicator (S)	Fire Alarm Monitoring Annual/Semi Inspections. FireNet Monitoring	$262.45	(CX) / (S)

(S) = SSD Owned (C) = Customer Owned (X) = Excluded from Service Plan

*Additional sites may be added to this master agreement. Agreement terms are per location and will commence for additional sites from the date service begins

*01/01/25 New Master Contract

SECURITY SIGNAL DEVICES, INC. **DIR# 1000013363** **SUBSCRIBER:**

Presented By: Alisa Murray **Alarm Agent#:** 527980

BY:_____ **DATE:**_____
(Customer Authorized Signature)

APPROVED: _____ **NAME:**_____ **TITLE:**_____
(SSD Authorized Signature) (Customer Print Name)

City Council Meeting **I. 11.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Approve a Second Amendment to the Non-Professional Services Agreement with JT Lewis, Inc. doing business as National Garage Door, to extend the contract term to December 31, 2025, for the completion of the bay doors at Fire Stations 261, 262, and 263 (Fire Chief Sessler)

MOTION(S):

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

I move that the City Council approve a Second Amendment to the Non-Professional Services Agreement with JT Lewis, Inc. doing business as National Garage Door, extending the contract term to December 31, 2025.

RECOMMENDATION:

Staff recommends that the City Council approve the Amendment to the Non-Professional Services Agreement with JT Lewis, Inc. doing business as National Garage Door, for the purchase and installation of bay doors at Fire Stations 261, 262, and 263, extending the existing contract by six additional months. This extension ensures continuity of services, allowing National Garage Door to finalize all necessary parts and installation required to meet quality standards.

DISCUSSION:

The City of Redlands Fire Department currently holds a Non-Professional Services Agreement (Agreement) with National Garage Door, and it is scheduled to expire at the end of the fiscal year 2024-2025. The agreement covers the purchase and installation of bay doors at Fire Stations 261, 262, and 263. Due to an unforeseen delay in obtaining a necessary part, the vendor was unable to

complete the work within the original contract term. To allow sufficient time for project completion, National Garage Door will need an additional six-month extension of the agreement, extending the agreement term to December 31, 2025.

The scope and compensation of the Agreement will remain unchanged. Only the length of the agreement will be modified. Extending the Agreement will ensure the project is completed in its entirety.

ALTERNATIVES:

The City Council may choose not to approve a six-month extension to the Non-Professional Services Agreement with National Garage Door for the purchase and installation of bay doors at Fire Stations 261, 262, and 263.

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:
Kristina Rivas, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	2025-2026
Revenue Generating:	N
Appropriation Required Y/N:	N

Discussion:

The total cost of the purchase and installation of bay doors at Fire Stations 261, 262 and 263 is $490,205. This cost is budgeted within the Fire Department budget. The amendment to the agreement will not affect the pricing or terms of the contract as it serves only to change the expiration date of the agreement.

Attachments

National Garage Door Second Amendment
National Garage Door First Amendment
Fully Executed Agreement National Garage Door

SECOND AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This second amendment to the agreement for the provision of Installation of Fire Station overhead rollup doors ("Agreement"), dated January 16, 2024, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and J.T. Lewis, Inc. dba National Garage Door, a California corporation ("Contractor"), is made and entered into this 1st day of July, 2025.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to amend the term of the agreement.

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Article 4.2 of the Agreement, entitled "Performance of Services," is hereby amended to read as follows:

"Contractor shall complete the Services by December 30, 2025, unless Services are earlier terminiated as permitted herein."

Section 2. All other provisions of the Agreement and First Amendment shall remain unchanged by this Second Amendment and in effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment, to be effective as of July 1, 2025.

CITY OF REDLANDS

_____
Mario Saucedo, Mayor

JT LEWIS, INC.
DBA NATIONAL GARAGE DOOR

By: _____
Kevin Lewis, Vice President

ATTEST:

_____
Jeanne Donaldson, City Clerk

FIRST AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR IMPROVEMENT TO PUBLIC BUILDINGS AND GROUNDS

This first amendment ("First Amendment") to the agreement for the provision of Installation of Fire Station overhead rollup doors ("Agreement"), dated January 16, 2024 by and between the City of Redlands, a municipal corporation and a general law city ("City"), and J.T. Lewis, Inc. dba National Garage Door ("Contractor"), is made and entered into this 16th day of April, 2024.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Agreement, specifically to amend the Scope of Services change the bay doors manufacturer and specifications, and consquently amend the Price Sheet to reflect the type of bay doors that will be installed at Fire Station 261, 262, and 263.

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Exhibit "A" of the Agreement, entitled "Scope of Services," is hereby amended and attached hereto and incorporated herein by reference.

Section 2. Exhibit "C" of the Agreement, entitled "Price Sheet," is hereby amended and attached hereto and incorporated herein by reference.

Section 3. 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 16, 2024.

CITY OF REDLANDS

Eddie Tejeda, Mayor

By: _____
Kevin Lewis, Vice President

ATTEST:

Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

- Furnish and install three (3) – 12' X 12' Door Engineering Four-Fold FF300 Folding Doors, RAL Paint Finish, Exterior Mount, 115 Volt, Single Phase, Light Curtian on inside of door, Electric Edge, Timer to Close, Fully Glazed Door with 1' Insulated Tempered Glass, Remote Control and Receiver per Door, Long Range Antenna, IS40 Presence Sensor, Exterior Saw Cut Loop and Detector at Fire Station 261.

- Furnish and install two (2) 11 x 10-9 Door Engineering Four -Fold FF300 Folding Doors, RAL Paint Finish, Exterior Mount, 115 Volt, single Phase, Light Curtain on Inside of Door, Electric Edgew, Timer to Close, Fully Glazed Door with 1" Insulated Temepered Glass, Remote Control and Receiver per Door, Long Range Anenna, IS40 Presence Sensor, Exterior Saw Cut Loop and Detector at Fire Station 262.

- Furnish and install two (2) 11 x 10-9 Door Engineering Four-Fold FF300 Folding Doors, RAL Paint Finish, Exterior Mount, 115 Volt, Single Phase, Light Curtain on Inside of Door, Electric Edge, Timer to Close, Fully Glazed Door with 1" Insulated Tempered Glass, Remote Control and Receiver per Door, Long Range Antenna, IS40 Presence sensor, Exterior Saw Cut Loop and Detector at Fie Station 263.

- Demolition and Disposal of seven (7) Sectional Doors.

- Electrical Wiring, Conduit and Hookup of seven (7) Doors.

EXHIBIT "C"

PRICE SHEET

Supply and Installation of 12x12 Door Engineering Four-Fold FF300 Folding Doors at Fire Station 261	$163,875.00
Electrical Work	$15,000.00
Supply and Installation of 11-6x10-9 Door Engineering Four-Fold FF300 Folding Doors at Fire Station 262	$144,665
Electrical Work	$15,000
Supply and Installation of 11-6x14 Door Engineering Four-Fold FF300 Folding Doors at Fire Station 263	$136,665
Electrical Work	$15,000
TOTAL	**$490,205.00**

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR IMPROVEMENT TO PUBLIC BUILDINGS AND GROUNDS

This agreement for the provision of the installation of fire station overhead rollup doors ("Agreement") is made and entered in this 16th day of January, 2024 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and JT Lewis, Inc., a California corporation dba National Garage Door ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform installation of fire station overhead rollup doors services for City (the "Services"). The Services that Contractor shall perform are more particularly described in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – RESPONSIBILITIES OF CONTRACTOR

2.1 Contractor shall comply with all applicable federal, state, and local laws and regulations in the performance of the Services including, but not limited, to all applicable Labor Code and prevailing wage laws and non-discrimination laws, including the Americans with Disabilities Act. Pursuant to Labor Code section 1773.2, copies of the prevailing rates of per diem wages as determined by the Director of the California Department of Industrial Relations for each craft, classification or type of worker needed to undertake the Services are on file at City's Municipal Utilities and Engineering Department, located at the Civic Center, 35 Cajon Street, Suite 15A (Mailing: P.O. Box 3005), Redlands, California 92373.

2.2 Contractor acknowledges that if it violates the Labor Code provisions relating to prevailing wages that City may enforce such provisions by withholding payments to Contractor or its subcontractors pursuant to Labor Code section 1771.6.

2.3 If Contractor executes an agreement with a subcontractor to perform any portion of the Services, Contractor shall comply with Labor Code sections 1775 and 1777.7, and shall provide the subcontractor with copies of the provisions of Labor Code sections 1771, 1775, 1776, 1777.5, 1813 and 1815. Contractor acknowledges that the statutory provisions establishing penalties for failure to comply with state wage and hour laws and to pay prevailing wages may be enforced by City pursuant to Labor Code sections 1775 and 1813.

2.4 Contractor and its subcontractors shall comply with the provisions of Labor Code section 1776 regarding payroll records maintenance, certifications, retention and inspection.

2.5 Contractor acknowledges that eight (8) hours constitutes a legal day's work pursuant to Labor Code section 1810.

2.6 Contractor shall comply with the provisions of Labor Code section 1777.5 as to apprenticeships, and Labor Code sections 1771, 1775, 1776, 1777.5, 1813 and 1815.

2.7 Pursuant to Public Contract Code section 7103.5(b), Contractor offers and agrees to assign to City all rights, title and interest in and to all causes of action it may have under section 4 of the Clayton Act (15 U.S.C. section 15) or under the Cartwright Act (Chapter 2 (commencing with section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, goods or materials pursuant to this Agreement.

ARTICLE 3 – RESPONSIBILITIES OF CITY

3.1 City shall make available to Contractor information in its possession that may assist Contractor in performing the Services.

3.2 City designates Rich Sessler, Fire Chief, 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 Contractor shall perform and complete the Services in a prompt and diligent manner in accordance with the schedule set forth in Exhibit "A," which is attached hereto and incorporated herein by reference. The Services shall commence as of the Effective Date of this Agreement.

4.2 Contractor shall complete the Services by June 30, 2025, unless the Services are earlier terminated as permitted herein.

4.3 Contractor shall furnish a labor and material bond in the form attached hereto as Exhibit "B," which is attached hereto and incorporated herein by reference, in an amount equal to one hundred percent (100%) of the total compensation to be paid to Contractor pursuant to this Agreement.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 Total compensation for Contractor's performance of the Services shall be in the amount of Four Hundred Ninety Thousand Two Hundred Five Dollars ($ 490,205.00). City shall pay Contractor in accordance with Exhibit "C" titled "Price Sheet," which is attached hereto and incorporated herein by reference.

5.2 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
(909) 798-7531

CONTRACTOR

Kevin Lewis, Vice President
JT Lewis, Inc. dba National Garage Door
3185 Fitzgerald Road
Rancho Cordova, CA 95742
kevin@nationalgaragedoor.com
(916) 638-4554

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles

used in connection with Contractor'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.

6.2 Contractor 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (i) no amount shall be allowed for anticipated profit or unperformed Services, and (ii) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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 Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: Eddie Tejeda
Eddie Tejeda, Mayor

ATTEST:

Jeanne Donaldson
Jeanne Donaldson, City Clerk

JT LEWIS, INC.
DBA NATIONAL GARAGE DOOR

By:
Kevin Lewis, Vice President

EXHIBIT "A"

SCOPE OF SERVICES

- Furnish and install three (3) – 12' x 12' BATOR four-fold AFF158 folding doors, powder coat finish, exterior mount, 115 Volt, Single Phase, Light curtain on inside of door, electric edge, timer to close, fully glazed door with 1" insulted tempered glass, remote control and receiver per door, long range antenna, IS40 Presence sensor, exterior saw cut loop and detector at Fire Station 261

- Furnish and install two (2) – 11' x 10-9' BATOR four-fold AFF158 folding doors, powder coat finish, exterior mount, 115 Volt, Single Phase, Light curtain on inside of door, electric edge, timer to close, fully glazed door with 1" insulted tempered glass, remote control and receiver per door, long range antenna, IS40 Presence sensor, exterior saw cut loop and detector at Fire Station 262

- Furnish and install two (2) – 11-6' x 14' BATOR four-fold AFF158 folding doors, powder coat finish, exterior mount, 115 Volt, Single Phase, Light curtain on inside of door, electric edge, timer to close, fully glazed door with 1" insulted tempered glass, remote control and receiver per door, long range antenna, IS40 Presence sensor, exterior saw cut loop and detector at Fire Station 263

- Demolition and disposal of 7 sectional doors

- Electrical wiring, conduit, and hookup of three (9) four-fold doors

EXHIBIT "B"

LABOR AND MATERIAL BOND

Whereas, the City of Redlands, State of California, and JT Lewis, Inc. dba National Garage Door (hereinafter designated as "Principal") have entered into an agreement (the "Agreement") whereby Principal agrees to furnish and install fire station overhead rollup doors (the "Work"), which said agreement, dated, January 16, 2024, and titled as "Agreement to Perform Non-Professional Services for Improvement to Public Builds and Grounds" is hereby referred to and made a part hereof; and

Whereas, under the terms of the Agreement, Principal is required before commencing the performance of the Work, to file a good and sufficient Labor and Material bond with the City of Redlands to secure the claims to which reference is made in Title 3 (commencing with Section 9550) of Part 6 of Division 4 of the Civil Code of the State of California.

Now, therefore, said Principal and the undersigned as corporate surety, are held firmly bound unto the City and all contractors, subcontractors, laborers, material men and other persons employed in the performance of the Agreement and referred to in the aforesaid Code of Civil Procedure in the sum of Four Hundred Ninety Thousand Two Hundred Five Dollars ($490,205.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall insure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 3 (commencing with Section 9550) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

In witness whereof, this instrument has been duly executed by the Principal and surety above named, on _____, 20__.

(SEAL) National Garage Door

(Contractor)

(Signature)

(SEAL)

(Surety)

BY:

(Signature)

Address:

Telephone( ) _____

(Seal and Notarial Acknowledgment of Surety)

EXHIBIT "C"

PRICE SHEET

Supply and Installation of 12x12 BATOR Four-Fold Doors at Fire Station 261	$163,875.00
Electrical Work	$15,000.00
Supply and Installation of 11-6x14 BATOR Four-Fold Doors at Fire Station 262	$144,665
Electrical Work	$15,000
Supply and Installation of 11-6x14 BATOR Four-Fold Doors at Fire Station 263	$136,665
Electrical Work	$15,000
TOTAL	**$490, 205.00**

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.

JT LEWIS, INC.
DBA NATIONAL GARAGE DOOR

By: _____
Kevin Lewis, Vice President

Date: 1/15/2024

City Council Meeting **I. 12.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8701 establishing an Appropriations Limit for Fiscal Year 2025-2026 (Management Services/Finance Director Garcia)

MOTION(S):

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

I move to adopt Resolution No. 8701.

RECOMMENDATION:

Staff recommends City Council adopt Resolution No. 8701 establishing a $178,317,289 appropriations limit for Fiscal Year 2025-2026 pursuant to Article XIII B of the California Constitution.

DISCUSSION:

Each year the City is required to adopt a resolution establishing a limit on its appropriations of tax proceeds. For FY 2025-26, the City's appropriations limit is calculated to be $178,317,289. Based on net proceeds of taxes subject to the limitation in the amount of $101,594,344 in the FY 2025-26 Proposed Budget, the proposed City appropriations are $76,722,945 below the limit.

In November 1979, California voters approved Proposition 4, which places limits on the amount of revenue to be spent by all entities of government. Each year, generally upon submittal of the adopted budget, the City Council must adopt an appropriations limit, commonly referred to as a "Gann Limit" or "Prop. 4 Limit". The passage of Proposition 111 in June 1990 included some clean-up legislation for Proposition 4 limits, making the appropriations limit more responsive to local growth issues and called for specific factors to be included in annual

recalculations of the 1990-91 limit.

Each year the City of Redlands has consistently maintained an exceedingly wide and comfortable margin between its appropriations limit and its proceeds of taxes subject to the limit. This is attributed to annual increases in the limit, based upon California Per Capita Income, and the greater of the County's or City's population growth, both of which are combined for a growth factor that is in significant excess of the increases in proceeds of taxes received each year.

ALTERNATIVES:

None. This is a State constitutional requirement.

STRATEGIC PLAN:
Not applicable.

SUBMITTED BY:
Danielle Garcia, Management Services / Finance Director

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

REVIEWED BY:
Janice McConnell, Assistant City Manager

Fiscal Impact

Fiscal Year: 2026

Discussion:

None. Approval of the resolution, however, establishes a legal limit on the amount of tax proceeds that can be appropriated in Fiscal Year 2025-26. The difference between the City's Appropriations limit of roughly $178 million and the budgeted proceeds of taxes for FY 2025-26, roughly $101.6 million, is approximately $76.7 million. The City is thus $76.7 million dollars below its Appropriations, or "GANN", limit.

Attachments

Resolution No. 8701 Appropriations Limit (GANN 2025-26)
Appropriation Limit Calculation FY 2025-26
Schedule of Appropriations Subject to Limit FY 25-26 (GANN)

RESOLUTION NO. 8701

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ESTABLISHING AN APPROPRIATION LIMIT FOR THE FISCAL YEAR 2025-2026 PURSUANT TO ARTICLE XIIIB OF THE CALIFORNIA CONSTITUTION

WHEREAS, Article XIIIB of the California Constitution provides that the total appropriations subject to limitation of each governmental entity, including this city, shall not exceed the appropriation limit of such entity of government for the prior year adjusted for changes in the cost of living or personal income and population, except as otherwise provided for in said Article XIIIB and implementing State statutes; and

WHEREAS, pursuant to said Article XIIIB of the California Constitution and Section 7900 et seq. of the California Government Code, the City is required to set an appropriation limit for each fiscal year; and

WHEREAS, the Management Services / Finance Director of the City of Redlands has interpreted the technical provisions of said Article XIIIB computations and has caused a technical review to be made of the documentation for the City's said appropriation limitation, utilizing the population growth factor for the County which is higher than that of the City, and has caused the numbers upon which the City's appropriation limit was and is based to be calculated; and

WHEREAS, the City Council chooses to adjust the City's Appropriations Limit by calculating inflation using the California per capita personal income growth; and

WHEREAS, based on such calculation, the Management Services / Finance Director has determined the said appropriation limit and, pursuant to Section 7910 of the California Government Code, has made available to the public the documentation used in the determination of said appropriation limit 15 days in advance of consideration of the adoption of this resolution;

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Redlands, California, that said appropriation limit for the Fiscal Year 2025-2026 shall be and is hereby set in the amount of $178,317,289.

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

AYES:
NOES:
ABSENT:
ABSTAINED:

Jeanne Donaldson, City Clerk

City of Redlands
Annual Appropriations (Gann) Limit Calculation

Fiscal Year	*Per Capita Personal Income*	*Greater of County/City Population Growth*	*CPI Converted to Ratio*	*Population Change Ratio*	*Growth Factor*	*Prior Year Limit*	*New Year Limit*
1999-00	4.53%	0.63%	1.0453	1.0063	1.0519	48,823,906	51,357,867
2000-01	4.91%	1.04%	1.0491	1.0104	1.0600	51,357,867	54,439,885
2001-02	7.82%	1.89%	1.0782	1.0189	1.0986	54,439,885	59,806,459
2002-03	-1.27%	2.38%	0.9873	1.0238	1.0108	59,806,459	60,452,234
2003-04	2.31%	2.59%	1.0231	1.0259	1.0496	60,452,234	63,450,561
2004-05	3.28%	2.51%	1.0328	1.0251	1.0587	63,450,561	67,176,586
2005-06	5.26%	2.49%	1.0526	1.0249	1.0788	67,176,586	72,470,755
2006-07	3.96%	2.10%	1.0396	1.0210	1.0614	72,470,755	76,922,750
2007-08	4.42%	1.86%	1.0442	1.0186	1.0636	76,922,750	81,816,738
2008-09	4.29%	1.45%	1.0429	1.0145	1.0580	81,816,738	86,563,913
2009-10	0.62%	0.79%	1.0062	1.0079	1.0141	86,563,913	87,788,704
2010-11	-2.54%	0.85%	0.9746	1.0085	0.9829	87,788,704	86,286,122
2011-12	2.51%	1.05%	1.0251	1.0105	1.0359	86,286,122	89,380,648
2012-13	3.77%	0.86%	1.0377	1.0086	1.0466	89,380,648	93,547,951
2013-14	5.12%	0.85%	1.0512	1.0085	1.0601	93,547,951	99,173,476
2014-15	-0.23%	0.78%	0.9977	1.0078	1.0055	99,173,476	99,717,151
2015-16	3.82%	1.09%	1.0382	1.0109	1.0495	99,717,151	104,654,783
2016-17	5.37%	0.93%	1.0537	1.0093	1.0635	104,654,783	111,300,300
2017-18	3.69%	1.16%	1.0369	1.0116	1.0489	111,300,300	116,746,006
2018-19	3.67%	0.95%	1.0367	1.0095	1.0465	116,746,006	122,180,375
2019-20	3.85%	0.90%	1.0385	1.0090	1.0478	122,180,375	128,026,278
2020-21	3.73%	0.51%	1.0373	1.0051	1.0426	128,026,278	133,478,947
2021-22	5.73%	-0.01%	1.0573	0.9999	1.0572	133,478,947	141,113,178
2022-23	7.55%	0.14%	1.0755	1.0014	1.0770	141,113,178	151,979,697
2023-24	4.44%	0.12%	1.0444	1.0012	1.0457	151,979,697	158,925,169
2024-25	3.62%	1.28%	1.0362	1.0128	1.0495	158,925,169	166,791,965
2025-26	**6.44%**	**0.44%**	**1.0644**	**1.0044**	**1.0691**	**166,791,965**	**178,317,289**

City of Redlands
APPROPRIATIONS SUBJECT TO THE GANN (PROP 4) LIMIT
FOR FISCAL YEAR 2025-26

Revenue Source	Proceeds from Taxes	Non-Proceeds from Taxes	Total
General Fund:			
Property Tax	$ 44,938,487		$ 44,938,487
Sales Tax	45,616,976		45,616,976
Public Safety Sales Tax	1,434,204		1,434,204
Transient Occupancy Tax	1,995,000		1,995,000
Mining Tax	360,000		360,000
Franchise Fees		$ 3,365,568	3,365,568
Business Licenses	6,265,000		6,265,000
Property Transfer Tax	598,500		598,500
Other Licenses		55,000	55,000
Building Permit Fees		3,823,629	3,823,629
City Ordinance Violation		7,000	7,000
Motor Vehicle Fees		65,000	65,000
State and Federal		110,000	110,000
City Attorney Fees		90,000	90,000
Engineering Services		794,000	794,000
Facilities & Community Svcs.		878,687	878,687
Fire Services		492,300	492,300
Recreation & Senior Scvs.		477,779	477,779
Library Services		4,284	4,284
Police		707,550	707,550
Animal Control		43,191	43,191
Interfund Charges		4,460,480	4,460,480
Donations/Contributions		49,000	49,000
Other Revenue		1,303,067	1,303,067
Sub-Total	$ 101,208,167	$ 16,726,535	$ 117,934,702
Percent of Total	85.82%	14.18%	100.00%
Allocation of Investment Income	386,177	63,823	450,000
Sub-Total	$ 101,594,344	$ 16,790,358	$ 118,384,702
Total Appropriations Subject to Limit	$ 101,594,344		

City Council Meeting **I. 13.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8699 designating an authorized City representative to sign California Department of Transportation contracts related to the granting of temporary construction easements and ownership in fee and in fee estate (Municipal Utilities and Engineering Department Director Harris)

MOTION(S):

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

I move that the City Council adopt Resolution No. 8699.

RECOMMENDATION:

Staff recommends City Council adopt Resolution No. 8699 to designate a City representative to sign California Department of Transportation contracts related to the granting of temporary construction easements in fee and in fee estate.

DISCUSSION:

The City of Redlands routinely works with the California Department of Transportation (CalTrans) to complete projects that require the cooperation of the two governmental organizations. Beginning in late 2024, Municipal Utilities and Engineering Department staff began negotiating with CalTrans to use City property temporarily for an upcoming CalTrans project. Beginning in November 2025, CalTrans will construct a project to upgrade sidewalks and curb ramps along State Route 38 to comply with the Americans with Disabilities Act. The project requires temporary construction easements from the City of Redlands for work to occur. Pearl Avenue from Eureka Street to Orange Street, Orange Street from Pearl Avenue to Lugonia Avenue, Lugonia Avenue from Orange Street to Wabash Avenue and Mentone Boulevard from Wabash Avenue to east end are

part of State Route 38. CalTrans proposes to purchase a section of Mentone Boulevard on the southwest corner of Agate Avenue and Mentone Boulevard.

CalTrans Parcel No. 25960-1 (APN 0298-181-08): This site is located at 1988 Mentone Boulevard and the project requires fifty-one (51) square feet of the City's property. The property is an existing City of Redlands Agate well site. The strip of property requested for temporary construction easement is located on the northeast corner of the parcel.

Resolution No. 8699 authorizes the City Manager or his designee to execute contracts between the City and CalTrans for granting temporary construction easements and the purchase in fee and fee estate.

ALTERNATIVES:

City Council may deny approval of the resolution and provide alternate direction.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
John R. Harris, Municipal Utilities and Engineering Department Director

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

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

PREPARED BY:
Goutam K. Dobey, City Engineer

Fiscal Impact

Fiscal Year:	FY 25/26
Revenue Generating:	Yes
Appropriation Required Y/N:	No
Account No.:	501900
Discussion:	

This action will generate a small amount of revenue ($1,000) that will be deposited in the Water Fund account.

Attachments

A. Resolution 8699

B. Caltrans Project Map

C. Caltrans Parcel No. 25960-1 Packet

RESOLUTION NO. 8699

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING RIGHT OF WAY CONTRACTS FOR TEMPORARY CONSTRUCTION EASEMENTS AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE THE CONTRACTS

WHEREAS, State Route 38 has been declared to be a highway by resolution of the California Highway Commission; and

WHEREAS, Caltrans and the City have previously entered into various agreements regarding the portion of State Route 38 running through the City; and

WHEREAS, it is the mutual desire of Caltrans and the City to enter into new Right of Way Contracts in accordance with the proposed and any upcoming State project; and

WHEREAS, this action is not subject to the California Environmental Quality Act (CEQA) because it is not a "Project" as defined by CEQA and therefore not subject to CEQA pursuant to section 15060(c)(3). As defined in Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The requested action is to adopt a Resolution approving a Right of Way Contracts with the California Department of Transportation and authorizing the City Manager, or his designee, to execute the contracts on behalf of the City, actions which will have no material impact on the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS as follows:

Section 1. Approves Right Of Way contracts – State Highway – Temporary Easements between Caltrans and the City for State Route 38; and

Section 2. Appoints the City Manager of the City of Redlands, or his designee, as agent to execute and submit aforementioned Right Of Way Contracts.

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

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Jeanne Donaldson, City Clerk

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

BY	DATE	REVISIONS

R/W PROJECT SURVEYOR: CARLOS S. URIBE

BY	DATE	REVISIONS
C. URIBE	05/10/2024	PLOTTED ENCUMBRANCES PER LITIGATION GUARANTEES, MAP UPDATES, ADDED TOPO

DETAIL
N.T.S.
N89°22'34"W 13.81'
S40°36'47"E (R)
N0°37'36"E 15.58'
Δ=18°45'37" R=20.00' L=17.02'
TCE 25959-1
N0°37'36"E 20.00'
N0°37'36"E 20.54'
N89°22'34"W 7.00'

DETAIL "A"
N.T.S.
N88°57'46"E(R) 5.00'
TCE 25961-1
S18°16'18"E (R)
N26°30'08"W 5.04'
Δ=72°45'56" R=15.00' L=19.05'
Δ=70°41'55" L=24.68'
Δ=91°38'50" L=31.99'
R=20.00'
Δ=20°56'55" L=7.31'
N89°23'24"W 139.47'

DETAIL
N.T.S.
N44°43'57"W 7.04'
N0°38'04"E 12.67'
TCE 25960-1
N0°38'04"E 7.72'
N89°21'56"W 5.01'

TRACT NO. 1830
M.B. 26/38
12 11 10 9

M.B. 8/81
BLOCK 9
LOT 4

M.B. 8/81
BLOCK 9
LOT 3

SEE DETAIL "A"

SEE SHEET 11

EXISTING R/W PER BK. 7268, PG. 153, O.R. REC'D JULY 15, 1969
EXISTING R/W PER BK. 7112, PG. 167, O.R. REC'D OCTOBER 16, 1968
EXISTING R/W PER BK. 9627, PG. 1384, O.R. REC'D FEBRUARY 21, 1979
EXISTING R/W PER DOC. #2006-0604407, O.R. REC'D SEPTEMBER 5, 2006
EXISTING R/W PER DOC. #88-0434679, O.R. REC'D DECEMBER 13, 1968
EXISTING R/W PER DOC. #88-0434678, O.R. REC'D DECEMBER 13, 1988
EXISTING R/W PER DOC. #2000-0261990, O.R. REC'D JULY 24, 2000
EXISTING R/W PER BK. 6980, PG. 436, O.R. REC'D FEBRUARY 26, 1968
SCE EASEMENT PER DOC. #88-062842, O.R. REC'D MARCH 1, 1988

TCE 25959-1 — 33.00' 33.00'
N: 1,848,981.05
E: 6,826,460.61
PM 3.84
FD. 2" CALTRANS BRASS DISK IN WELL STAMPED "RPL'D 1" I.P. SBCO SURV 1999", PER C.R. 201/46, DN 0.7'
N89°22'34"W 449.92'
MENTONE BOULEVARD (STATE ROUTE 38)
N89°23'24"W 1,224.05'
N89°23'24"W 139.47'
N: 1,848,968.02
E: 6,827,684.59
PM 4.07
FD. 2" CALTRANS BRASS DISK IN WELL STAMPED "RPL'D 1" IP RCE 11136 1999" PER C.R. 201/46, DN 0.5'

TCE 25960-1 — 33.00' 33.00'

EXISTING R/W PER DOC. #2006-0267118, O.R. REC'D APRIL 19, 2006
EXISTING R/W PER DOC. #2006-0397947, O.R. REC'D JUNE 12, 2006
EXISTING R/W PER P.M.B. 154/19-20
EXISTING R/W PER DOC. #2018-0479896, O.R. REC'D DECEMBER 18, 2018

AGATE AVENUE
N0°38'04"E 1,005.67'

PARCEL MAP No. 13643
P.M.B. 154/19-20
PARCEL 14 | PARCEL 13 | PARCEL 12 | PARCEL 11 | PARCEL 10 | PARCEL 9 | PARCEL 8 | PARCEL 7 | PARCEL 6 | PARCEL 5 | PARCEL 4 | PARCEL 3 | PARCEL 2 | PARCEL 1

CRAFTON AVENUE
N1°00'12"W 1,289.96'

FD. 1" I.P. W/ PLASTIC PLUG, ILLEGIBLE, ACCEPTED AS 1" I.P. W/ TAG STAMPED "LS 5347" PER M.B. 300/42-43

FD. LEAD, TACK & TAG STAMPED "SBCO SURV" PER F.B. 4019/1283-1291, FLUSH

THE POSTMILE LOCATIONS INDICATED ON THIS MAP ARE APPROXIMATE TO AN ACCURACY OF +/- 0.20 MILE

PARCEL#	TITLE CODE ①	GRANTOR	AREAS (square feet or as noted) TOTAL	REQUIRED [UF]	EXCESS [UF]	REMAINDER	REMARKS	RECORDATION TYPE②	DATE	DOC.#③
25959-1	TCE	1991 MENTONE LLC.	24,387	219						
25960-1	TCE	CITY OF REDLANDS	7,380	51						
25961-1	TCE	CIRCLE K PROPERTIES INC.	22,314	109						

GRANTOR NOTES

Areas shown do not include underlying fee, unless indicated.
Ac=acres
[ ] Indicates Underlying Fee (UF) Area
[I] Indicates Indeterminate UF
① TITLE CODES:
A=Access Rights Only
F=Fee
E=Easement (Ease)
TCE=Temp Construction Ease
T=Other Temp Ease (see Remarks)
O=Other (see Remarks)

NOTES

Coordinates and bearings are on CCS 1983 Zone 5 (EPOCH 2017.50). Distances and stationing are grid distances.
Divide by 0.99991676 to obtain ground distances.
All distances are in feet unless otherwise noted.

LEGEND

Access Prohibited
Access Superseded
Existing R/W Superseded
Access Opening (Private)
(R) Indicates Radial Bearing
Indicates Found Monument as noted
o Indicates calculated point. (Does not imply monument set)
Title to State
Required for Others

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
APPRAISAL MAP
RW000649-13

FOR PREVIOUS R/W INFORMATION SEE MAP(S) 49904-04, 49904-05, 76103-03, 76104-02, 76104-03
FULL SIZE MAP SCALE: 1" = 50'
FEET 0 25 50 100 150
TO DESIGN: 01/26/2024 EA(s): 1K860 FA#: ##
DRAFTED BY: S. GIVENS CHECKED BY: C. URIBE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	SBd	38	3.94	13	13

PROJECT ID: 08 1900 0129

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY CONTRACT - STATE HIGHWAY – TEMPORARY EASEMENT

RW 8-4 (Rev. 6/95)

REDLANDS , California

5/16/2025
Date

DISTRICT	COUNTY	ROUTE	POST MILE	R/W E.A/PROJ. #.
08	SBD	038	11.8	1K860 / 0819000129

THE CITY OF REDLANDS, A MUNICIPAL CORPORATION
Grantor(s)

THIS DOCUMENT NO., **25960-1** in the form of a **TEMPORARY EASEMENT**, covering the property particularly described in Clause 3 below has been executed and delivered to **Owen Ramsey**, **Right of Way Agent** for the State of California.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

(A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the State of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

(B) Grantee requires said property **(APN 0298-181-08)** described in Document No. **25960-1** for State highway purposes, a public use for which Grantee has the authority to exercise the power of eminent domain. Grantor(s) is compelled to sell, and Grantee is compelled to acquire the property.

(C) Both Grantor(s) and Grantee recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.

(D) The parties to this contract shall, pursuant Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.

Further, no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

2. The State shall pay the undersigned grantor(s) the sum of **$1,000.00** for this Temporary Easement.

3. Permission is hereby granted to the State or its authorized agent to enter upon Grantor's land where necessary within that certain area delineated in color and identified as Parcel **25960-1** on the map marked Exhibit "A" attached hereto and made a part hereof, for the purpose of allowing contractors sufficient working area in and around the ADA curb ramp including the right to remove and dispose of improvement(s).

4. It is understood and agreed that included in the amount payable in Clause 2 above is compensation in full for the actual possession and use of the Temporary Construction Easement for a period of **27** months. Said period to commence on **11/03/2025** and terminate on **02/03/2028** At least 48 (forty-eight) hours advance written notice will be given before any entry on Grantor's property.

5. The undersigned Grantor(s) warrants(s) that they are the owner(s) in fee simple of the property affected by this Temporary Easement as described in Clause 3 above and have the exclusive right to grant this Temporary Easement. Furthermore, Grantor(s) agree(s) to indemnify the State against all adverse claims, and to pay all of the State's legal fees and all other expenses resulting from the undersigned knowingly and falsely claiming ownership of the property referred to in this document.

6. This easement may also be terminated prior to the above date by the Grantee upon written notice to the Grantor.

   Written notification shall be given to the Grantor at:

   THE CITY OF REDLANDS, A MUNICIPAL CORPORATION
   P.O. BOX 3005
   REDLANDS CA 92373

7. It is understood and agreed that in the event the Grantor(s) plan to sell, lease, or rent the Grantor's property prior to the earlier of the completion of the project or the final expiration date of this temporary easement, the Grantor(s) shall inform, in writing, any and all parties involved in said sale, lease, or rental, of this temporary easement and associated construction project by the State.

8. State agrees to indemnify and hold harmless the Grantor(s) from any liability arising out of State's operations under this agreement. State further agrees to assume responsibility for any damages proximately caused by reason of State's operations under this agreement and State will, at its option, either repair or pay for such damage.

9. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner. All structures, improvements or other facilities, when removed, and relocated, or reconstructed by the State, shall be left in as good condition as found.

10. It is understood and agreed by and between the parties hereto that this Agreement inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assigns.

11. The grantors(s) agrees that no improvements, other than those already on the property, shall be placed thereof; and planting of any crops, trees, or shrubs, or alterations, repairs or additions to existing improvements which may hereafter be placed in said area are at grantor's risk and without expectation of payment if removed by the State.

12. This transaction will be handled through an internal escrow by **the California Department of Transportation, 464 W. 4th Street, San Bernardino, CA, 92401.**

13. In the event this information changes or the property transfers, the owner shall notify the State in writing of such occurrence at:

STATE OF CALFORNIA
CALIFORNIA DEPARTMENT OF TRANSPORTATION
464 W. 4th Street, 9th Floor, MS-950
San Bernardino, CA 92401-1400
Attn: Owen Ramsey
Office of Right of Way
(909) 371-9608

In Witness Whereof, the parties have executed this agreement the day and year first above written.

THE CITY OF REDLANDS, A MUNICIPAL CORPORATION

By _____
Name: CHARLES M. DUGGAN JR.
Title: City Manager

By N/A
Name:
Title:

RECOMMENDED FOR APPROVAL:

By: _____
Owen Ramsey
Right of Way Agent
District 8

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

APPROVED BY:

By: _____
Anthony Rizzi
Senior Right of Way Agent
District 8

No Obligation Other Than Those Set Forth Herein Will Be Recognized.

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF OCCUPANCY AND RECEIPT OF RELOCATION INFORMATION

DOT RW 10-25 (REV 09/2023)

PERSONAL INFORMATION NOTICE

This form requests personal information. Disclosure of this Information is voluntary. The principal purpose of the request for personal information is to facilitate processing this form. Failure to provide all or any part of the requested information may delay processing of this form. The California Department of Transportation is committed to the privacy of your personal information. Our policies regarding personal information collected and managed by our department are governed by law, including the Information Practices Act of 1977 (Civil Code Section 1798 and following).

DIST	CO	RTE	KP (P.M.)	EXP AUTH
08	SBD	038	11.8	1K860

AR	PARCEL NO.	FEDERAL PROJECT NO.
25960	25960-1	N/A

To Relocation Advisor:

- I have received the Department of Transportation's Relocation Information Brochure, Information Letter and Postcard.
- I will file my claim for any benefits due me in accordance with the instructions as set forth in the Brochure.
- I certify that the following information is true to the best of my knowledge.

Number of Occupants _____

☑ No person displaced.

I (We) first occupied the property (to be) acquired by the State on:

_____

OCCUPANT'S NAME	SIGNATURE OWNER/TENANT
THE CITY OF REDLANDS, A MUNICIPAL CORPORATION	
ADDRESS SW c/o Mentone Blvd and Agate Avenue Mentone, CA 92359 APN: 0298-181-08	DATE

I have personally verified the above occupancy and I certify possession of:

Bedroom(s) _____

Living room _____

Dining room _____

Den _____

Kitchen _____

Service porch _____

Garage _____

Other _____

Total room count 0

Date of State's first offer to acquire this property: 06/19/2024

☐ Non residential

☐ No personal property to be moved

☐ Personal property only; furniture owned by

☐ Tenant ☑ Owner.

_____

Right of Way Agent

ADA Notice This document is available in alternative accessible formats. For more information, please contact the Forms Management Unit at (279) 234-2284, TTY 711, in writing at Forms Management Unit, 1120 N Street, MS-89, Sacramento, CA 95814, or by email at Forms.Management.Unit@dot.ca.gov.

The California Department of Transportation is proposing to perform highway pavement rehabilitation, improve operational and Transportation Management Systems (TMS), upgrade sidewalk and curb ramps to meet American Disability Acts (ADA) standards, and replace sign panels at various locations along State Route 38 (SR-38), in the city of Redlands, county of San Bernardino.

Your property located at the SW c/o Mentone Blvd and Agate Avenue in Mentone, CA is within the project area and is also identified by your county assessor as Parcel No. 0298-181-08.

Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the California Relocation Assistance and Real Property Acquisition Guidelines require that each owner from whom the Department of Transportation purchases real property or an interest therein or each tenant owning improvements on said property be provided with at a minimum, a summary of the appraisal of the real property or interest therein, as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property being purchased unless you have heretofore waived such entitlement. You are not required to pay recording fees, transfer taxes, or the pro rata portion of real property taxes which are allocable to any period subsequent to the passage of title or possession.

2. The State will offer to purchase any remnant(s) considered by the State to be an uneconomic unit(s) which is/are owned by you or, if applicable, occupied by you as a tenant and which is/are contiguous to the land being conveyed.

3. All buildings, structures and other improvements affixed to the land described in the referenced document(s) covering this transaction and owned by the grantor(s) herein or, if applicable, owned by you as a tenant, are being conveyed unless other disposition of these improvements has been made. The interest acquired is a Temporary Construction Easement (TCE). The property being purchased comprises of 51 s.f. TCE and is described in the attached deed and outlined in color on the attached map.

4. The market value of the property being purchased is based upon a market value valuation which is included in the attached Appraisal and summarized on the attached Appraisal Summary Statement and such amount:

    a. Represents the full amount of the appraisal of just compensation for the property to be purchased;

    b. Is not less than the approved appraisal of the fair market value of the property as improved;

    c. Disregards any decrease or increase in the fair market value of the real property to be acquired prior to the date of valuation caused by the public improvement for which the property is to be acquired or by the likelihood that the property

would be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant; and

d. Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits which the owner is entitled to receive under an agreement with the Department of Transportation.

5. Pursuant to Code of Civil Procedure Section 1263.025 should you elect to obtain an independent appraisal, the Department will pay for the actual reasonable costs up to five thousand dollars ($5,000) subject to the following conditions:

   a. You, not the Department of Transportation (Department), must order the appraisal. Should you enter into a contract with the selected appraiser, the Department will not be a party to the contract;

   b. The selected appraiser is licensed with the Bureau of Real Estate Appraisers (BREA), formerly known as the Office of Real Estate Appraisers;

   c. Appraisal cost reimbursement requests must be made in writing, and submitted to the Department of Transportation at 464 West Fourth Street, MS-950, San Bernardino, CA 92401-1400 within ninety (90) days of the earliest of the following dates: (1) the date the selected appraiser requests payment from you for the appraisal; or, (2) the date upon which you, or someone on your behalf, remitted full payment to the selected appraiser for the appraisal. Copies of the contract (if a contract was made), appraisal report, and the invoice for the completed work by the appraiser must be provided to the Department of Transportation concurrent with submission of the Appraisal Cost Reimbursement Agreement. The costs must be reasonable and justifiable.

6. The owner of a business conducted on a property to be acquired or conducted on the remaining property which will be affected by the purchase of the required property, may be entitled to compensation for the loss of goodwill. Entitlement is contingent upon the ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.

7. If you ultimately elect to reject the State's offer for your property, you are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.

8. You are entitled to receive all benefits that are available through donation to the State of California of all or part of your interest in the real property sought to be acquired by the Department of Transportation as set out in Streets and Highways Code Sections 104.2 and 104.12.

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

APPRAISAL SUMMARY STATEMENT

(Form #)

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date / Revised Date
08	SBD	038	11.8	25960-1	N/A	05/28/2024

Owner: City of Redlands

Date Acquired: Over 5 Years

Property Address: APN: 0298-181-08
SW c/o Mentone Blvd and Agate Avenue

Property to be acquired: Part ☒ All ☐

Locale: Mentone, CA

Total Property Area: 7,380 s.f.

Including Access Rights Yes ☐ No ☒

STATUTORY BASIS OF VALUATION

The market value for the property to be acquired by the State is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Code of Civil Procedure Section 1263.321 defines the Value for Nonprofit, Special Use Property as follows:

> A just and equitable method of determining the value of nonprofit, special use property for which there is no relevant, comparable market is as set forth in Section 824 of the Evidence Code, but subject to the exceptions set forth in subdivision (c) of Section 824 of the Evidence Code.

The market value for the property to be acquired by the State is based upon Code of Civil Procedure Section 1263.320 as defined above.

BASIC PROPERTY DATA

Interest valued:	Temporary Construction Easement (TCE)
Date of valuation:	05/22/2024 Original ☒ Updated ☐
Applicable zoning:	CG-SCp, General Commercial-Sign Control primary
Area to be acquired:	51 s.f. TCE
Highest and best use:	Commercial
Current use:	Unimproved

AREAS WITHIN THE RIGHT OF WAY

Sub-parcel	Area
25960-1 Temporary Construction Easement	51 s.f.

Total Area = 51 s.f.

IMPROVEMENTS WITHIN THE RIGHT OF WAY

Item	Size
N/A	N/A

Lump Sum Total = N/A

Value of the Entire Property $ Not appraised

Value of the property being acquired including the following improvements:
Land: $ 197.64
Imps: $ N/A

$ N/A

Value of the remainder as part of the whole before the State's acquisition $ N/A

Value of the remainder as a separate parcel (cured)
$ N/A

Severance Damages (see page 4):

Cost to Cure Damages: $ N/A

Incurable Damages: $ N/A

Total Damages: $ N/A

Benefits (see page 4): $ N/A

Net Damages: $ N/A

The amount of any other compensation: $ 0.00

JUST COMPENSATION FOR ACQUISITION $ 197.64

Rounded To $ **500.00 (Nominal)**

Construction Contract Work $ N/A

SEVERANCE DAMAGES

COST TO CURE DAMAGE ITEMS

Item	Size
N/A	N/A

Lump Sum Total $ N/A

INCURABLE DAMAGES

(Narrative explanation and calculations, if applicable)

Lump Sum Total $ N/A

TOTAL DAMAGES $ N/A

BENEFITS

(Narrative explanation and calculations, if applicable)

Lump Sum Total $ N/A

NET DAMAGES (Total Damages less Benefits) $ N/A

CONSTRUCTION CONTRACT WORK ITEMS

None

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

THE FOLLOWING INFORMATION IS BASED ON THE PARTIAL ACQUISITION ONLY

1. The Sales Comparison approach is based on the consideration of comparable land and improved sales.
   Indicated value by Sales Comparison Approach $ 500.00
   See attached sheet for principal transactions.

2. The cost approach is based in part on a replacement cost new of improvements less depreciation. Cost information was obtained from cost service publications and/or knowledgeable vendors.
   Total Replacement Cost New $ N/A
   Depreciation from all causes $ N/A
   Value of Improvements in Place $ N/A

   Land (estimated by direct sales comparison) $ N/A
   Indicated value by Cost Approach $ N/A

3. The income approach is based on an analysis of income and expenses to the property.
   Overall Capitalization Rate N/A %
   Net Operating Income $ N/A
   Indicated value by Income Approach $ N/A

4. Other
   Indicated value $ N/A

SUMMARY OF THE BASIS FOR JUST COMPENSATION

The Sales Comparison Approach to value has been utilized in this report. Sales Comparison is the most commonly used and preferred method of valuing land. Data on sales of similar parcels of land is collected, analyzed, compared and adjusted to reflect the similarity or dissimilarity of those parcels to the subject site. The Cost Approach was not applicable as no improvements are affected by the proposed construction. The Income Approach was not applicable and therefore not utilized.

Severance damages to the remainder have not been found. The subject property remainder will continue to have the same highest and best use, degree of access and development potential as in the before condition. Based on San Bernardino County's Planning Department, the remainder will continue to be conforming, according to the minimum requirements for General Commercial-Sign Control primary (CG-SCp) zoning for commercial developments.

No benefits to the remainder have been found or have been estimated. There are no specific benefits to the remainder due to construction in the manner proposed by extending the pavement life and improving ride quality, improving pedestrian path of travel by updating and upgrading existing facilities in accordance with ADA accessibility standards and upgrading Transportation Management Systems (TMS) elements.

The estimate of Just Compensation for this parcel is the sum of the estimated Fair Market Value of the part acquired and any estimated net Severance Damages.

LIST OF PRINCIPAL TRANSACTIONS

SB24-02

ADDRESS:	3601 Highland Ave
APN:	1200-011-24
RECORDING DATE:	10/27/2022
SALE PRICE:	$787,500.00

SB24-10

ADDRESS:	Lugonia Ave
APN:	0169-341-07, -09
RECORDING DATE:	07/20/2023
SALE PRICE:	$2,725,000.00

SB24-11

ADDRESS:	Tourmaline Ave
APN:	0298-094-19, -20
RECORDING DATE:	05/09/2023
SALE PRICE:	$250,000.00

SB24-13

ADDRESS:	10346 Nevada Street Redlands, CA 92374
APN:	0292-064-03, -04, -34
RECORDING DATE:	05/19/2022
SALE PRICE:	$2,100,000.00

LITIGATION GUARANTEE

SCHEDULE A

ORDER NO: 240161979

REF:

LIABILITY:

FEE:

1. NAME OF ASSURED:

   CAL-TRANS

2. DATE OF GUARANTEE: 04/09/2024 @ 8:00am

3. THIS LITIGATION GUARANTEE IS FURNISHED SOLELY FOR THE PURPOSE OF FACILITATING THE FILING OF AN ACTION FOR

   CONDEMNATION (EMINENT DOMAIN)

4. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS GUARANTEE IS:

   A FEE

5. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

   THE CITY OF REDLANDS, A MUNICIPAL CORPORATION

6. THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, IS DESCRIBED AS FOLLOWS:

   THE EAST 88 FEET OF THE NORTH 78 FEET OF BLOCK 80, TOWNSITE OF MENTONE AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 35 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

   APN: 0298-181-08-0-000

LITIGATION GUARANTEE

SCHEDULE B

PART I

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE NEXT TAX YEAR.

2. GENERAL AND SPECIAL STATE, COUNTY AND/OR CITY PROPERTY TAXES FOR THE FISCAL YEAR 2023-2024, AS FOLLOWS:
ASSESSOR'S PARCEL NO. : 0298-181-08-0-000
ASSESSOR'S TAX ID: 0298-181-08-0-000
DISTRICT NUMBER : 104-003
TOTAL : $229.78
FIRST INSTALLMENT : $120.37 DELINQUENT (DUE DATE:N/A)
SECOND INSTALLMENT : $109.41 OPEN (DUE DATE:04/10/2024)
LAND VALUE : $3,818.00
IMPROVEMENT VALUE :
EXEMPTION: NOT SET OUT
SPECIAL ASSESSMENT:N/A
NOTES:

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

4. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

NOTE: ***TAXES WILL BE REFLECTED FROM PAYMENT THROUGH CLOSING***

5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET.

NOTE: ***WILL BE REMOVED FROM THE FINAL TITLE POLICY***

8. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

NOTE: ***WILL BE REMOVED FROM THE FINAL TITLE POLICY UPON RECEIPT OF THE EXECUTED

BUYER/SELLER AFFIDAVITS***

9. PURSUANT TO GOVERNMENT CODE SECTION 27388.1, AS AMENDED AND EFFECTIVE AS OF 1-1-2018, A DOCUMENTARY TRANSFER TAX (DTT) AFFIDAVIT MAY BE REQUIRED TO BE COMPLETED AND SUBMITTED WITH EACH DOCUMENT WHEN DTT IS BEING PAID OR WHEN AN EXEMPTION IS BEING CLAIMED FROM PAYING THE TAX. IF A GOVERNMENTAL AGENCY IS A PARTY TO THE DOCUMENT, THE FORM WILL NOT BE REQUIRED. DDT AFFIDAVITS MAY BE AVAILABLE AT A TAX ASSESSOR-COUNTY CLERK-RECORDER.

10. MUST BE PAID WHETHER IT'S UNDER THE PREVIOUS OWNER OR NOT. THEY ARE LIENABLE ITEMS THAT AFFECT THE PROPERTY. NEED TO BE CALLED ON AND OBTAIN DEMANDS. MUNICIPAL AND UTILITY SERVICES HAVE NOT BEEN EXAMINED FOR THIS COUNTY.

11. TRANSFER TAX AFFIDAVIT REQUIREMENTS: NONE

PRELIMINARY CHARGE OF OWNERSHIP (PCOR) – ORIGINAL OR $20.00 WILL BE CHARGED.

TRANSFER TAX: (PER 1,000.00)

COUNTY: $1.10

CITIES: NONE

12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

13. RECITALS, NOTES, DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS SHOWN ON THAT CERTAIN MAP/PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 35. TO WHICH PLAT REFERENCE IS HEREBY MADE FOR FURTHER PARTICULARS.

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED/RESERVED IN A DOCUMENT.

IN FAVOR OF : THE STATE OF CALIFORNIA

PURPOSE : TO CONSTRUCT AND MAINTAIN A PUBLIC HIGHWAY

RECORDED : 04/19/2006 AS DOC # 2006-0267118, OF OFFICIAL RECORDS

AFFECTS : AS DESCRIBED THEREIN

15. "LIABILITY UNDER THIS COMMITMENT IS LIMITED TO THE LAND VALUE ONLY."

16. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS

PART II

NOTE: PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT YOUR TITLE OFFICE IMMEDIATELY FOR FURTHER REVIEW

SCHEDULE C

ADDRESSES

PARAGRAPH NUMBER: 5, SCHEDULE A
MAILING ADDRESS (ES):

THE CITY OF REDLANDS, A MUNICIPAL CORPORATION

30 CAJON AV REDLANDS CA 92373

SERVICELINK, LLC
400 CORPORATION DRIVE, ALIQUIPPA, PA 15001
(714) 247-7000 • (800) 323-0165

TRANSMITTAL

TO: CAL TRANS

SCARAMENTO, CA 95816
ATTENTION:
ORDER NO:
REFERENCE NO:

DATE: 04/25/2024

PLEASE FIND ENCLOSED HEREWITH ITEMS CHECKED BELOW:

___ CERTIFIED COPY

___ OWNERS POLICY

___ ALTA POLICY

___ CORRECTED GUARANTEE, POLICY AND/OR ENDORSEMENT

___ ENDORSEMENT

___ PRELIMINARY REPORT

___ SUPPLEMENTAL REPORT

X **LITIGATION GUARANTEE**

Vangie Ortega
VANGIE ORTEGA, TITLE OFFICER

City Council Meeting **J. 1.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Presentation by Tim Watkins of San Bernardino County Transportation Authority (SBCTA) on its role and how Measure I impacts transportation planning and improvements within the City (Mayor Saucedo)

DISCUSSION:

For this evening's City Council meeting, Tim Watkins, Chief of Legislative & Public Affairs of the San Bernardino County Transportation Authority (SBCTA), will provide a presentation on SBCTA's role in the community and how Measure I impacts transportation planning and improvements within the City.

Attachments

Measure I - Fact Sheet

SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY

MEASURE I

BY THE NUMBERS

Promises Made — Promises Kept

When the voters of San Bernardino County overwhelmingly approved the Measure extension in 2004, it came with a commitment by SBCTA to deliver on the promises of a better transportation system. That promise has been kept as the agency continues to offer more choices for how we move to and through our beautiful county.

$2.5 Billion
generated for projects and programs

Measure I has participated in the delivery of projects in a wide range of its programs, totaling **$2.9 billion**, with Measure I contributing **$682 million**.

$700M
Local Improvements

More than **$700 Million** has been returned to local jurisdictions for projects like sidewalks, pothole repairs, and improved signalization at intersections.

$2.9 Billion
Regional Infrastructure Improvements

32,500 Jobs
Supported by Measure I*

* Statistic based on job impact numbers from USDOT, and revenue generated by Measure I since 2010.

sbcta

909.884.8276
San Bernardino County Transportation Authority
1170 W. Third Street, San Bernardino, CA 92410
www.goSBCTA.com

REDLANDS

Measure I Funded

Measure I Is a half-cent sales tax that supports transportation projects in San Bernardino County. This funding supports critical street, road and transit projects throughout Redlands.

- Widening Projects:
  - I-10 and Alabama Street Interchange
  - I-10 and University Avenue Interchange
  - Redlands Boulevard
  - Alabama Street
  - Colton Avenue
  - California Street
  - Citrus Avenue
  - Orange Street
- Interchange Improvements
  - University Street & Colton Avenue
- Traffic Signal Installation
  - Dearborn Avenue & Colton Avenue
  - Wabash Avenue & Colton Avenue
- Redlands Passenger Rail Project

MEASURE I

City Council Meeting **K. 1.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Public Hearing to consider Ordinance No. 2985 and Resolution No. 8700 to update housing definitions, zoning regulations, and related municipal code amendments to implement the 2021-2029 Housing Element work program

a. Consideration of a determination of exemption pursuant to Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines.

b. Public Hearing to consider Ordinance No. 2985 for Ordinance Text Amendment No. 361 – A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code by updating Chapters 18.08 (Definitions and Construction), 18.12 (Administrative Provisions), 18.20 (A-1 Agricultural District), 18.21 (A-1-20 Agricultural District), 18.24 (A-2 Agricultural District), 18.28 (R-R Rural Residential District), 18.29 (R-R-A Rural Residential Animals District), 18.32 (R-R-A Residential Estate District), 18.33 (R-A-A Residential Estate Animals District), 18.36 (R-E Residential Estate District), 18.40 (R-S Suburban Residential District), 18.44 (R-1 Single Family Residential District), 18.48 (R-1-D Single Family Residential District), 18.52 (R-2 Multiple Family Residential District), 18.56 (R-2-2000 Multiple Family Residential District), 18.60 (R-3 Multiple Family Residential District), 18.92 (C-3 General Commercial District), 18.156 (Development Standards for Specific Uses), 18.164 (Parking and Loading Space Requirements), 18.168 (Landscaping, Fences, Walls and Signs), and 18.192 (Conditional Use Permits), pertaining to regulations and development standards applicable to housing development projects. The proposed amendments would also create Article XVI in Chapter 18.156 (Two-Unit Projects on Residential Parcels), update Title 17 (Subdivision Regulations) of the Redlands Municipal Code by creating Chapter 17.12 (Urban Lot Splits Into Two Residential Parcels), and various other code amendments in compliance with the adopted 2021-2029 Housing Element's work program. Amend RMC Sections 18.12.130 and 18.192.090 to permit the Planning

Commission to approve requests for Extensions of Time for entitlement approvals. Amend RMC Section 18.168.070 to clarify the approval process for Minor Exception Permit applications that have been previously reviewed and approved by Planning Commission. Amend RMC Section 17.05.030 pertaining to Lot Line Adjustments to delete the requirement for a public hearing and allow for administrative approval. Amend or add new sections pertaining to Accessory Buildings located in residential districts (RMC Sections 18.20.160, 18.21.140, 18.32.115, 18.32.125, 18.40.150, 18.44.160, 18.48.180, 18.52.190, 18.56.220, and 18.60.190).

c. Public Hearing to consider Resolution No. 8700 for Specific Plan Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan 40) – A proposal to update Chapter 2 (Single Family Residential District), Chapter 3 (Multiple Family Residential – 3000 District), Chapter 4 (Multiple Family Residential – 2500 District), and Chapter 7 (Commercial General) pertaining to regulations and development standards applicable to housing development projects, and various other code amendments to implement the City's 2021-2029 Housing Element work program.

d. Public Hearing to consider Resolution No. 8700 for Specific Plan Amendment(s) to Specific Plan Nos. 23, 26, 43, 47, 56, 59, 60, 61, 62, 64, 65, and 66 – A proposal to update the respective single-family residential districts of adopted Specific Plans to update the lists of principal permitted land uses (to allow for up to six persons to reside in supportive housing, transitional housing, employee housing, and community care facilities) to align with current State housing laws and implement the City's 2021-2029 Housing Element work program.

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

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public
   (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Mayor closes the public hearing.
8. City Council considers the motion and votes.

MOTION(S):

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

"I move to approve Resolution No. 8700 and find that the proposal is exempt from environmental review pursuant to Sections 15061(b)(3) and 15378(B)(5) of the California Environmental Quality Act Guidelines; and,

I move to introduce Ordinance No. 2985 and fend that the proposal is exempt from environmental review pursuant to Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines."

RECOMMENDATION:

The Planning Commission held public hearings on April 8, 2025, and May 27, 2025, to review the proposed zoning code amendments, specific plan amendments, and related municipal code amendments. The Commission reviewed the proposal in detail and suggested some minor changes for clarity. On May 27, 2025, the Commission voted 6 to 0 and recommended approval to the City Council.

BACKGROUND:

The City's certified 2021-2029 Housing Element includes several tasks and programs identifying updates to the Zoning Ordinance (Title 18 of the Redlands Municipal Code) to facilitate the construction of new housing units and make it easier for people to find housing opportunities. Through the Housing Element, the City is required to plan for the provision of its share of the Regional Housing Needs Allocation (RHNA) as well as amend or add regulations to facilitate housing affordability and more housing opportunities.

Chapter 5 contains the specific tasks and programs that need revision/updating as required by the California Department of Housing & Community Development (HCD). The overarching goals and objectives listed in the Housing Element are the following:

- Section 5.1 Goal: Housing Development and Variety
- Section 5.2 Goal: Removal of Constraints to the Production of Housing
- Section 5.3 Goal: Prioritization of Housing for Lower and Moderate Income and Special Needs Populations
- Section 5.4 Goal: Incentivize and Preserve Housing
- Section 5.5 Goal: Affirmatively Furthering Fair Housing
- Section 5.6 Goal: Varied and Adequate Funding Sources

Section 5.7 “Housing Programs” then provides a detailed list in Table 5-2 that identifies the numerous tasks and programs the City must implement during the 2021-2029 housing cycle. The various tasks and programs are intended to implement and achieve the stated goals listed above, as well as plan for the construction of 3,516 future housing units (known as the Regional Housing Needs Allocation or “RHNA”). HCD was involved in guiding the drafting (and ultimately approval) of each goal, task, and program. By adopting the proposed code amendments, the City of Redlands will be in compliance with the State-mandated goals and objectives.

The 2021-2029 Housing Element document is available on the City’s website at 'https://www.cityofredlands.org/post/housing-element'.

SUMMARY:

The proposed Ordinance to amend the Zoning Regulations (RMC Title 18) as well as Resolution to amend various Specific Plans will update several regulations and development standards that are applicable to housing developments in the City of Redlands. These amendments are specifically designed to implement the 6th Cycle Housing Element's work program. The specific language of each code text amendment is provided in the proposed Ordinance (Attachment A) and Resolution (Attachment B).

The code amendments are summarized below (the notes regarding “Program No.” refer to the program numbers listed in the Housing Element, Table 5-2, "Proposed Programs").

A) Amendments to Zoning Regulations

The following list summarizes the proposed code amendments to the Zoning Regulations (Title 18 of the Redlands Municipal Code), with references in parentheses to the Housing Element’s work program numbers:

1. Update the housing definitions for “Family” and “Hospital,” as well as add new definitions for “Supportive Housing,” “Transitional Housing,” “Target Population,” “Community Care Facility,” and “Employee Housing” (Program Nos. 1.2-3, 1.2-17, and 1.2-18).

2. Update the single-family residential zoning districts (RMC Title 18) as well as the single-family residential districts of Specific Plans to permit the following types of residences, which must be subject to only those development standards that apply to other single-family homes in the same zone: community care facility or group home for up to six persons; employee housing for up to six persons; and supportive and transitional housing for up to six persons (Program Nos. 1.2-3 and 1.2-5).

3. Update the multifamily residential zoning districts (R-2, R-2-2000, and R-3) of the zoning regulations (RMC Title 18) as well as the multifamily districts of the East Valley Corridor Specific Plan to permit: community care facility or group home (for more than six persons); employee housing (for more than six persons); supportive and transitional housing (for more than six persons); and Single-Room Occupancy facilities (Program Nos. 1.2-3, 1.2-4, and 1.2-5).

4. Create a new Article within RMC Chapter 18.156 (Development Provisions for Specific Uses) for “Single Room Occupancy Facilities” to implement new development standards and management criteria applicable to single-room occupancy houses (Program No. 1.2-4).

5. Add new Article XVI entitled “Two-Unit Projects on Residential Parcels” within RMC Chapter 18.156 (Development Standards for Specific Uses) to create new development standards and regulations that will pertain to the construction of new two-unit housing developments in residential zones. This section will implement new State law (Senate Bill 9) for two-unit developments in single-family residential zones.

6. Update the Agricultural zoning districts (A-1, A-1-20, and A-2) of RMC Title 18 to permit farmworker and agricultural worker housing, as defined. Create a new Article within RMC Chapter 18.156 (Development Provisions for Specific Uses) for “Farmworker Housing Standards” to implement new development standards, operating standards, employment criteria, and reporting criteria for such uses

(Program No. 1.2-18).

7. Update RMC Section 18.192.020(B) to remove the requirement for a Conditional Use Permit for various types of group homes based on characteristics of the occupants, and remove the requirement for a Conditional Use Permit for all multifamily developments with 35 or more dwelling units (Program Nos. 1.2-5 and 1.2-13).

8. Update the Administrative & Professional Office (A-P) zoning district of RMC Title 18 (which already allows multifamily residential uses in accordance with the R-3 density) to permit the following: supportive and transitional housing, as defined; Single-Room Occupancy uses; and permit a Low-Barrier Navigation Center by-right (Program Nos. 1.2-2 and 1.2-3).

9. Create a new Article within RMC Chapter 18.156 (Development Provisions for Specific Uses) for “Low-Barrier Navigation Centers” to implement new development standards and operating standards for such facilities (Program No. 1.2-2).

10. Allow for by-right approval for proposed housing developments that include 20% of the units affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent “reuse” sites previously identified in the 4th and 5th Cycle Housing Elements, and on sites that are to be rezoned to accommodate the lower-income RHNA (Program No. 1.1-4). This amendment would require the Development Services Director to approve such qualifying projects via the Plan Check process only (i.e., issuance of a building permit) and not require a public hearing or other discretionary review process.

11. An additional exemption from the Commission Review & Approval process (per RMC Section 18.12.190) and eligibility for a streamlined approval process if a Supportive Housing development project is proposed to be in a multifamily zone or mixed-use zone, and if it meets the criteria contained in California Government Code section 65651(a) for affordability levels.

12. Amend RMC Chapter 18.12 (Administrative Provisions) to add Section 18.12.200 to prevent the displacement of any residents of occupied dwelling units. New section 18.12.200, entitled “Development of Non-Vacant Sites,” will require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site (Program No. 1.3-3).

13. Amend RMC Chapter 18.12 (Administrative Provisions) to add Section 18.12.210 to create a post-entitlement appeal process for qualifying residential projects that are required to apply for building, engineering, or other construction permits after the entitlement phase. If a post-entitlement phase permit is determined to be incomplete or denied or determined to be noncompliant with the applicable provisions of Government Code section 65913.3, the applicant may appeal the decision to the Planning Commission within ten (10) days of the

director's decision (AB 1483 (2019) and AB 2234 (2022)).

Ancillary Code Clean-Up Items:

14. Amend RMC Section 18.12.130 (pertaining to Commission Review & Approval) and Section 18.192.090 (pertaining to Conditional Use Permits) to simplify the process for granting an Extension of Time to an approved entitlement, and only require approval by the Planning Commission (rather than the City Council).

15. Amend RMC Section 18.168.070 to streamline the Minor Exception approval process, and delete the requirement for a separate Minor Exception Permit application and additional public hearing for those design features that have been previously reviewed and approved concurrent with a development application (i.e., previously approved by the Planning Commission). For those development applications that include improvements subject to a Minor Exception (such as wall or fence height) and have been previously approved by the Planning Commission or City Council, then a subsequent Minor Exception Permit application shall not be required.

16. Revise or add new code sections for the residential land use districts pertaining to Accessory Buildings (RMC Sections 18.20.160, 18.21.140, 18.32.115, 18.32.125, 18.40.150, 18.44.160, 18.48.180, 18.52.190, 18.56.220, and 18.60.190) to clarify certain development standards such as setbacks and placement on a property. In addition, add specific design criteria to ensure land use compatibility with structures on-site as well as any neighboring residences.

B) Amendments to Subdivision Regulations

The following summarizes the related code amendments to the City's Subdivision Regulations (Title 17 of the Redlands Municipal Code):

17. Add new RMC Chapter 17.12 entitled "Urban Lot Splits Into Two Residential Parcels" to RMC Title 17 (Subdivision Regulations) to create new subdivision standards and regulations that will pertain to the subdivision of existing residential lots into two new parcels located in residential zones. This section will implement new State law (Senate Bill 9) for urban lot splits.

18. Amend RMC Section 17.05.030 pertaining to Lot Line Adjustments to delete the reference to "notice and public hearing provisions" (in subsection 17.05.030(C)(3)) and allow such applications to be reviewed and approved administratively by the Development Services Director. Lot Line Adjustments begin and end with the same number of parcels (i.e., not creating new lots), and therefore, are usually exempt from the Subdivision Map Act (per Gov. Code § 66412(d)). Lot Line Adjustment applications require written authorization from the affected property owners, and there is no need for an otherwise quick administrative process to be subject to the public hearing requirements.

C) Amendments to Specific Plans

The East Valley Corridor Specific Plan (Specific Plan No. 40) contains several residential districts that likewise should be updated to align with the above amendments to RMC Title 18 and comply with the 2021-2029 Housing Element work program. The proposed amendments are included in the attached Resolution.

There are also several other adopted Specific Plans in the City that are single-family residential in character or contain single-family residential districts (Specific Plan Nos. 23, 26, 43, 47, 56, 59, 60, 61, 62, 64, 65, and 66). These additional Specific Plans should also be updated to align with State law and comply with the 2021-2029 Housing Element work program. By including these amendments for each residential Specific Plan, it will prevent any future ambiguity and avoid any erroneous interpretations of the lists of permitted uses. The proposed amendments are included in the attached Resolution.

D) General Plan Conformance

The Housing Element is one of the required elements of a General Plan in California (as required Government Code section 65302(c)). Certification of a housing element by the California Department of Housing & Community Development verifies that it was prepared and adopted in compliance with applicable State law. On October 7, 2022, the State certified the City's adopted 2021-2029 Housing Element. The proposed code amendments will implement several specific items in the Housing Element's work program, and adoption will ensure that the City's Housing Element remains in a certified status.

ENVIRONMENTAL REVIEW:

Adoption of the proposed code amendments and specific plan amendments are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as the proposal does not have the potential for causing any significant effects on the environment, as well as Section 15378(b)(5) as this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment. The proposal consists of text amendments to the city's zoning regulations (including Title 18 of the Redlands Municipal Code as well as several adopted Specific Plans in the City of Redlands) for the purpose of implementing numerous work program requirements contained in the City's certified 2021-2029 Housing Element. The adoption of text amendments does not have the potential for causing any direct or indirect physical changes in the environment.

ALTERNATIVES:

The City Council may consider these alternatives:

A. Provide additional direction to staff, and request that staff bring back a revised ordinance and resolution to a future City Council meeting.
B. Request additional information.

STRATEGIC PLAN:

This proposal will help implement Priority A (Quality of Life) contained in the Redlands Strategic Plan.

Strategic Objective 2 (Economic Vitality):

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

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager
Christopher Boatman, Assistant City Manager

PREPARED BY:
Brian Foote, City Planner/Planning Manager

Attachments

Attachment A-1: Ordinance No. 2985 (Legislative)
Attachment A-2: Ordinance No. 2985 (Clean)
Attachment B-1: Resolution No. 8700 (Legislative)
Attachment B-2: Resolution No. 8700 (Clean)

ORDINANCE NO. 2985

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE TO MAKE TEXT AMENDMENTS PERTAINING TO: HOUSING DEFINITIONS; LISTS OF PERMITTED AND CONDITIONALLY PERMITTED USES; ADOPT DEVELOPMENT STANDARDS FOR LOW BARRIER NAVIGATION CENTERS; ADOPT DEVELOPMENT STANDARDS FOR FARMWORKER AND AGRICULTURAL WORKER HOUSING; ADOPT DEVELOPMENT STANDARDS FOR SINGLE-ROOM OCCUPANCY FACILITIES; ADD CHAPTER 17.12 FOR URBAN LOT SPLITS TO TITLE 17 OF THE REDLANDS MUNICIPAL CODE; ADD ARTICLE XVI TO CHAPTER 18.156 FOR TWO-UNIT DEVELOPMENT PROJECTS ON RESIDENTIAL PARCELS; AND OTHER VARIOUS TEXT AMENDMENTS TO THE ZONING REGULATIONS FOR IMPLEMENTATION OF THE 2021-2029 HOUSING ELEMENT'S WORK PROGRAM.

WHEREAS, the City has initiated Ordinance Text Amendment No. 361 in accordance with Chapter 18.204 of the Redlands Municipal Code; and

WHEREAS, the City Council finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California, stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing… is a priority of the highest order" and, further, that, "local… governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 2,234 new affordable housing units as follows: 652 units are needed for moderate-income households, 615 units are needed for low-income households and 967 units are needed for very low and extremely low-income households; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of this ordinance will aid the City in achieving the goal of making housing availability more diverse, dispersed, and affordable; and

WHEREAS, on May 6, 2025, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing by the Planning Commission; and

WHEREAS, on April 8, 2025, and May 27, 2025, the Planning Commission held a noticed public hearing and considered the testimony and written evidence submitted by City staff, the public, and other interested persons; and

WHEREAS, on May 27, 2025, the Planning Commission recommended to the City Council that Ordinance Text Amendment No. 361 be approved, in conjunction with Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan 40) and related amendments to other residential Specific Plans in the City; and

WHEREAS, in accordance with Government Code sections 65090 and 65854, on or about June 10, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance No. 2985 would be considered by City Council; and

WHEREAS, on July 1, 2025, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance No. 2985; and

WHEREAS, adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, after closing the public hearing and deliberating upon the matter, the City Council finds that approval of the proposed text amendments to the Redlands Municipal Code and Specific Plans will be in the best interests of the public health, safety, and general welfare.

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

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would amend text of the zoning regulations of the City and would not result in any direct or indirect physical changes to the environment within the City. Accordingly, no further environmental review is necessary.

SECTION 2. Chapter 18.08 of the Redlands Municipal Code, entitled "Definitions and Construction," is hereby amended to add Sections 18.08.527, 18.08.528, and 18.08.542, as follows:

"18.08.238: EMPLOYEE HOUSING:

A. "Employee housing" means both of the following:

1. Qualified employee housing providing accommodations for six or fewer employees, pursuant to California Health and Safety Code section 17021.5(b), shall be deemed a single-family dwelling and is allowed in residential zones. Employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to other residential dwellings of the same type in the same zone.

2. Qualified employee housing providing accommodations for seven or more employees and consisting of no more than thirty six (36) beds in group quarters or twelve (12) units or spaces designed for use by a single family or household, pursuant to Health and Safety Code Section 17021.6(b), shall be deemed an agricultural land use and is allowed in such zones for agricultural use or an equivalent agricultural district within a City approved Specific Plan. Employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to other agricultural activity in the same zone.

B. Employee housing is not included within the definition of a boarding house, rooming house, single room occupancy residence, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

C. Employee housing does not include housing that is provided by someone other than an agricultural employer or an agent thereof if such housing is offered and rented to nonagricultural employees on the same terms that it is offered to agricultural employees, none of the occupants of the housing are employed by the owner or property manager of the housing, none of the occupants of the housing have rent deducted from their wages,

negotiation of the terms of occupancy of the housing is conducted between each occupant and the owner or manager of the property, the occupants of the housing are not required to live in the housing as a condition of employment, and the occupants of the housing are not referred to live in the housing by the employer of the occupants or the employer's agent, or an agricultural employer.

D. "Employee" as used in this section does not include a person engaged in household domestic service or a person employed under circumstances in which his or her wages are incidental to professional training or training for a religious vocation and where the employer is exempt from taxation under the California Constitution. In addition to the requirements of this section, employee housing shall comply with the requirements of the Employee Housing Act (Calif. Health & Safety Code, section 17000 et seq.)."

"18.08.240: FAMILY:

~~"Family" means an individual, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons, excluding servants, who are not so related, living together as a single housekeeping unit in a dwelling unit.~~

"Family" means an individual or group of two or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit on a continuous non-transient basis. Each member of the family has access to all parts of the dwelling; interact with each other; share meals; and/or share household activities. If the dwelling unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises. Further, the makeup of the household occupying the rental is determined by the residents of the dwelling unit rather than the landlord, property manager, or agency. The term "family" shall not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, or similar group living arrangements whose association is temporary or of limited duration (i.e., school term, completion of a program, rehabilitation, etc.); nor does it include group living arrangements such as boarding houses, single-room occupancy residences, hotels, or motels. Indications that a household may not be operating as a "family" may include but are not limited to: members of the household have separate, private entrances; each member of the household has locks or deadbolts on their bedroom door; members of the household have separate food storage facilities; members have restricted access to certain portions of the dwelling; and/or lease a specific room or portion of the dwelling."

"18.08.168: COMMUNITY CARE FACILITY:

"Community care facility" has the same meaning as in California Health & Safety Code section 1502. A community care facility for not more than six persons (excluding members of the resident family or persons employed as facility staff) which may operate on a 24-hour-a-day basis within the meaning of the Community Care Facilities Act is a "dwelling" in the individual zone chapters. Whether or not unrelated persons are living together, a residential care facility that serves six or fewer persons (excluding members of the resident family or persons employed as facility staff) shall be considered a residential

use of property for the purposes of these zoning regulations (Calif. Health & Safety Code, section 1568.0831). A community care facility is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters."

"18.08.320: HOSPITAL:

"Hospital" means any building or portion thereof used for the in-patient accommodation and licensed medical care of sick, injured, or infirm persons, and includes sanitariums, ~~rest homes, homes for the aged~~, alcoholic sanitariums, and commercial institutions for the cure of chronic drug addicts and mental patients."

"18.08.527: SUPPORTIVE HOUSING:

"Supportive housing" means either:

1. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65582; or

2. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65650.

Supportive housing is a "dwelling" in the individual zone chapters. Supportive housing occupied by the target population (as defined in Calif. Gov. Code section 65582) is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters. Supportive housing occupied by the target population (as defined in Calif. Gov. Code section 65650) is eligible for streamlined ministerial approval under Chapter 18.12, section 18.12.190 of this title, in zones where multifamily and mixed uses are permitted if the proposed housing development satisfies the requirements of California Government Code section 65651, subdivision (a)."

"18.08.542: TRANSITIONAL HOUSING:

"Transitional housing" has the same meaning as in California Government Code section 65582. Transitional housing is a "dwelling" in the individual zone chapters. Transitional housing is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters."

SECTION 3. Redlands Municipal Code Section 18.20.030 for the Agricultural (A-1) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the A-1 district include:

Accessory public parking areas which serve existing public facilities such as parks, trails or linear parks, or similar public uses, pursuant to the review procedures set forth in section 18.12.190 of this title for lots containing ten thousand (10,000) square feet or less or twenty (20) spaces or fewer. In this instance, "accessory" shall mean that the parking

area is accessory to the existing land use of either park, trail or linear park, or similar public use.

Apiaries, provided that no hives or boxes housing bees are kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title of the R-1 zone, no animal(s) shall be housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Horse boarding.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of five (5) acres or more. Where parcels of land are already subdivided into parcels less than five (5) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet."

SECTION 4. Redlands Municipal Code Section 18.21.030 for the Agricultural (A-1-20) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Permitted uses in the A-1-20 zone are:

Apiaries, provided that no hives or boxes housing bees shall be kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary.

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title, no animal(s) shall be

housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of twenty (20) acres or more. Where parcels of land are already subdivided into parcels less than twenty (20) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone."

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 5. Redlands Municipal Code Section 18.24.030 for the Estate Agricultural (A-2) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the A-2 district include:

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Keeping of horses; provided, that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property, and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and further:

A. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used,

B. No grazing shall be permitted in any required yard,

C. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse,

D. No more than three (3) horses may be kept on any lot or parcel.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening, and commercial flower growing; provided, however, that such uses are on a premises not less than five (5) acres in size.

Single-family dwellings, not more than one dwelling for each lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet."

SECTION 6. Redlands Municipal Code Section 18.28.030 for the Rural Residential (R-R) District, entitled "Permitted Uses," is hereby amended to read as follows:

"18.28.030: PERMITTED USES:

Principal permitted uses in R-R Districts include:

Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot is not less than that required in the A-2 District.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses; provided, that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and compliance with the following:

A. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used,

B. No grazing shall be permitted in any required yard,

C. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse.

Single-family dwellings, not more than one dwelling for each lot. (Ord. 1908 § 1, 1986: Ord. 1000 § 13.60(A), 1955)

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 7. Redlands Municipal Code Section 18.29.030 for the Rural Residential Animals (R-R-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-R-A Districts include:

Accessory animal raising associated with a primary single dwelling unit.

A. Regulations Established: This section establishes regulations to allow animal raising as an accessory use to a primary single dwelling unit. Table 18.29.030(c)(1) of this section identifies the types and numbers of animals allowed. Combinations of the animal types are allowed, provided:

1. The total number in each category is not exceeded;

2. Where animal types are limited only by a maximum number per lot or unit, these animals are allowed in addition to any other accessory animal raising use. However, where animal types are limited by a ratio of animals per lot area, these animals may not be reused to allow another animal type;

3. For the purpose of this section, lots with attached multiple residential structures shall be limited to those animals allowed by table 18.29.030(c)(1) a and b of this section for lots less than seven thousand two hundred (7,200) square feet.

B. Public Health Laws: All animal raising land uses shall comply with public health laws regarding proper care and maximum number of animals.

C. Structures: Each animal raising land use includes all structures necessary to maintain and care for such animals (e.g., barn, corral, stable, pens and coops). Such structures shall comply with all development standards including those specified by the land use district and this section.

D. Distance From Human Habitation: All animals, other than cats, dogs, canaries or birds of the psittacine family, shall be maintained at least seventy feet (70'), measured in a straight line, from any structure or area used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining property and forty feet (40') for structures and area used for human habitat or public assembly that is located on site. The area of human habitation shall not include cabanas, patios (attached or detached), private garages or storage buildings.

E. Distance From Property Lines: Such animals shall maintain a clearance of at least five feet (5') from interior side and rear property lines, and fifteen feet (15') from side street rights of way, excepting an alley or bridle path, unless they comply with subsection F of this section.

F. Animal Enclosure: Animals may be maintained by a fence at least five feet (5') high and made of either chain link, wood with horizontal members no less than six inches (6") apart, solid masonry or other appropriate solid screening and confining materials. Such a fence may be located on an interior side or rear lot line and fifteen feet (15') from a side street right of way.

G. Distance From Water Well: All animals shall be kept no closer than one hundred feet (100') from a domestic water well.

H. Conditional Use Permit: Accessory animal raising of densities greater than or of animal types different from those specified by this section shall be subject to a conditional use permit.

I. Newborn Animal Exception: Offspring of animals maintained in accordance with applicable lands and regulations which are less than four (4) months old or which have not been weaned, whichever is longer, of any animals which are maintained in compliance with the provisions of this code and any other applicable laws, ordinances and regulations shall not be subject to the maximum density or number limitations established by this title. Offspring of equestrian animals which are less than three (3) years old, for those bred on the property, are permitted. Such animals shall not be included as part of the number of allowable animals.

J. Confined Animals: Animals which are normally maintained in aquariums, terrariums, vivariums, birdcages or similar devices each of which does not exceed fifty (50) cubic feet and where such devices are maintained within an enclosed building shall be allowed as an accessory animal raising use. The maximum number or density limitations for these animal types shall comply with public health regulations.

K. Types And Number Of Animals Allowed: Table 18.29.030(c)(1) of this section identifies the types and number of animals allowed as follows:

TABLE 18.29.030(c)(1)

Animal Type	Minimum Lot Area	Maximum Density Or Number
a. Dogs/cats	Less than 7,200 7,200 - 9,999 10,000 - 19,999 20,000+	2 per lot or unit 3 per lot or unit 4 per lot or unit 5 per lot or unit[1]

b. Chickens or similar fowl (hens only) or rabbits and other small animals	Less than 7,200 7,201 - 9,999 10,000 - 20,000 20,000+	2 per lot 3 per lot 4 per lot 1 per 2,000 square feet (maximum of 9 per species per lot)
Male fowl	1 acre	Maximum of 9 per lot with no more than 2 of any species
c. Sheep and/or goat (female)	7,200 - 9,999	1 per lot
Sheep and/or goat (female)	10,000	1 per 5,000 square feet
Sheep and/or goat (male)	20,000+	1 per lot (cumulative total of sheep and goats is 9)
d. Cattle, buffalo, horses and other large animals	20,000 square feet with 60 foot frontage	1 per 10,000 square feet with a maximum of 9 (cumulative total cannot exceed 9)

Note:
1. Requires conditional use permit for a kennel. For the purposes of this zone a "kennel" is defined as 5 or more cats or dogs and supersedes the definition of kennel as described in section 18.08.350 of this title.

L. Prohibited Animals: No person shall offer for sale, give away, or bring into the R-R-A zone any lion, tiger, bear, wolf, cougar, or any other wild undomesticated animal as defined in section 6.16.010 of this code. All such animals may be impounded subject to the provisions of section 6.16.010 of this code.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Single-family dwellings, not more than one dwelling for each lot and uses permitted in the A-2, agricultural district, provided the area of the lot is not less than that required in the A-2 district. (Ord. 2190, 1992)

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 8. Redlands Municipal Code Section 18.32.020 for the Residential Estate (R-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"A. In the R-A District, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes.

B. Permitted uses include:

Uses permitted in the A-2 Agricultural District, provided the area of the lot is not less than that required in the A-2 District.

Churches, subject to a conditional use permit.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses, provided that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and further:

1. Evergreen planting screens, or other protective devices, may be required on property lines when minimum distances are used, and further

2. No grazing shall be permitted in any required yard, and further

3. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse, and further

4. No more than three (3) horses may be kept on any lot or parcel, subject to the housing provisions of this use.

Private greenhouses or horticultural collections incidental to the residential use of the premises.

Public schools, parks and playgrounds, subject to review and approval by the commission.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 9. Redlands Municipal Code Section 18.33.030 for the Residential Estate Animals (R-A-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-A-A Districts include:

Uses permitted in the A-2, Agricultural District, provided area of the lot is not less than that required in the A-2 District.

Accessory animal raising associated with a primary single dwelling unit. Animal raising as permitted in subsection 18.29.030(C) of this title.

Churches, subject to a conditional use permit.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Private greenhouses or horticultural collections incidental to the residential use of the premises.

Public schools, parks and playgrounds, subject to review and approval by the commission.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 10. Redlands Municipal Code Section 18.36.020 for the Residential Estate (R-E) District, entitled "Permitted Uses," is hereby amended to read as follows:

"No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

Uses permitted in the R-A District, subject to the property development standards of the R-A District.

Single-family residential uses, not more than one dwelling unit per lot.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 11. Redlands Municipal Code Section 18.40.030 for the Suburban Residential (R-S) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-S District include:

Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot shall be not less than that required in the A-2 District.

Accessory structures for the purpose of maintaining agricultural uses of less than five (5) acres with no expansion of the agricultural use.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses; provided that stables and corrals for horses are located not less than forty feet (40') from any dwelling on the property and not less than fifty feet (50') from any property lines, and not less than one hundred feet (100') from any existing or future dwelling on adjacent properties, and not less than one hundred feet (100') from a public park or school; and further:

A. The evergreen planting screens, or other protective devices, shall be provided along property lines or surrounding the corral and stable areas,

B. No grazing shall be permitted in any required yard,

C. Lot area for each horse shall be not less than one acre,

D. Not more than three (3) horses may be kept on any lot or parcel.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 12. Redlands Municipal Code Section 18.44.030 for the Single-Family Residential (R-1) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-1 Zone include:

Uses permitted in the A-2 Residential Estate District, provided the area of the lot shall be not less than that required in the A-2 District.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses, subject to the provisions of section 18.40.030 of this title.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 13. Redlands Municipal Code Section 18.48.030 for the Single-Family Residential (R-1-D) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-1-D Districts include:

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

On existing deep lots greater than one hundred sixty feet (160') in depth, not more than two (2) single-family dwellings may be constructed in accordance with the provisions of sections 18.48.070 through 18.48.210 of this chapter.

Single-family residential uses, not more than one dwelling per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 14. Redlands Municipal Code Section 18.52.030 for the Multiple-Family Residential (R-2) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-2 Districts include:

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Multiple-family dwellings either in one structure or a group of structures.

Single-family dwellings, including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Two-family dwellings, either in one structure or in two (2) detached structures.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 15. Redlands Municipal Code Section 18.52.100 for the Multiple-Family Residential (R-2) District, entitled "Density of Development," is hereby amended to read as follows:

"The maximum ~~Population~~ density in R-2 zones is two thousand nine hundred (2,900) ~~three thousand (3,000)~~ square feet of lot area per dwelling unit. The minimum density in the R-2 zone is four thousand one hundred fifty (4,150) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking."

SECTION 16. Redlands Municipal Code Section 18.56.060 for the Multiple-Family Residential (R-2-2000) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-2-2000 District include:

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Existing single-family dwelling (one on each lot), including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Multiple-family dwellings, either in one structure or a group of structures. No groups of single-family detached dwelling units may be placed on any lot or parcel of land.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 17. Redlands Municipal Code Section 18.56.130 for the Multiple-Family Residential (R-2-2000) District, entitled "Density of Development," is hereby amended to read as follows:

"Population density in the R-2-2000 District shall be as follows:

A. For one- and two-story projects, the maximum density shall be two thousand five hundred (2,500) square feet of lot area per dwelling unit. The minimum density is three thousand five hundred fifty (3,550) square feet of lot area per dwelling unit, provided all

other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking. The requirements of this section may be modified by the City Council in a density bonus agreement entered into pursuant to California Government Code section 65915 et seq.

B. For three-story or more projects, the maximum density shall be two thousand (2,000) square feet of lot area per dwelling unit. The minimum density is two thousand eight hundred fifty (2,850) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, open space, and on-site parking."

SECTION 18. Redlands Municipal Code Section 18.60.030 for the Multiple-Family Residential (R-3) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-3 District include:

Apartment dwellings, either in one structure or a group of structures. Each structure shall contain three (3) or more dwelling units.

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

One single-family dwelling on each lot, including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

Two-family dwellings, either in one structure or in two (2) detached structures."

SECTION 19. Redlands Municipal Code Section 18.60.100 for the Multiple-Family Residential (R-3) District, entitled "Density of Development," is hereby amended to read as follows:

"The maximum ~~Population~~ density in the R-3 zone is one thousand four hundred fifty (1,450) square feet of lot area per dwelling unit. The minimum density in the R-3 zone is two thousand and seventy-five (2,075) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking."

SECTION 20. Redlands Municipal Code Section 18.64.030 for the Administrative and Professional Office (A-P) District, entitled "Permitted and Conditional Uses," is hereby amended to read as follows:

"In the A-P zone, no building, structure or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged, except for the following purposes:

A. Residential uses:

1. Uses permitted in the R-3 zone, subject to the regulations of the R-3 zone.

2. Low-Barrier Navigation Center (defined in Gov. Code Section 65660), subject to the provisions of chapter 18.156, Article XIII, of this title.

3. Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

B. Business and professional offices:

Accounting, auditing and bookkeeping services.
Administrative headquarters.
Architectural and engineering services.
Business and management consulting services.
Business associations.
Federal, state, county and local government offices.
Insurance offices.
Law offices.
Photographic studios.
Professional membership associations.
Real estate offices.
Secretarial and clerical services.
Travel agencies.

C. Medical and health services:

Chiropractors.
Day spas.
Dentists and oral surgeons.
Medical, dental and biological laboratories and therapeutic clinics.
Medical massage therapy, provided:

1. A minimum of eighty percent (80%) of the establishment's clients are from referrals by state licensed healthcare providers,

2. The establishment's records are kept on the premises and made accessible to the city upon request for compliance with item 1 of this use.

Optometrists.
Physicians and surgeons.

D. Uses permitted by conditional use permit:

Charitable organizations.
Libraries.
Mixed residential and nonresidential uses; provided the following items are to be included in the submittal of:

1. A statement or plan setting forth the maximum number of employees. The number of employees may not be increased unless the applicant applies for a revised conditional use permit.

2. A parking plan or layout indicating that:

a. Parking for the residential unit(s) shall be provided on site in addition to that required for the office use(s) or by evidence of an agreement for off site parking acceptable to the city.

b. On site parking is prohibited in the front setback area.

3. Proposed signage.

Mortuaries.

Museums and art galleries.
Places of worship.
Prescription and pharmacy services.
Social and fraternal organizations."

SECTION 21. Redlands Municipal Code Section 18.92.040 for the General Commercial (C-3) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Permitted uses in the C-3 zone are:

Uses permitted in the C-1 and C-2 zones.

Auto sales and service establishments, providing all operations, including sales, display, storage and repair work are conducted within completely enclosed buildings, including:

Auto parts and accessory stores.
New auto sales.
Used auto sales.

Clubs, schools and studios, including:

Art schools or studios.
Beauty and barber colleges.
Business schools.
Clubs, lodges and similar organizations.
Dance and drama schools or studios.
Gymnasiums and health studios.
Language schools.
Music schools or studios.

Swimming schools.
Weight loss and diet centers, nonmedical.

Entertainment establishments, including:

Social halls, no alcohol sales.
Theaters.
Financial establishments, including:
Banks.
Finance offices.
Savings and loan associations.
Stockbrokers.
Trust companies.
Hotels.

Retail stores, including:

Antique or curio shops.
Art shops.
Department stores.
Drapery.
Floor covering.
Furniture and appliances.
Furrier.
Garden and farm supplies, but not including open air sales or storage.
Grocery; without alcohol beverage sales.
Interior decorators' studios.
Locksmith shops.
Mail order.
Music and records.
Office equipment and stationery.
Pet and pet supply uses. Ancillary pet boarding services are permitted in conjunction with pet and pet supply, subject to the following criteria:

A. The gross floor area of the pet business shall not exceed five thousand (5,000) square feet;

B. The ancillary pet boarding service area shall be limited to twenty five percent (25%) of the gross floor area of the business but in no event shall exceed one thousand (1,000) square feet;

C. Each animal shall be provided a primary enclosure that provides adequate space, as required by California Health And Safety Code section 122350(a);

D. Noise produced by the proposed use shall not exceed the limits set in title 8, chapter 8.06 of this code. Sufficient soundproofing shall be provided to prevent noise and vibrations from penetrating into adjacent properties;

E. Emergency after hour contact information shall be provided to the city's police department and posted in a publicly visible location within the facility;

F. Waste disposal facilities shall be adequate to ensure sanitary conditions; and

G. A separate and isolated ventilation system shall be provided for the pet boarding area.

Sporting goods.

Service establishments and offices, including:

Blueprinting, duplicating, photocopying and addressing.
Business and professional offices, as listed in subsections 18.64.030 B and C of this title.
Catering.
Dry cleaning establishments, using nonflammable fluids and having not more than two (2) cleaning machines with a rated capacity not over forty (40) pounds each.
Employment agencies.
Furniture upholstery.
Governmental agencies.
Libraries.
Low-Barrier Navigation Center, subject to the provisions of chapter 18.156, Article XIII, of this title.
Photographers.
Restaurants; with or without alcohol sales.
Specialty food markets, no alcohol sales.
Tailors.
Tanning salons.
Service stations, no alcohol beverage sales; all merchandise must be displayed within the building."

SECTION 22. Redlands Municipal Code section 18.92.080, entitled "Conditional Uses," to read as follows:

"A. In the C-3 zone, the following uses may be permitted subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.
Audio and film production studios and schools.
Auto repair establishments; no open service bays shall face a public street, or they shall be screened.
Automobile parking garages and lots, public or private.
Beer and wine stores.
Bus terminals and similar transit facilities.

Commercial amusement establishments, such as skating rinks, bowling lanes, amusement machine arcades, pool halls, dance halls, nightclubs, cocktail lounges, taverns and beer and wine bars.
Drive-in stores, such as cleaner, liquor, milk and food.
Drive-through sales and/or service.
Frozen food locker.
Grocery; with alcohol beverage sales.
Hospitals and sanatoriums.
Mechanical or self-service auto wash.
Mortuaries or funeral homes.
Motels.
Open air sales, display and storage, including:

Miniature golf and similar commercial amusement establishments.
New or used auto, motorcycle and boat sales.

Swimming pools, commercial.
Tool and equipment sales or rental.
Service stations with alcohol beverage sales; all merchandise must be displayed within the building.
Social halls, with alcohol beverage sales.
Specialty food markets with alcohol beverage sales.

B. Residential uses are permitted subject to approval of a conditional use permit and (i) may be combined with nonresidential uses as a mixed use development, or (ii) be developed as a multifamily-attached residential project, in an existing building or an entirely new building provided:

1. The residential density permitted shall be that allowed by the R-3 district; provided, however, that for projects deemed exempt from the "Principles of Managed Development" (section 4.2A) of the City's General Plan, pursuant to section 4.2B, for the reason that the project is determined to be development directly related to a proposed rail station, the floor area ratio shall govern the density/intensity of the project; and

2. For mixed use and multifamily attached residential projects on a property, all or part of which is within a one-half (½) mile radius of a train station, required parking for the residential units shall be provided on site in accordance with subsection (a) below, in addition to that required for the commercial uses in accordance with subsection (b) below. Residential guest spaces and commercial spaces may be shared.

(a) Residential attached units (apartments, condominiums, townhomes):

i. Units up to 999 sq. ft.: 1.0 space per unit.
ii. Units 1,000 to 1,499 sq. ft.: 1.5 space per unit.
iii. Units 1,500 sq. ft. or more: 2.0 space per unit.
iv. Guests: 0.25 space per unit

v. Live/Work units up to 1,499 sq. ft.: 1.0 space per unit.
vi. Live/Work units 1,500 sq. ft. or more: see Commercial.

(b) Commercial uses (retail, restaurant, office, personal services, and neighborhood-serving uses) within mixed use multi-tenant buildings:

i. Ground floor: 1 space per 300 sq. ft. of gross ground floor building area.
ii. Upper floors: 1 space per 350 sq. ft. of gross upper floor building area.

3. For mixed use projects on a property not within a one-half (½) mile radius from a train station, required parking for the residential units shall be provided on site, in addition to that required for the commercial uses, in accordance with Chapter 18.164 of this Title 18, except that up to fifty percent (50%) of the required guest parking spaces for the residential units may jointly use the required parking spaces for the commercial uses.

4. Single Room Occupancy facilities may be conditionally permitted, subject to the provisions of chapter 18.156, Article XV, of this title."

SECTION 23. Redlands Municipal Code Section 18.192.020, entitled "Specific Uses Permitted Subject to Conditional Use Permit," is hereby amended to read as follows:

"A. Uses listed in the city's zones as "uses permitted subject to a conditional use permit" may be permitted in such zones pursuant to the provisions of this chapter.

B. The following uses may be permitted in any zone, except where expressly prohibited, when such uses are determined by the city to be essential or desirable for the public health, safety and welfare in accordance with the provisions of this chapter:

Airport, heliport.
Cemeteries, columbariums, mausoleums.
Convalescent homes, board and care homes.
Development of natural resources (excluding drilling for or producing oil, gas or other hydrocarbon substances or the production of rock and gravel), together with the necessary buildings, apparatus or appurtenances incident thereto.
Educational institutions, public or private.
~~Family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children, may be permitted, subject to approval of a conditional use permit, in any residential zone. Similar homes serving seven (7) or more persons shall be permitted only in the multiple-family residential and agricultural zones, subject to approval of a conditional use permit.~~
Golf courses, excepting driving ranges and miniature courses.
Governmental enterprises.
Hospitals and medical clinics.
Meeting places of nonprofit civic groups or community organizations other than social or fraternal clubs.
Neighborhood stores and shopping centers.
Planned residential developments, subject to the provisions of chapter 18.144 of

this title. ~~; special residential developments such as housing for retirement, elderly, or similar projects, provided they comply with the density of the general plan; and all multiple residential developments containing thirty five (35) or more dwelling units~~.

Problem areas. In those areas that are so located that their relationship to other uses of land or to topographical features, or where existing land subdivision patterns make use for the zoned purposes impractical, and where one particular use would be reasonable and desirable, the commission may determine such a use, if otherwise permitted by ordinance, to be reasonable.

Public utility structures and service facilities.

Religious places of worship.

~~Shared homes for nonrelated senior adults living together as a single household sponsored by a nonprofit organization may be permitted in any residential zone. Occupancy of the home shall not exceed two (2) persons for each bedroom. "Senior adults" are defined as persons fifty five (55) years of age or older.~~

Transitional uses. A use, or combination of uses that will provide an orderly bridge between more intensive and less intensive uses:

1. Adjacent to commercial districts, excepting C-1 and C-2: Administrative and professional offices, off street parking, motels and hotels; no retail sales are permitted unless proposed in conjunction with a complex of uses whereby the adjacent residential districts are buffered by the uses specifically listed as permitted,

2. Adjacent to industrial districts: Administrative and professional offices, and off street parking; no retail sales are permitted,

3. Adjacent to administrative-professional districts: Off street parking, and administrative and professional offices, provided property abuts a major or secondary highway and is not separated from the A-P district by a street."

SECTION 24. Redlands Municipal Code Chapter 18.12 (Administrative Provisions), Section 18.12.190, entitled "Exceptions to Review Process," is hereby amended to read as follows:

"18.12.190: EXCEPTIONS TO REVIEW PROCESS:

The following projects may be administratively approved by the development services director and, at the discretion of the development services director, may not be required to be reviewed by the planning commission as otherwise provided for in this chapter:

A. Residential construction of triplex and fourplex projects;

B. Housing developments that include a minimum of twenty percent (20%) of units as housing affordable to lower-income households, on sites being used to meet the current Regional Housing Needs Allocation (6th Cycle Housing Element) that represent "reuse sites" previously identified in a prior Housing Element and on sites that are being or have been rezoned to accommodate the lower-income RHNA (pursuant to Calif. Gov. Code section 65583.2), shall be reviewed and approved administratively by the Director;

C. Supportive housing that qualifies as a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed supportive housing development satisfies the requirements of California Government Code section 65651, subdivision (a).

D~~B~~. Office, commercial and industrial projects as follows:

1. New construction which is under five hundred (500) square feet in area and does not exceed one story.

2. Additions to existing one-story developments, which are less than five hundred (500) square feet in area, and do not exceed fifty percent (50%) of the existing floor area.

3. Accessory public parking areas at public facilities in the A-1 agricultural district containing a maximum area of ten thousand (10,000) square feet or twenty (20) parking spaces, whichever is less, and provided that such use conforms to the minimum standards set forth in section 18.164.315 of this title for parking and subsection 18.168.210F of this title for landscaping. Prior to approval of an accessory parking lot by the development services director, a notice shall be sent to all adjacent property owners of the proposed site at least ten (10) calendar days in advance of a decision by the development services director. Any interested party may request a public hearing in writing within ten (10) calendar days of the date of the city's notice. If a public hearing is requested, the development services director shall conduct a public hearing and approve, conditionally approve, or deny the project. If no public hearing is requested, the development services director shall approve, conditionally approve, or deny the project. The decision of the development services director shall be final unless appealed to the planning commission within ten (10) days. Upon appeal, the planning commission shall conduct a public hearing and approve, conditionally approve, or deny the project. The decision of the planning commission may be appealed to the city council."

SECTION 25. Redlands Municipal Code Chapter 18.12 (Administrative Provisions) is hereby amended to add Section 18.12.200, entitled "Development of Non-Vacant Sites," to read as follows:

"18.12.200: DEVELOPMENT OF NON-VACANT SITES:

For any development project proposed on a non-vacant site containing one or more dwelling units that have been occupied at any time during the previous thirty-six (36) months preceding the filing of an application for development, the developer shall be required to prepare and submit a housing displacement prevention plan. The displacement prevention plan shall be prepared by a qualified consultant, for any proposed development on a non-vacant site shall contain the following information: identifies the number, type(s), and income levels of any existing dwelling units on the proposed project site; the number of persons or residents affected; an interim plan and proposal to house any persons that will be displaced during any phase of the proposed project; requires the

replacement of units affordable to the same or lower income level as a condition of any residential development; and any additional data or information required by the City."

SECTION 26. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XIII, entitled "Low Barrier Navigation Center," and read as follows:

"ARTICLE XIII. LOW-BARRIER NAVIGATION CENTERS

18.156.1010: PURPOSE OF PROVISIONS:

The purpose of this Article is to implement the provisions of Government Code Section 65660 et seq. relating to Low Barrier Navigation Centers.

18.156.1020: DEFINITIONS:

A. Low-Barrier Navigation Centers. A Housing First facility that provides permanent or temporary housing, low-barrier, service-enriched shelter focused on moving people into permanent housing while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

B. Low Barrier. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners or co-habitants if it is not a population-specific site (such as limited to survivors of domestic violence, crimes, women, or youth).
2. Allowing personal pets.
3. Allowing the storage of personal possessions.
4. Providing privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

C. Use by Right. "Use by right" has the meaning defined in subdivision (i) of California Government Code Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

18.156.1030: APPLICABILITY:

The provisions of this chapter shall apply to all low-barrier navigation center projects.

Section 18.156.1040: ALLOWED ZONES:

Low barrier navigation centers shall be allowed as a permitted use in areas zoned for mixed uses that allow commercial uses; and nonresidential zones that permit multifamily residential developments provided they meet the requirements of Section 18.156.1060.

18.156.1050: PERMIT REQUIRED:

A building permit, certificate of occupancy, and/or zone clearance review is required prior to establishment of any low-barrier navigation center project. The permit or zone clearance shall be a ministerial action without discretionary review or a hearing. If site development or new construction is proposed that meets the criteria of RMC Chapter 18.12 (Sections 18.12.070 through 18.12.190), then a Commission Review and Approval permit shall be required for site plan approval (and a public hearing shall not be required unless a related permit or other entitlement requires a public hearing in accordance with the zoning regulations). The City shall notify a developer whether the developer's application is complete within thirty (30) days, pursuant to California Government Code Section 65943. Action shall be taken within sixty (60) days from the date an application has been deemed complete.

18.156.1060: DEVELOPMENT AND OPERATIONAL STANDARDS:

A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

A. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

B. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

C. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

D. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations."

SECTION 27. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XIV, entitled "Farmworker and Agricultural Worker Housing," and read as follows:

"ARTICLE XIV. FARMWORKER HOUSING STANDARDS

In addition to all other applicable requirements of this title, farmworker and agricultural worker housing shall be developed and operated in accordance with the following requirements.

18.156.1100: PURPOSE:

A. Under Section 65580(a) of the Government Code, the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this section is to promote the development of, and to establish development standards for, farmworker housing, which is available to farmworkers and agricultural workers who are employed on a full-time, full-time seasonal, temporary, or part-time basis; and their families. Farmworker and agricultural worker housing includes:

1. Farmworker Dwelling Units: Pursuant to Health and Safety Code section 17021.6, employee housing for six (6) or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

2. Farmworker Housing Complex: Employee housing consisting of no more than twelve (12) units or thirty-six (36) beds to be permitted in the same manner as other agricultural uses in the same zone.

3. Temporary trailers for seasonal and temporary farmworkers pursuant to Section 18.156.1160.

18.156.1110: DEFINITIONS:

A. "Agricultural Worker Housing" means housing occupied by farmworkers or animal caretakers in the form of farmworker dwelling units, farmworker housing complexes, or temporary trailers in accordance with the provisions of this Article.

B. "Farmworker" and "agricultural worker" means the same as "agricultural employee" as defined in Section 1140.4(b) of the California Labor Code.

C. "Farmworker dwelling unit" means a single-family residential unit occupied by a maximum of six (6) farmworkers at any one time. The farmworkers are employed full-time and working on the same lot on which the dwelling unit is located, or employed on other land that is under the same ownership or lease as the subject lot.

D. "Farmworker housing" means a housing accommodation developed for and/or provided to farmworkers and agricultural workers, and shall consist of any living quarters, dwelling, boarding house, barracks, bunkhouse, mobile home, manufactured

home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing shall consist of either a farmworker dwelling unit, farmworker housing complex, or temporary trailer.

E. "Farmworker housing complex" means farmworker housing other than a farmworker dwelling unit that (1) contains a maximum of thirty-six (36) beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of twelve (12) residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters. The units are rented to persons who are principally employed within San Bernardino County for activities associated with agriculture.

F. "Farmworker, Principally Employed" means a farmworker whose income from activities associated with agriculture is at least fifty (50) percent of their gross personal income, as reflected in documents cited in Section 18.156.1170.

18.156.1120: PERMITTING AND DEVELOPMENT STANDARDS FOR FARMWORKER HOUSING:

All farmworker housing shall comply with the setback, lot coverage, height, and other development standards applicable to the zone in which it is located and the following development standards, unless otherwise indicated in this Article.

18.156.1130: GENERAL PROVISIONS:

A. New farmworker housing shall not be located on land classified as "Prime" or "Statewide" Importance by the California Department of Conservation Important Farmland Inventory, unless no other feasible alternative location exists on-site.

B. Farmworker housing shall not be located on areas utilized for active crop production on the parcel, unless approved with a land use entitlement.

C. New farmworker housing shall be clustered together, if feasible, and sited near existing road and other structures to reduce grading, landform alteration, the need for construction of new roads, and potential impacts to agricultural soils and operations.

D. New exterior lighting for agricultural worker housing shall be of a low profile and limited to security needs only; all exterior lights shall be directed downward and fully shielded from streets and any off-site residences.

18.156.1140: DEVELOPMENT STANDARDS FOR FARMWORKER HOUSING:

Farmworker dwelling units are subject to the following development standards:

A. Farmworker dwelling units may be permitted (with a building permit, if applicable) if the maximum number of allowable units does not exceed the limits listed below in Table 18.156-XIV-A for that lot.

B. No more than four (4) farmworker dwelling units shall be located on any single lot.

C. New farmworker dwelling units shall not exceed 1,800 square feet in gross floor area. An attached accessory structure, either habitable or non-habitable, with internal access to the farmworker or animal caretaker dwelling unit shall count toward the total square footage of the dwelling unit.

D. Pre-manufactured or mobilehome dwelling units intended as permanent housing shall be installed on a permanent foundation and shall provide permanent utility connections (potable water, sewer line, electricity, etc.) including permanent heating and cooling facilities.

E. Single-family dwellings, including mobilehomes, shall provide a minimum of one off-street parking space per unit. Parking areas shall be provided in accordance with Chapter 18.164, Article III (Property Development Standards), except Section 18.164.310 may be waived or modified by the Development Services Director or Planning Commission.

Table 18.156-XIV-A: Maximum Allowable Farmworker and Animal Caretaker Dwelling Units

Agricultural Land Use	*Maximum Allowable Farmworker and Animal Caretaker Dwelling Units*
Orchards, vineyards, and field crops	One unit per 20 acres in crops
Irrigated row crops and field-grown plant materials	One unit per 10 acres in crops
Greenhouses	One unit per 1 acre of propagating greenhouse
Horse ranches and equestrian facilities	One unit per 10 brood mares, or one unit per 25 equines, where a stall exists for each animal.

18.156.1150: STANDARDS FOR FARMWORKER HOUSING COMPLEX:

A. Farmworker housing complex facilities are a group of structures, or a single structure in the form of single-room occupancy, dormitories, boarding houses, barracks or bunkhouses, consisting of either individual or shared facilities for the purpose of providing housing or services for farmworkers. These facilities may be designed as a combination of sleeping rooms or bunk beds and may include a shared kitchen, mess hall, and bathroom facilities. If designed as group quarters with shared facilities, the housing shall only be occupied by individual farmworkers and not their families. Farmworkers with families or dependent children shall occupy individual dwelling units with independent living facilities (kitchen and bathroom facilities), not within group quarters.

B. Minimum Parcel Size. A farmworker housing complex is allowed on parcels with a minimum size of five (5) contiguous acres.

C. A farmworker housing complex shall be prohibited in any location designated as a Very High Fire Hazard Severity Zone.

D. Units in a farmworker housing complex may include studios, one-, two- or three-bedrooms.

E. Accessory structures for use by the residents may include: kitchen facility or dining hall; laundry facilities; enclosed individual storage for each resident or dwelling unit; and facilities primarily used to provide residents with information regarding and referral to employment, social and community, education, health and other services.

F. Open Space Requirements: When the development includes more than twelve (12) units, then recreational facilities and outdoor living space shall be provided for the benefit and recreational use of the residents in accordance with the requirements of section 18.60.170 of this title.

G. Housing complexes or group quarters shall provide a minimum of one off-street parking space per four beds. Parking areas shall be provided in accordance with Chapter 18.164, Article III (Property Development Standards), except Section 18.164.310 may be waived or modified by the Development Services Director or Planning Commission.

18.156.1160: STANDARDS FOR FARMWORKER TEMPORARY TRAILERS:

A. A maximum of one (1) temporary trailer may be used to provide housing for seasonal or temporary farmworkers or animal caretakers, and their families, on a limited term basis. The trailer must be located on the same lot where the farmworkers or animal caretakers are employed.

B. Permit Type and Requirements:

1. A qualifying temporary trailer shall be permitted with a building permit and Zoning Clearance form, which will serve as a ministerial Limited Term Trailer Permit, permitted for a maximum of one hundred eighty (180) consecutive calendar days or fewer in any 12-month period pursuant to the following:

a. The permit application shall include a description of the number of seasonal or temporary farmworkers or animal caretakers to occupy the temporary trailer, the area of cultivation and crops requiring these workers, and the time period for which seasonal or temporary farmworkers or animal caretakers are required.

b. The permit application shall clearly identify the location of sewer connections, dump stations, or otherwise demonstrate adequate sewage disposal by, for example, including a plan or contract for regular service through registered or permitted septage pumping vehicles, or a combination thereof, which will serve the trailer.

c. In addition to meeting all ministerial and Zoning Clearance application requirements, the applicant shall submit an affidavit in a separate signed statement affirming that the temporary trailer will only be used to house

seasonal or temporary farmworkers or animal caretakers solely employed on the site for agricultural production or animal keeping.

d. After the issuance of a Zoning Clearance authorizing use of the temporary trailer as housing for seasonal or temporary farmworkers or animal caretakers, all electrical and plumbing connections to the trailer(s) must be approved and inspected (and obtain a building permit, if required) by the Building and Safety Division prior to occupancy of the trailer.

2. The Development Services Director may extend a Limited Term Trailer Permit by an additional ninety (90) days, on a one-time basis, provided that the applicant submits documentation to justify the additional seasonal employment necessary for the agricultural activity.

C. General Requirements:

1. A maximum of one temporary trailer will be allowed on any lot.

2. The temporary trailer must be a motor home, travel trailer, truck camper, recreational vehicle, or camping trailer, that is self-contained and habitable, and that is either self-propelled, truck-mounted, or permanently towable on roadways without a permit under the California Vehicle Code.

3. A temporary trailer used to house seasonal or temporary farmworkers or animal caretakers shall be occupied for no more than one hundred eighty (180) consecutive calendar days in any 12-month period, unless the permit is extended pursuant to Section 18.156.1160(B)(2) above.

4. The maximum size of a temporary trailer occupying a space on the lot shall be three hundred (300) square feet of living area. Living area does not include built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, or bath and toilet rooms.

5. The temporary trailer must be “habitable” by meeting all of the following criteria:

a. The temporary trailer must contain sleeping, cooking, bathing, and sanitary facilities;

b. The temporary trailer must either contain an adequate source of potable water through an internal tank or be connected to a permanent source of potable water;

c. Composting toilets are not allowed. The temporary trailer’s wastewater must be disposed of by one of the following means:

i. Through a connection to an existing sewer utility connection; or

ii. Through the use of an incorporated wastewater tank that is located within or outside the vehicle, provided that such tank is

regularly serviced, for the duration of the vehicle's use as temporary housing, by a wastewater disposal provider, or a septage pumping vehicle. The permittee shall provide proof of such regular wastewater disposal service, in the form of a contract or receipts, to the Planning Division or Building & Safety Division upon request.

d. The temporary trailer must be connected to an approved electrical source. Acceptable electrical connections include the use of an existing electrical source on the lot or a temporary power pole. Generators are not considered an approved electrical source; and

e. Heating and cooling facilities shall be in accordance with those associated with trailers, or equipment initially installed or designed for trailers. No temporary heating facilities will be allowed.

6. Utility conduits shall be installed underground in conformance with applicable state and local regulations.

7. When the temporary trailer is not in use, utilities shall be disconnected, and such housing shall be removed from the site or stored during the remainder of the year. The temporary trailer shall be removed from the site within five days of the expiration of the permitted period. It may be stored on-site for the remaining days of the calendar year if screened from public view and stored in a rear yard. A temporary trailer stored on-site shall be covered when not in use.

D. Site Design Criteria:

1. Building height and setbacks shall be as prescribed in the applicable zone, except where Title 25 of the California Administrative Code is more restrictive.

2. The temporary trailer shall be located a minimum of six feet (6') from any other structure on the lot.

3. Roadways and vehicle pads shall not be permitted in areas of natural slope inclinations greater than fifteen percent (15%) or where grading would result in slope heights greater than ten feet and steeper than 2:1.

4. One picnic table, and a grill (without any open flame if located in a High Fire Hazard Area) may be provided on a level, landscaped front yard area.

18.156.1170: EMPLOYMENT CRITERIA, VERIFICATION, AND ENFORCEMENT:

A. Occupancy Restrictions for Agricultural Worker Housing

1. Farmworker housing shall only be occupied by farmworkers and members of their household (however, group living quarters shall only be occupied exclusively by farmworkers).

2. The applicant shall demonstrate that the farmworker housing shall only be used for farmworkers (on a permanent or seasonal basis) who meet the employment criteria in Section 18.156.1170(B). This requirement shall not apply to housing occupied by farmworkers who subsequently retire or become disabled and continue to reside in the unit pursuant to Section 18.156.1170(B)(3). This requirement shall not apply to a surviving spouse or domestic partner who continues to reside in the unit pursuant to Section 18.156.1170(B)(4).

3. A deed restriction in a form approved by the City that runs with the land shall be recorded with the County Recorder, prior to the issuance of a building permit for construction for all farmworker housing except for temporary trailers, limiting the use of such housing to farmworker housing and setting forth the conditions and requirements applicable to such use. The property owner shall also be required to provide written disclosure of all such conditions and requirements before any sale, lease, or financing of the subject lot(s) and dwelling units. This use restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City. In the event the farmworker housing use is terminated and/or structures are removed in accordance with this Municipal Code and other applicable law as confirmed in writing by the Development Services Director, the deed restriction that accompanies the development shall be released and removed from the property.

B. Employment Criteria for Agricultural Workers

1. Farmworker dwelling units shall only be rented or provided under the terms of employment to farmworkers who are employed on a full-time (minimum of 32 hours per week), full-time seasonal, or temporary basis by the property owner or lessee of the lot upon which the dwelling unit is located to work onsite or on other land in San Bernardino County that is under the same ownership or lease. Farmworkers may retain their employment status during periods of non-agricultural employment, as long as they meet the full-time requirement for at least nine months of the calendar year.

2. Units in a farmworker housing complex shall only be rented or provided to persons who are principally employed within San Bernardino County for activities directly associated with agriculture. This includes farmworkers who work on a full-time, full-time seasonal, temporary or part-time basis.

3. A qualified farmworker who has been renting or occupying a farmworker dwelling unit, or a unit in a farmworker housing complex, and who subsequently retires or becomes disabled, may continue to reside in the unit along with members of their household.

4. After the death of a qualified farmworker who has been renting or occupying a farmworker dwelling unit, or a unit in a farmworker housing complex, their surviving spouse or domestic partner may continue to reside in the unit.

5. Temporary trailers shall only be rented or provided to farmworkers who are employed on a full-time, full-time seasonal, or temporary basis by the property owner or lessee of the lot to work on the land upon which the temporary trailer is located.

6. Proof of qualifying employment for occupants of farmworker housing shall be provided at the time of permit approval, which can be satisfied by providing a combination of at least two of the following documents, as applicable:

a. Employee's income tax return;

b. Employee's pay receipts;

c. Employee's W-2 form;

d. Employer's DE-34 form;

e. Employer's ETA 790 form;

f. Employer's DLSE-NTE form;

g. A document signed by both the employer and the employee, which states that the occupant of the agricultural worker housing is employed in agriculture, and includes a description of the employee's job duties; or,

h. Other proof approved in writing by the Development Services Director.

C. Annual Verification of Employment of Agricultural Workers

1. The owner or lessee of the property, property management company, and/or designated agent of the owner or lessee, shall submit an annual employment verification declaration, and any applicable City-required verification fees as established by resolution of the City Council, no later than May 15th of each year to the Development Services Director or designee to verify that all the dwelling units or sleeping quarters in the farmworker housing are occupied by persons who meet the employment criteria established above. For purposes of this section, permanent farmworker housing includes all agricultural worker housing except for temporary trailers. The completed verification declaration and supporting documentation shall require the property owner to meet all the following requirements:

a. Verify and provide evidence that any permanent agricultural worker housing was occupied by farmworkers during the preceding calendar year;

b. Declare that any permanent agricultural worker housing will be occupied by farmworkers during the current calendar year; and,

c. Provide proof of qualifying employment for occupants of agricultural worker housing, upon request by the City, by using a combination of at least two of the documents as listed in Section 18.156.1170(B)(6).

D. Enforcement

1. The provisions of Sections 18.156.1170(B) and 18.156.1170(C) of this Article shall be referenced or set forth in deed restrictions and/or conditions of approval that shall be recorded in the subject property's chain of title. Violations of Sections 18.156.1170(B) and 18.156.1170(C) may be enforced through any other available legal means.

2. Within thirty (30) days after receiving approval for permanent or seasonal employee housing from the Development Services Department, and before issuance of any building permit(s), the applicant shall record with the County Recorder, a deed restriction in a form approved by the City that runs with the land on which the agricultural employee housing is located declaring that:

a. The agricultural employee housing will continuously be maintained in compliance with this Article XIV of Chapter 18.156 and all other applicable sections of this Municipal Code; and

b. If required for pre-manufactured housing and/or mobilehome units used for farmworker housing, the property owner shall obtain the appropriate permit(s) from the City of Redlands and/or California Department of Housing & Community Development.

c. The deed restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City of Redlands. In the event the agricultural employee housing use is terminated and/or structures are removed in accordance with this Article and other applicable law as confirmed in writing by the Development Services Director, the deed restriction that accompanies the development shall be released and removed from the property.

3. In addition to all other available enforcement and legal remedies, the City may require the removal of a housing unit and restoration of the site (including any affected agricultural soils) based on the unpermitted or unverified use of the farmworker housing units, or based on other violations of this Article."

SECTION 28. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XV, entitled "Single Room Occupancy Facilities," and read as follows:

"ARTICLE XV. SINGLE ROOM OCCUPANCY FACILITIES

18.156.1200: PURPOSE OF ARTICLE:

A. To expand opportunities for affordable housing where allowed by zoning district regulations;

B. To facilitate the establishment of affordable housing in locations with convenient access to services and employment;

C. To provide adequate standards for the orderly development of safe housing in a high-quality environment;

D. To ensure development is compatible with surrounding land uses and is consistent with the goals, objectives, and policies of the general plan; and,

E. For purposes of this Article, "single-room occupancy" is defined as a multi-tenant building that provides, for rent or a fee, small rooms as a permanent residence and/or primary residence. Private rooms may be furnished or unfurnished.

18.156.1210: GENERAL PROVISIONS:

All single room occupancy facilities shall be subject to the provisions of this Article:

A. Any single room occupancy facility shall conform to the standards of the zoning or specific plan district in which it is located. In case of districts where mixed uses are permitted, single room occupancy facilities shall be subject to the standards applying to nonresidential development. Where any provision of this Article conflicts with another provision of this title or any adopted specific plan, the more restrictive shall apply.

B. Density standards (i.e., lot area per dwelling unit) shall not apply to single room occupancy facilities.

C. Floor-Area Ratio standards, if applicable, shall apply to single room occupancy facilities. In no case may the number of units exceed three times the maximum density that is applicable within the subject zoning district or specific plan district.

D. Tenancy shall not be less than thirty (30) days.

E. All units shall comply with the requirements of the current edition of the California Building Code.

F. All facilities shall comply with all applicable accessibility and adaptability requirements.

G. The proposed conversion or retrofit of an existing structure into a single room occupancy facility shall conform to all applicable development standards unless a physical constraint or characteristic of the subject property makes such conformance infeasible. The Development Services Director (or Planning Commission if a CUP is required) is authorized to modify, reduce, or waive one or more development standard(s) of section 18.156.1220 upon determining that strict adherence to the standard(s) is infeasible due to physical conditions or constraints of the subject property. The applicant shall bear the burden of proof that imposing the development standard(s) in question would make the project physically or financially infeasible.

H. All facilities and units shall not be subdivided or individually sold.

I. This Article shall not be applicable to short-term rentals in the City of Redlands and shall not be construed to permit or authorize short-term rental facilities in the City of Redlands.

J. Other provisions or permit requirements of the Redlands Municipal Code may be applicable, including for properties located within local historic districts and/or designated as a local historic resource.

18.156.1220: DEVELOPMENT STANDARDS:

A. Unit Size and Occupancy. Each unit shall have a minimum floor area of 150 square feet excluding closet and bathroom spaces. Each unit shall be occupied by no more than two persons.

B. Minimum Dimension. Each unit shall have a minimum horizontal dimension of twelve (12) feet.

C. Common Area.

1. A minimum of 10 square feet per unit or 250 square feet, whichever is greater, shall be provided as indoor common area on the ground floor. Required common area shall exclude shared bathrooms and kitchens, maintenance areas, laundry facilities, storage areas, and hallways. The design of the common area shall accommodate appropriate furnishings such as lounge seating, tables and chairs, office desks, and a television.

2. Outdoor common area may be permitted. The design of all improvements and furniture shall be of a quality to sustain weather and wear. Furniture shall be made of durable materials such as wrought iron, wood, steel, or cast aluminum. The following activities are prohibited in outdoor common areas between the hours of 10:00 p.m. to

7:00 a.m.: amplification of sound or use of sound machines, storage, motor vehicle parking, or overnight activities.

3. All common areas shall be fully accessible.

D. Kitchens. If kitchen facilities are provided within a unit, the unit shall have a sink with a hot water connection and a garbage disposal, a cooking appliance, refrigeration facilities, and a countertop having a minimum size of three (3) square feet and a minimum horizontal dimension of 18 inches. If private kitchen facilities are not provided within each unit, shared kitchen facilities shall be provided at a ratio of one kitchen for every twenty (20) units on each floor containing units without private kitchen facilities.

E. Bathrooms.

1. If a partial (or half) bathroom is provided within the unit, it shall provide a water closet including a sink. The water closet shall have a minimum area of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven (7) units or fraction thereof on each floor with units not having full bathrooms. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

2. If a full bathroom is provided within the unit, it shall contain a private toilet, sink and bathtub, shower or bath/shower combination.

3. Common bathrooms shall be either single occupant use with provisions for privacy, or multi-occupant use with separate provisions for men and women.

F. Parking.

1. One (1) space per two units, inclusive of guest parking.

2. If a unit is provided for an on-site manager, one (1) space for the resident manager.

3. If rent or a separate charge is assessed for use of on-site parking spaces, the owner or management shall be required to rent or charge a separate fee for use of the space by an individual tenant (i.e., unbundled parking).

4. With the exception of projects that allow only senior residents, projects that have less than one automobile parking space per unit shall provide one easily accessible space for storing and locking a bicycle per unit.

5. Government Code section 65863.2 may further reduce or eliminate the on-site parking requirements for a residential, mixed use, or other development project if the

project site is located within one-half mile of a major transit stop as defined in Public Resources Code sections 21064.3 and 21155.

6. Required on-site spaces may be provided through covered or uncovered parking, or tandem spaces, but not on-street parking.

7. This section shall not reduce, eliminate, or preclude the enforcement of any requirement imposed on a new multifamily residential or nonresidential development that is located within one-half mile of public transit to provide parking spaces that are accessible to persons with disabilities that would have otherwise applied to the project if this section did not apply.

8. Parking areas shall comply with the applicable property development standards contained in Chapter 18.164 of this title. Parking shall not be provided within any front yard or street-side yard setbacks or any required landscape areas, except for authorized driveways.

G. Exterior Architecture.

1. Any room addition(s) or expansion(s) to the existing residence that modify the exterior architecture shall be matching in exterior design and architectural treatment (including materials, colors, roof, doors and windows, and other design elements).

2. Interior access for residents shall be provided to all rooms or units within the structure, and no exterior doorways shall be provided or created for individual dwelling units or rooms.

3. New exterior stairways, steps, decks or access platforms shall not be permitted above the first floor nor more than four feet above existing ground level.

4. Properties designated as historic resources and/or located within historic or scenic districts shall comply with the applicable provisions of the City's Historic Architectural Design Guidelines.

H. Storage. Each unit shall have a closet. All units must have access to a separate usable storage space (in addition to a closet) within the facility, that is not less than fifty (50) cubic feet.

I. Laundry. Single room occupancy facilities shall be provided with laundry facilities in a separate room at a minimum ratio of one washer and one dryer for every ten (10) units. Additional washers and dryers shall be provided for any facility that has more than twenty (20) units at the ratio of one washer and one dryer for every additional 20 units.

J. Trash. Refuse disposal service and receptacles shall be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking spaces, driveways, or any means of emergency ingress or egress.

K. Mailboxes. A mailbox shall be provided for each unit in a commonly accessible location within the single room occupancy facility.

L. Signs. Single room occupancy facilities may have signs in accordance with the sign regulations applicable to the subject zoning district (pursuant to Chapter 15.36 of Title 15 of the Redlands Municipal Code) or specific plan district where it is located.

18.156.1230: MANAGEMENT:

A. Management Plan. The applicant shall prepare and submit a single-room occupancy management plan, and shall at a minimum contain the following elements: management policies and operations, rental procedures and rates, maintenance plans, information for residents to contact management 24 hours daily, residency and guest rules and procedures, security procedures, and staffing needs including job descriptions. The management plan shall be finalized before issuance of a Certificate of Occupancy. Such plan shall be provided to the City upon request.

B. On-Site Manager. A 24-hour on-site resident manager shall be provided for any single room occupancy use with twelve (12) or more units, and shall include a dwelling unit designated for the manager.

18.156.1240: EXISTING FACILITIES:

Notwithstanding the provisions of Chapter 18.184 of this title, existing nonconforming single room occupancy uses and buildings may be altered to comply with one or more development standards required by this Article."

SECTION 29. Redlands Municipal Code Chapter 18.164 (Parking and Loading Space Requirements), Section 18.164.090 entitled "Multiple-Family Residential Dwellings," is hereby amended to read as follows:

"18.164.090: MULTIPLE-FAMILY RESIDENTIAL DWELLINGS:

A. Multiple residential projects shall have a minimum of the following number of covered parking spaces:

No bedroom and 1 bedroom unit	1
2 bedroom units	$1^1/_2$
3 or more bedroom units	2

B. Individually owned dwelling units, such as within condominium or cooperative multiple-family residential projects, shall have a minimum of two (2) covered parking spaces per dwelling unit. The requirements of this subsection may be modified by the city council in a density bonus agreement entered into pursuant to California Government Code section 65915 et seq.

C. In addition, all multiple residential projects containing more than two (2) units per lot of record shall provide one uncovered off street parking space for each two (2) units or fraction thereof.

D. Parking for Single Room Occupancy facilities shall be provided in accordance with Article XV of chapter 18.156 of this title."

SECTION 30. Redlands Municipal Code Chapter 18.12 (Administrative Provisions) is hereby amended to add Section 18.12.210 to read as follows:

"18.12.210: POST-ENTITLEMENT PERMIT APPLICATION APPEALS:

A. For a development that is intended to be at least two-thirds residential, as defined in Government Code sections 65913.3(j) and 65589.5(h), "post-entitlement phase permit" means and includes all nondiscretionary permits and reviews filed after the entitlement process has been completed that are required or issued by the local agency to begin construction of a housing development project.

B. If a post-entitlement phase permit is determined to be incomplete or denied or determined to be noncompliant with the applicable provisions of Government Code section 65913.3, the applicant may appeal the decision to the planning commission within ten (10) days of the director's decision. The appeal shall be made on forms provided by the city, and upon payment of the fees established by resolution of the city council.

C. The decision of the commission shall be final, unless an appeal therefrom is taken to the city council as provided for in section 18.12.110 of this chapter."

SECTION 31. Redlands Municipal Code Title 17 (Subdivision Regulations) is hereby amended to add Chapter 17.12, entitled "Urban Lot Splits," and read as follows:

"**CHAPTER 17.12 URBAN LOT SPLITS INTO TWO RESIDENTIAL PARCELS**

SECTION:

17.12.010: General

17.12.020: Form And Contents, Accompanying Data And Reports

17.12.030: Requirements

17.12.040: Action By Development Services Director

17.12050: Conditions of Approval

17.12.060: Appeal Of Director Action

17.12.070: Expiration And Extensions

17.12.080: Amendments To Approved Or Conditionally Approved Tentative Map

17.12.090: Parcel Maps

17.12.010: GENERAL:

A. The form and contents, submittal, and approval of applications for tentative parcel maps for urban lot splits consisting of two (2) residential parcels pursuant to California Government Code Section 66411.7 shall be governed by the provisions of this Chapter.

B. Definition. An "urban lot split" means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

C. Before submitting a development application for a subdivision subject to the streamlined, ministerial approval process described herein, the development proponent shall submit to the Development Services Department a preliminary application that includes all of the information described in California Government Code Section 65941.1, as that section read on January 1, 2020.

D. The City may only accept an application for streamlined, ministerial approval pursuant to this chapter if the procedures contained in Calif. Gov. Code Section 65913.4(b) and 65913.4(b)(3) regarding scoping and/or consultation with the applicable local tribal government(s) have been met.

E. A project shall not be eligible for the streamlined, ministerial process pursuant to this chapter if any of the conditions contained in Calif. Gov. Code Section 65913.4(b)(4) apply regarding tribal cultural resources.

17.12.020: FORM AND CONTENTS, ACCOMPANYING DATA AND REPORTS:

A. The tentative parcel map ("tentative parcel map") shall be prepared in a manner acceptable to the Development Services Department and shall be prepared by a registered civil engineer or licensed land surveyor. The form and contents shall comply and be consistent with the requirements of Section 17.07.020 of this Title and the accompanying data and reports shall comply with and be consistent with Sections 17.07.030 through 17.07.050, inclusive, of this Title.

B. The required application submittal items shall include the following in addition to the subdivision or development application form:

1. Tentative Parcel Map that includes the statement, "For SB 9 Urban Lot Split," on the title page or cover sheet.

2. Supplemental application form for an urban lot split.

3. Chain of title for the last three (3) years, including a current title report dated no more than ninety (90) days prior to the date of application submittal.

4. Affidavit of owner-occupancy for a minimum period of three (3) years from the date of final map recordation of an urban lot split.

5. Evidence of property vacancy or owner occupancy (such as: property tax records, income tax records, utility bills, vehicle registration, or similar documentation).

6. For two-unit development projects under Title 18 of the Redlands Municipal Code (if applicable): a site plan with all information as listed on the development application form; and for properties with on-site septic systems, a Percolation Test conducted within the last five (5) years or a recertification obtained within the last ten (10) years.

C. The applicant must obtain a certificate of compliance with the Subdivision Map Act for the lot and provide the certificate with the application.

D. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within thirty (30) days after the application is submitted.

17.12.030: REQUIREMENTS:

A. Department Review. The tentative parcel map application shall be filed with the Development Services Department for review in accordance with the applicable provisions of Section 17.07.060 of this Title. The application shall be completed on the form(s) provided by the Department and submitted with the applicable filing fee(s) adopted by City Council resolution. The Development Services Department or city engineer may waive, modify, or reduce any submittal requirements that may be in conflict with California Government Code Section 66411.7.

B. The individual property owner(s) of the subject property may apply for an urban lot split. “Individual property owner” means a natural person holding fee title individually or jointly in the person’s own name or a beneficiary of a trust that holds fee title. Corporations, including but not limited to LLCs, are not eligible applicants because they cannot satisfy the three-year occupancy requirement. “Individual property owner” does not include any corporation or corporate entity or person of any kind (partnership, LP, LLC, C corp., S corp., etc.), except for a community land trust (as defined by Revenue & Tax Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue & Tax Code Section 214.15).

C. Subdivision Map Act Compliance.

1. The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (SMA) (Government Code Section 66410 *et. seq*.), including implementing requirements in this Code, except as otherwise expressly provided in this section.

2. If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:

a. The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.

b. The City has all the remedies available to it under the SMA, including but not limited to the following:

i. An action to enjoin any attempt to sell, lease, or finance the property.

ii. An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

iii. Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

iv. Record a notice of violation.

v. Withhold any or all future permits and approvals.

3. Notwithstanding Government Code Section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.

D. Zone. The lot to be split shall be located within a single-family residential zone. For purposes of this section, a single-family residential zone is one of the following: Single Family Residential (R-1 and R-1-D); Suburban Residential (R-S); Residential Estate (R-E and R-A); Residential Estate Animals (R-A-A); Residential Rural (R-R); Residential Rural Animals (R-R-A); and the single-family districts of adopted Specific Plans within the City.

E. Lot Location Criteria. The lot to be split is not located on a site that meets any of the applicable criteria contained in California Government Code § 66411.7(a)(3)(C) (and incorporating Government Code section 65913.4(a)(6)(B) - (K) by reference).

F. Objective Standards. The proposal shall be consistent with the objective planning standards, development standards, and engineering standards applicable to the design or improvements of a parcel. If the proposal conflicts with any objective planning standards, written documentation shall be provided to the applicant regarding which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, within sixty (60) days of application submittal.

1. Lot Size. The following standards shall apply to urban lot splits:

a. The lot to be split must be a minimum of 2,400 square-feet in area.
b. The resulting lots must each be a minimum of 1,200 square-feet in area.
c. Each of the resulting lots must be between 60 percent and 40 percent of the original lot area.

2. Setbacks and Yards. The proposed lots shall be designed to allow the existing and/or future dwelling units to comply with the applicable objective standards for yards and setbacks. This setback standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

3. Lot Coverage. The proposed lots shall be designed to allow the existing and/or future dwelling units to comply with the applicable objective standard for maximum lot coverage, to the extent practicable. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

G. Not Historic. The lot to be split must not be a historic property or within a historic district that is included in the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark or as a historic property or district.

H. No Prior Urban Lot Split. The lot to be split must not have been established through a prior SB 9 urban lot split, and the lot to be split must not be adjacent to any lot that was established through a prior SB 9 urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

I. Easements.

1. The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.
2. Each easement must be shown on the tentative parcel map.
3. Copies of the unrecorded easement agreements must be submitted with the Development Application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with Section 17.12.050 of this Chapter.
4. If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

J. Lot Access. Each resulting lot shall have access to, provide access to, or adjoin a public right-of-way. The minimum access width shall be at least fifteen (15) feet.

K. Utilities.

1. Development on each resulting lot shall be served by separate direct utility connections.
2. Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten years.

L. Building & Safety. All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

M. No Impact on Protected Housing. The urban lot split shall not require or include the demolition or alteration of any of the following types of housing:

1. Housing that is income-restricted for households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.
3. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (California Government Code Sections 7060 - 7060.7) at any time in the fifteen (15) years prior to submission of the urban lot split application.
4. Housing that has been occupied by a tenant in the last three (3) years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

N. Nonconforming Conditions. An urban lot split may be approved without requiring a legal nonconforming zoning condition or lot standard to be corrected. This provision shall supersede Section 18.184.040 (Nonconforming Lots) of Title 18 of the Redlands Municipal Code for the duration that applicable State law remains in effect.

O. Fire Hazard Mitigation Measures. For a proposed subdivision on a lot that is located in a fire hazard severity zone (as defined by the California Department of Forestry and Fire Protection), the subject property shall comply with the applicable provisions of the California Fire Code, and any amendments thereto contained in the Redlands Municipal Code, that apply uniformly to development within the underlying zone.

P. Regulation of Land Uses.

1. Residential use only. No non-residential use is permitted on any lot created by urban lot split.

2. No Short-Term Rental. No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than thirty (30) days.

3. Owner Occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant/subdivider intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three (3) years after the urban lot split is approved.

Q. Deed Restriction Required. The owner shall record a deed restriction, acceptable to the City, that does each of the following:

1. Expressly prohibits any rental of any dwelling on the property for a period of less than thirty (30) days.
2. Expressly prohibits any non-residential use of the lots created by the urban lot split.
3. States that the property is formed by an urban lot split, and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development.

17.12.040: ACTION BY DEVELOPMENT SERVICES DIRECTOR:

A. Upon receipt of a tentative parcel map application that is determined by the Development Services Department to be complete, the Department shall review the proposal and render a decision within the time limits prescribed by State law. An application for a tentative parcel map for an urban lot split is approved or denied ministerially, by the Development Services Director, without discretionary review.

B. The tentative parcel map may be approved or conditionally approved by the Development Services Director if staff finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this code. The Development Services Director may require as a condition of approval that the payment by the subdivider of all development fees required to be paid at the time of the application for, or issuance of, a building permit or other similar permit shall be made at the rate for such fees in effect at the time of such application or issuance.

If no action is taken by the Development Services Director within sixty (60) days from the date the City receives a tentative map application, or such other time limits specified in applicable State law, the tentative parcel map, as filed, shall be deemed to be approved.

C. Conditions of Approval.

1. A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this chapter. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and any easements.

2. The approval shall require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

3. The approval shall require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.

4. Other conditions of approval may be attached to enforce any other requirements, including, but not limited to: applicable development standards; standard requirements; engineering design requirements or other design regulations; and any other conditions to protect the public health, safety, and general welfare.

D. Denial. The tentative parcel map may be denied by the Development Services Director on any of the grounds or objective standards provided by the Subdivision Map Act, California Government Code Section 66411.7, or this Code. The Development Services Director shall deny approval of the tentative parcel map if the Department makes any of the following findings to the extent they are related to the design or to improvements of a parcel, consistent with Calif. Gov. Code section 66411.7:

1. That the proposed map is inconsistent with objective zoning standards, objective subdivision standards, or objective design review standards that are related to the design or to improvements of a parcel;

2. That the site is not located within a single-family residential zone;

3. That the site is a designated historic property or located within a historic district;

4. That the project site or design of the subdivision does not meet the applicable criteria and requirements of California Government Code Section 66411.7, California Government Code Section 65913.4 (subparagraphs (B) to (K), inclusive, of paragraph 6 of subdivision (a)), or the Subdivision Map Act;

5. That the proposed lot split would have a specific, adverse impact upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; or,

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; provided, however, the Development Services Director may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Development Services Director to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

E. Specific Adverse Impacts.

1. Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the Building Official makes a written finding, based on a preponderance of the evidence, that the project would have a “specific, adverse impact” on public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

2. “Specific adverse impact” has the same meaning as in the California Government Code Section 65589.5(d)(2): “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” and does not include (1) inconsistency with the zoning ordinance or general plan land use designation

or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

C. The Building Official may consult with and be assisted by Planning staff, Engineering staff, and others as necessary in making a finding of specific, adverse impact.

F. Notice of Denial. If an application for an urban lot split is denied, then the Development Services Director shall notify the applicant within sixty (60) days from receipt of the application and provide a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.

17.12.050: CONDITIONS OF APPROVAL:

A. The following conditions of approval shall be applied to all urban lot splits, in addition to the other standard conditions of approval, design requirements, and standard requirements that are otherwise applicable to subdivision maps as authorized by the Subdivision Map Act and California Government Code Section 66411.7.

1. Affidavit signed by the property owner guaranteeing owner-occupancy for a minimum period of three (3) years from the date of final map recordation, and agreement by the property owner for verification of compliance upon request by the City.

2. For urban lot split subdivisions (if applicable): Execution and recordation of a deed restriction entitled “Occupancy, Land Use, and Development Restriction Agreement for Urban Lot Split” within thirty (30) days of map approval.

3. For two-unit development projects (if applicable): Execution and recordation of a deed restriction entitled “Occupancy, Land Use, and Development Restriction Agreement for Two-Unit Development” within thirty (30) days of development approval.

4. Prohibit short-term rental for less than thirty (30) days of any units created through an SB 9 urban lot split or two-unit development.

B. Conditions of approval shall not be imposed that conflict with the applicable provisions of California Government Code Section 66411.7 for urban lot splits, including requiring any: dedication of right-of-way; construction of off-site improvements; correction of nonconforming zoning conditions or improvements; any additional on-site parking spaces (if the criteria and provisions of current State law are met); or other provisions in State law.

C. The Development Services Director may modify or delete any of the additional conditions of approval recommended in the department's report. The Development Services Director may add additional requirements as conditions of approval.

17.12.060: APPEAL OF DIRECTOR ACTION:

Appeal of the decision by the Development Services Director with respect to the tentative parcel map for urban lot split shall be made to the planning commission or city council in accordance with the provisions of Section 18.193.070 of Title 18 of the Redlands Municipal Code.

17.12.070: EXPIRATION AND EXTENSION:

A. The approval or conditional approval of a tentative parcel map shall expire six (6) months from its approval by the Development Services Director, unless the expiration date is extended for not more than six (6) months in accordance with the provisions of Section 17.07.120 of this Title.

B. The subdivider may request an extension of the expiration date for action in accordance with the provisions of Section 17.07.120 of this Title, except that the Development Services Director shall be responsible for the review of the request. The Development Services Director may approve, conditionally approve, or deny the request for an extension.

C. The subdivider or any interested person adversely affected may appeal the action of the Development Services Director to the planning commission or city council in accordance with the provisions of section 18.193.070 of Title 18 of the Redlands Municipal Code.

17.12.080: AMENDMENTS AND EXTENSION FOR APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP:

A. Amendments to the approved or conditionally approved tentative parcel map or conditions of approval shall be made in accordance with Section 17.07.130 of this Title; provided that amendments, which in the opinion of the department are not minor, shall be presented to the Development Services Director for approval. Processing shall be in accordance with the provisions for processing a tentative parcel map as set forth in this title. Any approved amendment shall not alter the expiration date of the tentative parcel map.

B. Extension of time. The subdivider may request an extension of the expiration date of the approved or conditionally approved tentative SB 9 map by written application to the department with the payment of applicable filing fees established by resolution of the City Council. The application shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension. One extension may be granted for a period not to exceed one hundred eighty (180) days. The Development Services Director may approve, conditionally approve, or deny the request for an extension. The subdivider or any interested person adversely affected may appeal the action of the Development Services Director to the planning commission or city council in accordance with the provisions of section 18.193.070 of this title.

17.12.090: PARCEL MAPS:

The form and contents, submittal, approval and filing of final parcel maps shall conform to the provisions of the subdivision map act and this section.

A. Survey Required: An accurate and complete survey of the land to be subdivided shall be made by a registered civil engineer or licensed land surveyor. All monuments, property lines, centerlines of streets, alleys and easements adjoining or within the subdivision shall be tied into the survey. The allowable error of closure on any portion of the parcel map shall not exceed 1/10,000 for field closures and 1/20,000 for calculated closures.

B. Form And Contents: The form and contents of the parcel map shall conform to the final map form and contents requirements of Sections 17.09.040 and 17.09.050 of this Title.

C. Preliminary Submittal: The subdivider shall submit prints of the parcel map to the city engineer for checking. The preliminary prints shall be accompanied by copies of the data, plans, reports and documents as required for final maps by Section 17.09.060 of this Title.

The city engineer may waive any of the requirements if the location and nature of the proposed subdivision does not justify compliance with the requirements of Section 17.09.060 of this Title.

D. Review And Approval By Development Services Department: The Development Services Director or his/her designee shall review the parcel map and the subdivider shall make corrections and/or additions until the map is acceptable to the department. The subdivider shall submit the original tracing of the map, corrected to its final form and signed by all parties required to execute the certificates on the map, to the Development Services Department. The city clerk or authorized agent shall, subject to the provisions of the California Government Code Section 66464 of the Subdivision Map Act, transmit the approved parcel map to the county recorder. The Development Services Director shall approve the parcel map if it complies with the requirements of the subdivision map act, this title, the tentative parcel map and all conditions thereof."

SECTION 32. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XVI, entitled "Two-Unit Projects on Residential Parcels," and read as follows:

"**ARTICLE XVI. TWO-UNIT PROJECTS ON RESIDENTIAL PARCELS**

SECTION:

18.156.1300: Purpose of Article

18.156.1310: Definitions

18.156.1320: Application Requirements

18.156.1330: Development Standards

18.156.1340: Specific Adverse Impacts

18.156.1350: Approval by Director

18.156.1360: Appeal Of Director Action

18.156.1370: Extension and Amendment

18.156.1380: Remedies

18.156.1300: PURPOSE OF ARTICLE:

The purpose of this Article is to allow and appropriately regulate two-unit residential development projects in accordance with Government Code section 65852.21 in single-family residential zones that permit single-family residences.

18.156.1310: DEFINITIONS:

A. A "two-unit project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this article.

B. A "primary dwelling unit," for purposes of this article, means a single-family residence that does not meet the criteria or requirements for an Accessory Dwelling Unit pursuant to Redlands Municipal Code Chapter 18.156, Article VII (Accessory Dwelling Units) and/or current State law.

C. An "accessory dwelling unit" means a residential dwelling unit that is accessory and subordinate to a primary dwelling unit located on the same parcel, and such accessory unit meets the criteria or requirements for an Accessory Dwelling Unit pursuant to Redlands Municipal Code Chapter 18.156, Article VII (Accessory Dwelling Units) or current State law.

D. A "single family residential zone," for purposes of this section, means a land use district with a zoning designation as R-E, R-S, R-1, R-1-D, R-R, R-R-A, R-A, R-A-A, or a single-family district within an adopted Specific Plan of the City.

E. "SB 9" means Senate Bill 9 effective beginning January 1, 2022, and codified in California Government Code section 65852.21.

18.156.1320: APPLICATION REQUIREMENTS:

A. The individual property owner(s) of the subject property may apply for a two-unit project. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. Corporations, including but not limited to LLCs, are not eligible applicants because they cannot satisfy the three-year occupancy requirement. "Individual property owner" does not include any corporation or corporate entity or person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.), except for a community land trust (as defined by Revenue & Tax Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue & Tax Code Section 214.15).

B. An application for a two-unit project must be submitted on the City's approved form together with all required application submittal items, project plans, and other materials.

C. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within thirty (30) days after the application is submitted.

D. The city may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

18.156.1330: DEVELOPMENT STANDARDS:

A two-unit project must satisfy each of the following development standards and requirements:

A. Map Act Compliance. The existing lot must have been legally subdivided.

B. Zone. The lot is in a single-family residential zone of the City of Redlands (R-1, R-1-D, R-S, R-A, R-A-A, R-E, R-R, or R-R-A zoning districts) or a single-family district within an adopted Specific Plan of the City.

C. Lot Location. The lot is not located on a site that meets any of the location criteria as listed in Government Code § 66411.7(a)(3)(C) (and incorporating Government Code section 65913.4(a)(6)(B) - (K) by reference).

D. Not Historic. The lot shall not be within a site that is designated or listed as a city landmark or historic property or historic/scenic district, and the lot shall not be a historic property or within a historic district that is listed on the State Historic Resources Inventory (as defined in Section 5020.1 of the Public Resources Code).

E. No Impact on Protected Housing. The two-unit project must not require or include the demolition or alteration of any of the types of housing identified in Government Code § 65852.21(a)(3)-(4), inclusive.

1. Housing that is income-restricted for households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.
3. Housing that has been occupied by a tenant in the last three (3) years. The applicant and the owner of a property for which a two-unit development is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

F. Dwelling Unit Standards.

1. Quantity. For purposes of this section, “unit” means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this code, an ADU, or a Junior ADU.

a. No more than two (2) dwelling units of any kind may be built on a lot that results from an urban lot split

b. A lot that is not created by an urban lot split may have a two-unit project under this section, plus any ADU or Junior ADU that must be allowed under State law and the City’s ADU ordinance, not to exceed two (2) primary dwelling units per lot and a combined total of four (4) dwelling units within the development.

2. Height Restriction. All dwelling units shall be subject to the same height limitations applicable to the underlying zone.

3. Lot Coverage. The lot coverage limit shall be applicable within the zoning district where the subject property is located. This lot coverage standard is only enforced to the extent that it does not prevent the construction of two (2) primary dwelling units on the lot at eight hundred (800) square feet each.

4. Open Space. The new development shall be subject to the open space requirement, if any, imposed within the zoning district where the subject property is located. This open space standard is only enforced to the extent that it does not prevent the construction of two (2) primary dwelling units on the lot at eight hundred (800) square feet each.

5. Setbacks.

a. Generally. All setbacks must conform to those objective setbacks that are applicable to the underlying zone.

b. Exceptions. Notwithstanding subpart 18.156.1330(F)(7)(a) above:

i) Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

ii) Eight hundred (800) square-feet; four-foot side and rear setbacks. Exceptions to the setbacks imposed by the underlying zone may be applied to the degree necessary to avoid physically precluding up to two units on the lot or either of the two units from being of at least eight hundred (800) square feet in floor area on the subject property; but in no event may any structure be less than four feet (4’) from a side or rear property line.

iii) New Structures. Shared interior lot line; zero foot (0’) interior side setback. Setback requirements for an interior side lot line, where the

interior lot line is shared between the two new parcels (and the lot line is perpendicular to the primary street frontage of both lots), may be modified to permit a zero foot (0') side setback. The intent of this provision is to permit a shared wall between two new dwelling units on separate lots, so that the combined structure has the appearance from the street as one single-family residence. Designs with a shared common wall shall comply with all applicable California Building Code regulations, and the Director may require a Homeowners' Association as well as CC&Rs for the subject properties. If this provision for a zero foot (0') interior side setback is not utilized, then the standard setback requirement shall apply, and in no case shall be less than four feet (4').

5. Parking. Each new primary dwelling unit shall have one (1) off-street parking space per unit on a paved surface, which may be covered or uncovered, placed outside of all required setbacks, and constructed in accordance with the applicable provisions of Article I of Chapter 18.164 of this title. Off-street parking shall not be required if one of the following applies:

a. The lot is located within one-half mile walking distance of either:

i) a corridor with fixed route bus service with service intervals no longer than fifteen (15) minutes during peak commute hours; or,

ii) a site that contains one of the following: an existing rail or bus rapid transit station; or the intersection of two or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods.

b. The site is located within one block of a car-share vehicle location that is permanently installed and permanently marked for car-share pickup or dropoff service.

6. Nonconforming Conditions. A two-unit project may be approved without requiring a legal nonconforming zoning condition or standard to be corrected. This provision shall supersede Chapter 18.184 of Title 18 of the Redlands Municipal Code for the duration that applicable State law remains in effect.

7. Utilities. Each primary dwelling unit on the lot that is or that is proposed shall comply with the development regulations applicable to the underlying zone.

8. Building & Safety. All structures built on the lot shall comply with all building code regulations applicable to the underlying zone.

G. Fire Hazard Mitigation Measures. For a development project on a lot that is located in a fire hazard severity zone (as defined by the California Department of Forestry and Fire Protection), the proposal shall comply with all applicable fire-hazard mitigation measures:

1. The proposed development complies with the applicable provisions of the California Fire Code, and any amendments thereto adopted in the Redlands Municipal Code, that apply uniformly to development within the underlying zone.

2. The proposed development complies with the applicable provisions of the California Building Code (including Chapter 7A), and any amendments or additions thereto adopted in the Redlands Municipal Code (including RMC Chapter 15.30 Wildland-Urban Interface Code), that apply uniformly to development within the underlying zone.

3. The subject property will comply with all applicable landscape design, materials, fuel modification, and vegetation management requirements of applicable State law (including but not limited to Calif. Gov. Code § 51182, Public Resources Code § 4291, Calif. Fire Code § 4906, and Calif. Building Code Chapter 7A) for requirements pertaining to landscape fuel modification zones and vegetation management that apply uniformly to development within the underlying zone.

H. Regulation of Uses.

1. Residential-only. No non-residential use is permitted on the lot.

a. Home occupations may be permitted with a Home Occupation Permit issued pursuant to Chapter 18.160 of this title.

b. Small family daycare homes may be permitted pursuant to Chapter 18.156, Article VIII, of this title.

c. Single-room occupancy residential facilities may be permitted pursuant to Chapter 18.156, Article XV, of this title.

2. No Short-Term Rentals. No dwelling unit on the lot may be rented for a period of less than thirty (30) days.

I. Deed Restriction. The owner must record a deed restriction, acceptable to the city, that does each of the following:

1. Expressly prohibits any rental of any dwelling on the property for a period of less than thirty (30) days.

2. Expressly prohibits any non-residential use of the lot.

3. States that the property was developed pursuant to SB 9 and shall not be further developed with additional primary dwelling units, or further subdivided subsequent to a prior SB 9 lot split.

J. Undergrounding of utilities: For construction of new SB 9 dwelling units, utility laterals and connections shall be installed underground for the new unit(s).

18.156.1340: SPECIFIC ADVERSE IMPACTS:

A. Notwithstanding anything else in this section, the city may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

B. "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue & Taxation Code section 214(g).

C. The building official may consult with and be assisted by Planning staff, Engineering staff, and others as necessary in making a finding of specific, adverse impact.

18.156.1350: APPROVAL BY DIRECTOR:

A. An application for a two-unit development pursuant to SB 9 is approved or denied ministerially, by the Development Services Director, without discretionary review.

B. A two-unit development is approved ministerially if it complies with all the requirements of this article.

C. The approval must require the owner and applicant to hold the City of Redlands harmless from all claims and damages related to the approval and its subject matter.

D. The approval must require the owner and applicant to reimburse the City of Redlands for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this article.

E. Notice of Denial. If an application for an SB 9 two-unit housing project is denied, then the Development Services Director shall notify the applicant within sixty (60) days from receipt of the application and provide a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.

18.156.1360: APPEAL OF DIRECTOR ACTION:

Appeal of the decision by the Development Services Director with respect to a two-unit development shall be made to the planning commission or city council in accordance with the provisions of section 18.193.070 of this title.

18.156.1370: AMENDMENTS TO APPROVED PLANS:

Construction plans or plan checks deemed by the department to be in substantial conformance with the approved two-unit development plan and/or tentative parcel map shall be reviewed by the Development Services Director or designee. The Development Services Director may approve or deny the request for an amendment through the ministerial plan check process, or may require the filing of a new two-unit development plan and/or new tentative parcel map for major amendments deemed not to be in substantial conformance with the approved two-unit development plan or tentative parcel map.

18.156.1380: REMEDIES:

If a two-unit project violates any part of this code or any other legal requirement:

A. The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

B. The City of Redlands may:

1. Bring an action to enjoin any attempt to sell, lease, or finance the property.

2. Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

3. Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

4. Record a notice of violation.

5. Withhold any or all future permits and approvals.

6. Pursue all other administrative, legal, or equitable remedies that are allowed by law or the Redlands Municipal Code."

SECTION 33. Redlands Municipal Code Chapter 17.05 (Maps Required), Section 17.05.030 entitled "Division of Land; Four or Less Parcels," is hereby amended to read as follows:

"17.05.030: DIVISION OF LAND; FOUR OR LESS PARCELS:

A tentative and final parcel map shall be required for all divisions of land into four (4) or less parcels, except that maps shall not be required for:

A. Subdivisions of a portion of the operating right of way of a railroad corporation, defined by section 230 of the State Public Utilities Code, which are created by short term leases terminable by either party on not more than thirty (30) days' notice in writing.

B. Land conveyed to or from a governmental agency, public entity or public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such public utility for rights of way, unless a showing is made by the department in individual cases, upon substantial evidence, that public policy necessitates a parcel map.

C. Lot line adjustments, provided:

1. No additional parcels or building sites are created;

2. The resulting parcels conform to title 18 of this code;

3. The lot line adjustment is approved by the community development director. ~~in accordance with the notice and public hearing provisions of section 17.07.070 of this title.~~ The community development director may impose conditions or exactions on the approval of a lot line adjustment to conform to titles 18 and 15 of this code, or to facilitate the relocation of existing utilities, infrastructure or easements. Lot line adjustments which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other application(s). The lot line adjustment shall be reflected in a deed, and a record of survey if required by state law, which shall be recorded. When parcels subject to lot line adjustments are encumbered by deeds of trust, mortgage liens or assessment liens, such deeds of trust and liens shall be modified by the parcel owners to correspond to the new lot lines of these parcels, to the satisfaction of the city, to ensure that foreclosure on such deeds or liens does not create illegal parcels.

Appeals of the community development director's action with respect to lot line adjustments shall be made first to the planning commission and then to the city council in accordance with the provisions of section 17.07.100 of this title. Appeals of the planning commission action on lot line adjustments shall be made to the city council in accordance with the provisions of section 17.07.100 of this title.

If a lot line adjustment is approved or conditionally approved by the approving body, the appeal body shall have the right to call up such approval for appeal body review by a written request to the community development director within ten (10) days of the final action by the approving body. If the appeal body decides to review the lot line adjustment and conditions, it shall conduct a public hearing after giving notice pursuant to subsection 17.07.070A of this title. The public hearing shall be held within thirty (30) days after the date of the request for review. The appeal body may add, modify or delete conditions if the appeal body determines that such changes are necessary to ensure that the lot line adjustment conforms to the subdivision map act and this code. Within ten (10) days following

the conclusion of the hearing, the appeal body shall render its decision. If the appeal body does not act within the time limits set forth in this section, the lot line adjustment shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the approving body insofar as it complies with all other applicable provisions of the subdivision map act, this title and this code.

D. Parcel maps waived in accordance with the provisions of section 17.11.080 of this title."

SECTION 34. Redlands Municipal Code Chapter 18.12 (Administrative Provisions), Section 18.12.130 entitled "Site Plan Approval; Expiration," is hereby amended to read as follows:

"18.12.130: SITE PLAN APPROVAL: EXPIRATION:

Unless otherwise specified by the planning commission or city council, a site plan approval shall expire two (2) years from the date of its approval unless the holder of the site plan approval obtains a building permit or, in those instances where a building permit is not required, a certificate of occupancy for the site plan approval, within such two (2) year period. The ~~city council~~ planning commission may, upon written request for a time extension by the holder of the site plan approval, prior to expiration of the approval, grant a one year extension of time; provided, however, that the total number of extensions for a site plan approval shall not exceed three (3)."

SECTION 35. Redlands Municipal Code Chapter 18.192 (Conditional Use Permits), Section 18.192.090 entitled "Conditional Use Permit; Expiration," is hereby amended to read as follows:

"18.192.090: CONDITIONAL USE PERMIT; EXPIRATION:

A. Except for a CUP issued for a planned residential development and, unless otherwise specified by the planning commission or city council in the conditions of approval for a CUP, a CUP shall expire two (2) years from the date of its approval unless the holder of the permit obtains a building permit or, in those instances where no building permit is required, a certificate of occupancy for the use, within such two (2) year period. The ~~city council~~ planning commission may, upon submittal of a written application for a time extension by the holder of the permit and prior to the expiration of the CUP, grant a one year extension of time; provided, however, that the total number of extensions for a CUP shall not exceed three (3).

B. Failure to develop the use within the time limits of this section shall amount to the forfeiture of all development entitlement under the CUP."

SECTION 36. Redlands Municipal Code Chapter 18.168 (Landscaping, Fences, Walls and Signs), Section 18.168.070 entitled "Minor Exception Permits; Application Procedure," is hereby amended to read as follows:

"18.168.070: MINOR EXCEPTION PERMITS; APPLICATION PROCEDURE:

A. An application for a minor exception permit shall be made on forms provided by the city, and shall include such plans as may be required for a complete understanding of the request, and a filing fee as established by resolution of the city council. Applications shall be limited to the resident owner.

B. Minor Exceptions which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other entitlement application(s). If approved by the planning commission or city council, a separate or subsequent Minor Exception Permit application or public hearing shall not be required for the specific design feature approved with the land use entitlement."

SECTION 37. Redlands Municipal Code Section 18.20.160 and Section 18.21.140, entitled "Accessory Buildings," are hereby amended to read as follows:

"**18.20.160: ACCESSORY BUILDINGS:**

A. Accessory buildings shall not occupy more than ten percent (10%) of the rear yard, or may be in an interior side yard area of a parcel where there is no buildable rear yard area. Accessory buildings shall not be placed forward of the front façade of the main dwelling or a line extended parallel to the front façade. Where there are multiple front façades on the main dwelling, the front elevation with the greatest front setback dimension shall be utilized as the required setback.

B. An accessory building shall not exceed a total floor area of one thousand (1,000) square feet.

C. ~~B.~~ Accessory buildings must maintain the following minimum separation distances from other buildings on the same site:

1. Accessory buildings shall be a minimum of ten feet (10') from the main buildings; provided, however, that when more than five feet (5') of such accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty feet (20'). In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty five feet (25').

2. Accessory buildings shall be a minimum of five feet (5') from any other accessory structure.

D. ~~C.~~ Accessory buildings shall be located not closer to the side and rear property lines than:

1. Five feet (5') for buildings up to ten feet high;

2. Ten feet (10') for buildings more than ten feet high. ~~and one- or two-story accessory buildings utilized for residential purposes.~~

E. ~~D.~~ When lots are served by an existing or proposed alley, no main building shall be located within twenty five feet (25') of the rear property line, and for accessory buildings, if perpendicular access to the accessory building is from the alley, not less than twenty feet (20') from the rear property line. Perpendicular access to a carport or an enclosed garage with an automatic garage door opener may be reduced to a width of twenty five feet (25'), measured from the opposite side of the alley. If access parallel to the alley is provided to a garage or carport, the provisions of subsection C of this section shall apply.

~~E. Setbacks and the location of accessory and main buildings for lots which side onto an alley shall be determined by the regulations established for corner lots.~~

F. Accessory buildings shall not exceed a maximum height of fifteen feet (15') as measured from the foundation at ground-level to the highest point of the roof.

G. Accessory buildings shall not contain a kitchen or kitchenette.

H. Architectural Design:

1. Metal paneling, if any, shall be decorative such as stamped steel or seam metal, and shall be painted on the exterior side. Corrugated metal is prohibited. Reflective exterior metallic materials or untreated metal panels are prohibited.

2. Exterior light fixtures shall be a design, or shall include shielding, to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

3. HVAC condensers and heat pumps shall be ground-mounted.

4. Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way.

5. Exterior stairways to upper floors shall not be visible from public right-of-way at the front or side of the property."

SECTION 38. Redlands Municipal Code Chapter 18.32 entitled "R-A Residentual Estate District" is hereby amended to add the following section as follows:

"18.32.115: ACCESSORY BUILDINGS:

For accessory buildings in R-A districts, the provisions of section 18.20.160 of this title shall apply."

SECTION 39. Redlands Municipal Code Chapter 18.33 entitled "R-A-A Residentual Estate Animals District" is hereby amended to add the following section as follows:

"18.32.125: ACCESSORY BUILDINGS:

The provisions of section 18.20.160 of this title shall apply for accessory buildings in R-A-A districts, except that accessory buildings may occupy not more than fifteen percent (15%) of the rear yard area."

SECTION 40. Redlands Municipal Code Section 18.40.150 entitled "Accessory Buildings" is hereby amended to read as follows:

"**18.40.150: ACCESSORY BUILDINGS:**

~~For accessory buildings in R-S Zones, the provisions of section 18.20.160 of this title shall apply, except that accessory buildings may occupy not more than twenty percent (20%) of the rear yard area.~~

A. Accessory buildings shall not occupy more than twenty percent (20%) of the rear yard, or may be in an interior side yard area of a parcel where there is no buildable rear yard area. Accessory buildings shall not be placed forward of the front façade of the main dwelling or a line extended parallel to the front façade. Where there are multiple front façades on the main dwelling, the front elevation with the greatest front setback dimension shall be utilized as the required setback.

B. An accessory building shall not exceed a total floor area of one thousand (1,000) square feet.

C. ~~B.~~ Accessory buildings must maintain the following minimum separation distances from other buildings on the same site:

1. Accessory buildings shall be a minimum of ten feet (10') from the main buildings; provided, however, that when more than five feet (5') of such accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty feet (20'). In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty five feet (25').

2. Accessory buildings shall be a minimum of five feet (5') from any other accessory structure.

D. Accessory buildings shall be located not closer to the side and rear property lines than:

1. Five feet (5') for buildings up to ten feet high;

2. Ten feet (10') for buildings more than ten feet high.

E. When lots are served by an existing or proposed alley, no main building shall be located within twenty five feet (25') of the rear property line, and for accessory buildings, if perpendicular access to the accessory building is from the alley, not less than twenty feet (20') from the rear property line. Perpendicular access to a carport or an enclosed garage with an automatic garage door opener may be reduced to a width of twenty five

feet (25'), measured from the opposite side of the alley. If access parallel to the alley is provided to a garage or carport, the provisions of subsection D of this section shall apply.

F. Accessory buildings shall not exceed a maximum height of fifteen feet (15') as measured from the foundation at ground-level to the highest point of the roof.

G. Accessory buildings shall not contain a kitchen or kitchenette.

H. Architectural Design:

1. Accessory buildings that are five hundred (500) square feet or more shall not contain more than ten percent (10%) metal paneling as a primary exterior material, excluding the roof material.

2. Metal paneling, if any, shall be decorative such as stamped steel or seam metal, and shall be painted on the exterior side. Corrugated metal is prohibited. Reflective exterior metallic materials or untreated metal panels are prohibited.

3. Use of shipping containers or its parts are prohibited.

4. Exterior architectural treatment shall be similar to, or matching, the main residence on the subject property (including exterior materials, siding, and color).

5. Exterior light fixtures shall include shielding to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

6. HVAC condensers and heat pumps shall be ground-mounted.

7. Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way.

8. Exterior stairways to upper floors shall not be visible from public right-of-way at the front or side of the property."

SECTION 41. Redlands Municipal Code Section 18.44.160 entitled "Accessory Buildings" is hereby amended to read as follows:

"For accessory buildings in the R-1 Zone, the provisions of section 18.40.150 ~~18.20.160~~ of this title shall apply, except that accessory buildings may occupy not more than thirty percent (30%) of the rear yard area."

SECTION 42. Redlands Municipal Code Section 18.48.180 entitled "Accessory Buildings" is hereby amended to read as follows:

"In the R-1-D Zone:

A. The provisions of section 18.40.150 ~~18.20.160~~ of this title shall apply, except that accessory buildings may occupy not more than thirty five percent (35%) of the rear yard area.

B. Accessory buildings may be located in a required rear yard and a front and rear yard combination, provided such accessory buildings are not closer than ten feet (10') from the front main building and twenty feet (20') from the front of the rear main building."

SECTION 43. Redlands Municipal Code Section 18.52.190 entitled "Accessory Buildings" is hereby amended to read as follows:

"For accessory buildings in the R-2 zone, the provisions of section 18.40.150 ~~18.20.160~~ of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area."

SECTION 44. Redlands Municipal Code Section 18.56.220 entitled "Accessory Buildings" is hereby amended to read as follows:

"In the R-2-2000 zone, the provisions of section 18.40.150 ~~18.20.160~~ of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area."

SECTION 45. Redlands Municipal Code Section 18.60.190 entitled "Accessory Buildings" is hereby amended to read as follows:

"For accessory buildings in the R-3 zone, the provisions of section 18.40.150 ~~18.20.160~~ of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area."

SECTION 46. General Plan Consistency. The City Council finds that the amendments to Title 18 (Zoning Regulations) of the Redlands Municipal Code described herein are consistent with the adopted and certified 2021-2029 (6th Cycle) Housing Element of the City of Redlands 2035 General Plan, and will comply with the applicable provisions of State law.

SECTION 47. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 48. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly introduced by the City Council at the regular meeting thereof, held on the 1st day of July, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

ORDINANCE NO. 2985

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE TO MAKE TEXT AMENDMENTS PERTAINING TO: HOUSING DEFINITIONS; LISTS OF PERMITTED AND CONDITIONALLY PERMITTED USES; ADOPT DEVELOPMENT STANDARDS FOR LOW BARRIER NAVIGATION CENTERS; ADOPT DEVELOPMENT STANDARDS FOR FARMWORKER AND AGRICULTURAL WORKER HOUSING; ADOPT DEVELOPMENT STANDARDS FOR SINGLE-ROOM OCCUPANCY FACILITIES; ADD CHAPTER 17.12 FOR URBAN LOT SPLITS TO TITLE 17 OF THE REDLANDS MUNICIPAL CODE; ADD ARTICLE XVI TO CHAPTER 18.156 FOR TWO-UNIT DEVELOPMENT PROJECTS ON RESIDENTIAL PARCELS; AND OTHER VARIOUS TEXT AMENDMENTS TO THE ZONING REGULATIONS FOR IMPLEMENTATION OF THE 2021-2029 HOUSING ELEMENT'S WORK PROGRAM.

WHEREAS, the City has initiated Ordinance Text Amendment No. 361 in accordance with Chapter 18.204 of the Redlands Municipal Code; and

WHEREAS, the City Council finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California, stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing… is a priority of the highest order" and, further, that, "local… governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 2,234 new affordable housing units as follows: 652 units are needed for moderate-income households, 615 units are needed for low-income households and 967 units are needed for very low and extremely low-income households; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of this ordinance will aid the City in achieving the goal of making housing availability more diverse, dispersed, and affordable; and

WHEREAS, on May 6, 2025, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing by the Planning Commission; and

WHEREAS, on April 8, 2025, and May 27, 2025, the Planning Commission held a noticed public hearing and considered the testimony and written evidence submitted by City staff, the public, and other interested persons; and

WHEREAS, on May 27, 2025, the Planning Commission recommended to the City Council that Ordinance Text Amendment No. 361 be approved, in conjunction with Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan 40) and related amendments to other residential Specific Plans in the City; and

WHEREAS, in accordance with Government Code sections 65090 and 65854, on or about June 10, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance No. 2985 would be considered by City Council; and

WHEREAS, on July 1, 2025, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance No. 2985; and

WHEREAS, adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, after closing the public hearing and deliberating upon the matter, the City Council finds that approval of the proposed text amendments to the Redlands Municipal Code and Specific Plans will be in the best interests of the public health, safety, and general welfare.

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

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would amend text of the zoning regulations of the City and would not result in any direct or indirect physical changes to the environment within the City. Accordingly, no further environmental review is necessary.

SECTION 2. Chapter 18.08 of the Redlands Municipal Code, entitled "Definitions and Construction," is hereby amended to add Sections 18.08.527, 18.08.528, and 18.08.542, as follows:

"18.08.238: EMPLOYEE HOUSING:

A. "Employee housing" means both of the following:

1. Qualified employee housing providing accommodations for six or fewer employees, pursuant to California Health and Safety Code section 17021.5(b), shall be deemed a single-family dwelling and is allowed in residential zones. Employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to other residential dwellings of the same type in the same zone.

2. Qualified employee housing providing accommodations for seven or more employees and consisting of no more than thirty six (36) beds in group quarters or twelve (12) units or spaces designed for use by a single family or household, pursuant to Health and Safety Code Section 17021.6(b), shall be deemed an agricultural land use and is allowed in such zones for agricultural use or an equivalent agricultural district within a City approved Specific Plan. Employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to other agricultural activity in the same zone.

B. Employee housing is not included within the definition of a boarding house, rooming house, single room occupancy residence, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

C. Employee housing does not include housing that is provided by someone other than an agricultural employer or an agent thereof if such housing is offered and rented to nonagricultural employees on the same terms that it is offered to agricultural employees, none of the occupants of the housing are employed by the owner or property manager of the housing, none of the occupants of the housing have rent deducted from their wages,

negotiation of the terms of occupancy of the housing is conducted between each occupant and the owner or manager of the property, the occupants of the housing are not required to live in the housing as a condition of employment, and the occupants of the housing are not referred to live in the housing by the employer of the occupants or the employer's agent, or an agricultural employer.

D. "Employee" as used in this section does not include a person engaged in household domestic service or a person employed under circumstances in which his or her wages are incidental to professional training or training for a religious vocation and where the employer is exempt from taxation under the California Constitution. In addition to the requirements of this section, employee housing shall comply with the requirements of the Employee Housing Act (Calif. Health & Safety Code, section 17000 et seq.)."

"18.08.240: FAMILY:

"Family" means an individual or group of two or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit on a continuous non-transient basis. Each member of the family has access to all parts of the dwelling; interact with each other; share meals; and/or share household activities. If the dwelling unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises. Further, the makeup of the household occupying the rental is determined by the residents of the dwelling unit rather than the landlord, property manager, or agency. The term "family" shall not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, or similar group living arrangements whose association is temporary or of limited duration (i.e., school term, completion of a program, rehabilitation, etc.); nor does it include group living arrangements such as boarding houses, single-room occupancy residences, hotels, or motels. Indications that a household may not be operating as a "family" may include but are not limited to: members of the household have separate, private entrances; each member of the household has locks or deadbolts on their bedroom door; members of the household have separate food storage facilities; members have restricted access to certain portions of the dwelling; and/or lease a specific room or portion of the dwelling."

"18.08.168: COMMUNITY CARE FACILITY:

"Community care facility" has the same meaning as in California Health & Safety Code section 1502. A community care facility for not more than six persons (excluding members of the resident family or persons employed as facility staff) which may operate on a 24-hour-a-day basis within the meaning of the Community Care Facilities Act is a "dwelling" in the individual zone chapters. Whether or not unrelated persons are living together, a residential care facility that serves six or fewer persons (excluding members of the resident family or persons employed as facility staff) shall be considered a residential use of property for the purposes of these zoning regulations (Calif. Health & Safety Code, section 1568.0831). A community care facility is subject only to those restrictions that

apply to other dwellings of the same type within the same zone in the individual zone chapters."

"18.08.320: HOSPITAL:

"Hospital" means any building or portion thereof used for the in-patient accommodation and licensed medical care of sick, injured, or infirm persons, and includes sanitariums, alcoholic sanitariums, and commercial institutions for the cure of chronic drug addicts and mental patients."

"18.08.527: SUPPORTIVE HOUSING:

"Supportive housing" means either:

1. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65582; or

2. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65650.

Supportive housing is a "dwelling" in the individual zone chapters. Supportive housing occupied by the target population (as defined in Calif. Gov. Code section 65582) is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters. Supportive housing occupied by the target population (as defined in Calif. Gov. Code section 65650) is eligible for streamlined ministerial approval under Chapter 18.12, section 18.12.190 of this title, in zones where multifamily and mixed uses are permitted if the proposed housing development satisfies the requirements of California Government Code section 65651, subdivision (a)."

"18.08.542: TRANSITIONAL HOUSING:

"Transitional housing" has the same meaning as in California Government Code section 65582. Transitional housing is a "dwelling" in the individual zone chapters. Transitional housing is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters."

SECTION 3. Redlands Municipal Code Section 18.20.030 for the Agricultural (A-1) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the A-1 district include:

Accessory public parking areas which serve existing public facilities such as parks, trails or linear parks, or similar public uses, pursuant to the review procedures set forth in section 18.12.190 of this title for lots containing ten thousand (10,000) square feet or less or twenty (20) spaces or fewer. In this instance, "accessory" shall mean that the parking area is accessory to the existing land use of either park, trail or linear park, or similar public use.

Apiaries, provided that no hives or boxes housing bees are kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title of the R-1 zone, no animal(s) shall be housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Horse boarding.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of five (5) acres or more. Where parcels of land are already subdivided into parcels less than five (5) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet."

SECTION 4. Redlands Municipal Code Section 18.21.030 for the Agricultural (A-1-20) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Permitted uses in the A-1-20 zone are:

Apiaries, provided that no hives or boxes housing bees shall be kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary.

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title, no animal(s) shall be housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of twenty (20) acres or more. Where parcels of land are already subdivided into parcels less than twenty (20) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone."

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 5. Redlands Municipal Code Section 18.24.030 for the Estate Agricultural (A-2) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the A-2 district include:

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Keeping of horses; provided, that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property, and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and further:

A. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used,

B. No grazing shall be permitted in any required yard,

C. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse,

D. No more than three (3) horses may be kept on any lot or parcel.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening, and commercial flower growing; provided, however, that such uses are on a premises not less than five (5) acres in size.

Single-family dwellings, not more than one dwelling for each lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet."

SECTION 6. Redlands Municipal Code Section 18.28.030 for the Rural Residential (R-R) District, entitled "Permitted Uses," is hereby amended to read as follows:

"18.28.030: PERMITTED USES:

Principal permitted uses in R-R Districts include:

Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot is not less than that required in the A-2 District.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses; provided, that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and compliance with the following:

A. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used,

B. No grazing shall be permitted in any required yard,

C. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse.

Single-family dwellings, not more than one dwelling for each lot. (Ord. 1908 § 1, 1986: Ord. 1000 § 13.60(A), 1955)

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 7. Redlands Municipal Code Section 18.29.030 for the Rural Residential Animals (R-R-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-R-A Districts include:

Accessory animal raising associated with a primary single dwelling unit.

A. Regulations Established: This section establishes regulations to allow animal raising as an accessory use to a primary single dwelling unit. Table 18.29.030(c)(1) of this section identifies the types and numbers of animals allowed. Combinations of the animal types are allowed, provided:

1. The total number in each category is not exceeded;

2. Where animal types are limited only by a maximum number per lot or unit, these animals are allowed in addition to any other accessory animal raising use. However, where animal types are limited by a ratio of animals per lot area, these animals may not be reused to allow another animal type;

3. For the purpose of this section, lots with attached multiple residential structures shall be limited to those animals allowed by table 18.29.030(c)(1) a and b of this section for lots less than seven thousand two hundred (7,200) square feet.

B. Public Health Laws: All animal raising land uses shall comply with public health laws regarding proper care and maximum number of animals.

C. Structures: Each animal raising land use includes all structures necessary to maintain and care for such animals (e.g., barn, corral, stable, pens and coops). Such structures shall comply with all development standards including those specified by the land use district and this section.

D. Distance From Human Habitation: All animals, other than cats, dogs, canaries or birds of the psittacine family, shall be maintained at least seventy feet (70'), measured in a straight line, from any structure or area used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining property and forty feet (40') for structures and area used for human habitat or public assembly that is located on site. The area of human habitation shall not include cabanas, patios (attached or detached), private garages or storage buildings.

E. Distance From Property Lines: Such animals shall maintain a clearance of at least five feet (5') from interior side and rear property lines, and fifteen feet (15') from side street rights of way, excepting an alley or bridle path, unless they comply with subsection F of this section.

F. Animal Enclosure: Animals may be maintained by a fence at least five feet (5') high and made of either chain link, wood with horizontal members no less than

six inches (6") apart, solid masonry or other appropriate solid screening and confining materials. Such a fence may be located on an interior side or rear lot line and fifteen feet (15') from a side street right of way.

G. Distance From Water Well: All animals shall be kept no closer than one hundred feet (100') from a domestic water well.

H. Conditional Use Permit: Accessory animal raising of densities greater than or of animal types different from those specified by this section shall be subject to a conditional use permit.

I. Newborn Animal Exception: Offspring of animals maintained in accordance with applicable lands and regulations which are less than four (4) months old or which have not been weaned, whichever is longer, of any animals which are maintained in compliance with the provisions of this code and any other applicable laws, ordinances and regulations shall not be subject to the maximum density or number limitations established by this title. Offspring of equestrian animals which are less than three (3) years old, for those bred on the property, are permitted. Such animals shall not be included as part of the number of allowable animals.

J. Confined Animals: Animals which are normally maintained in aquariums, terrariums, vivariums, birdcages or similar devices each of which does not exceed fifty (50) cubic feet and where such devices are maintained within an enclosed building shall be allowed as an accessory animal raising use. The maximum number or density limitations for these animal types shall comply with public health regulations.

K. Types And Number Of Animals Allowed: Table 18.29.030(c)(1) of this section identifies the types and number of animals allowed as follows:

TABLE 18.29.030(c)(1)

Animal Type	Minimum Lot Area	Maximum Density Or Number
a. Dogs/cats	Less than 7,200 7,200 - 9,999 10,000 - 19,999 20,000+	2 per lot or unit 3 per lot or unit 4 per lot or unit 5 per lot or unit[1]
b. Chickens or similar fowl (hens only) or rabbits and other small animals	Less than 7,200 7,201 - 9,999 10,000 - 20,000 20,000+	2 per lot 3 per lot 4 per lot 1 per 2,000 square feet (maximum of 9 per species per lot)

Male fowl	1 acre	Maximum of 9 per lot with no more than 2 of any species
c. Sheep and/or goat (female)	7,200 - 9,999	1 per lot
Sheep and/or goat (female)	10,000	1 per 5,000 square feet
Sheep and/or goat (male)	20,000+	1 per lot (cumulative total of sheep and goats is 9)
d. Cattle, buffalo, horses and other large animals	20,000 square feet with 60 foot frontage	1 per 10,000 square feet with a maximum of 9 (cumulative total cannot exceed 9)

Note:
1. Requires conditional use permit for a kennel. For the purposes of this zone a "kennel" is defined as 5 or more cats or dogs and supersedes the definition of kennel as described in section 18.08.350 of this title.

L. Prohibited Animals: No person shall offer for sale, give away, or bring into the R-R-A zone any lion, tiger, bear, wolf, cougar, or any other wild undomesticated animal as defined in section 6.16.010 of this code. All such animals may be impounded subject to the provisions of section 6.16.010 of this code.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Single-family dwellings, not more than one dwelling for each lot and uses permitted in the A-2, agricultural district, provided the area of the lot is not less than that required in the A-2 district. (Ord. 2190, 1992)

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 8. Redlands Municipal Code Section 18.32.020 for the Residential Estate (R-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"A. In the R-A District, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes.

B. Permitted uses include:

Uses permitted in the A-2 Agricultural District, provided the area of the lot is not less than that required in the A-2 District.

Churches, subject to a conditional use permit.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses, provided that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and further:

1. Evergreen planting screens, or other protective devices, may be required on property lines when minimum distances are used, and further

2. No grazing shall be permitted in any required yard, and further

3. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse, and further

4. No more than three (3) horses may be kept on any lot or parcel, subject to the housing provisions of this use.

Private greenhouses or horticultural collections incidental to the residential use of the premises.

Public schools, parks and playgrounds, subject to review and approval by the commission.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 9. Redlands Municipal Code Section 18.33.030 for the Residential Estate Animals (R-A-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-A-A Districts include:

Uses permitted in the A-2, Agricultural District, provided area of the lot is not less than that required in the A-2 District.

Accessory animal raising associated with a primary single dwelling unit. Animal raising as permitted in subsection 18.29.030(C) of this title.

Churches, subject to a conditional use permit.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Private greenhouses or horticultural collections incidental to the residential use of the premises.

Public schools, parks and playgrounds, subject to review and approval by the commission.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 10. Redlands Municipal Code Section 18.36.020 for the Residential Estate (R-E) District, entitled "Permitted Uses," is hereby amended to read as follows:

"No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

Uses permitted in the R-A District, subject to the property development standards of the R-A District.

Single-family residential uses, not more than one dwelling unit per lot.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 11. Redlands Municipal Code Section 18.40.030 for the Suburban Residential (R-S) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-S District include:

Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot shall be not less than that required in the A-2 District.

Accessory structures for the purpose of maintaining agricultural uses of less than five (5) acres with no expansion of the agricultural use.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses; provided that stables and corrals for horses are located not less than forty feet (40') from any dwelling on the property and not less than fifty feet (50') from any property lines, and not less than one hundred feet (100') from any existing or future dwelling on adjacent properties, and not less than one hundred feet (100') from a public park or school; and further:

A. The evergreen planting screens, or other protective devices, shall be provided along property lines or surrounding the corral and stable areas,

B. No grazing shall be permitted in any required yard,

C. Lot area for each horse shall be not less than one acre,

D. Not more than three (3) horses may be kept on any lot or parcel.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 12. Redlands Municipal Code Section 18.44.030 for the Single-Family Residential (R-1) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-1 Zone include:

Uses permitted in the A-2 Residential Estate District, provided the area of the lot shall be not less than that required in the A-2 District.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses, subject to the provisions of section 18.40.030 of this title.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 13. Redlands Municipal Code Section 18.48.030 for the Single-Family Residential (R-1-D) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-1-D Districts include:

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

On existing deep lots greater than one hundred sixty feet (160') in depth, not more than two (2) single-family dwellings may be constructed in accordance with the provisions of sections 18.48.070 through 18.48.210 of this chapter.

Single-family residential uses, not more than one dwelling per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 14. Redlands Municipal Code Section 18.52.030 for the Multiple-Family Residential (R-2) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-2 Districts include:

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Multiple-family dwellings either in one structure or a group of structures.

Single-family dwellings, including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Two-family dwellings, either in one structure or in two (2) detached structures.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 15. Redlands Municipal Code Section 18.52.100 for the Multiple-Family Residential (R-2) District, entitled "Density of Development," is hereby amended to read as follows:

"The maximum density in R-2 zones is two thousand nine hundred (2,900) square feet of lot area per dwelling unit. The minimum density in the R-2 zone is four thousand one hundred fifty (4,150) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking."

SECTION 16. Redlands Municipal Code Section 18.56.060 for the Multiple-Family Residential (R-2-2000) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-2-2000 District include:

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Existing single-family dwelling (one on each lot), including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Multiple-family dwellings, either in one structure or a group of structures. No groups of single-family detached dwelling units may be placed on any lot or parcel of land.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 17. Redlands Municipal Code Section 18.56.130 for the Multiple-Family Residential (R-2-2000) District, entitled "Density of Development," is hereby amended to read as follows:

"Population density in the R-2-2000 District shall be as follows:

A. For one- and two-story projects, the maximum density shall be two thousand five hundred (2,500) square feet of lot area per dwelling unit. The minimum density is three thousand five hundred fifty (3,550) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking. The requirements of this section may be modified by the City Council in a density bonus agreement entered into pursuant to California Government Code section 65915 et seq.

B. For three-story or more projects, the maximum density shall be two thousand (2,000) square feet of lot area per dwelling unit. The minimum density is two thousand

eight hundred fifty (2,850) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, open space, and on-site parking."

SECTION 18. Redlands Municipal Code Section 18.60.030 for the Multiple-Family Residential (R-3) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-3 District include:

Apartment dwellings, either in one structure or a group of structures. Each structure shall contain three (3) or more dwelling units.

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

One single-family dwelling on each lot, including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

Two-family dwellings, either in one structure or in two (2) detached structures."

SECTION 19. Redlands Municipal Code Section 18.60.100 for the Multiple-Family Residential (R-3) District, entitled "Density of Development," is hereby amended to read as follows:

"The maximum density in the R-3 zone is one thousand four hundred fifty (1,450) square feet of lot area per dwelling unit. The minimum density in the R-3 zone is two thousand and seventy-five (2,075) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking."

SECTION 20. Redlands Municipal Code Section 18.64.030 for the Administrative and Professional Office (A-P) District, entitled "Permitted and Conditional Uses," is hereby amended to read as follows:

"In the A-P zone, no building, structure or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged, except for the following purposes:

A. Residential uses:

1. Uses permitted in the R-3 zone, subject to the regulations of the R-3 zone.

2. Low-Barrier Navigation Center (defined in Gov. Code Section 65660), subject to the provisions of chapter 18.156, Article XIII, of this title.

3. Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

B. Business and professional offices:

Accounting, auditing and bookkeeping services.
Administrative headquarters.
Architectural and engineering services.
Business and management consulting services.
Business associations.
Federal, state, county and local government offices.
Insurance offices.
Law offices.
Photographic studios.
Professional membership associations.
Real estate offices.
Secretarial and clerical services.
Travel agencies.

C. Medical and health services:

Chiropractors.
Day spas.
Dentists and oral surgeons.
Medical, dental and biological laboratories and therapeutic clinics.
Medical massage therapy, provided:

1. A minimum of eighty percent (80%) of the establishment's clients are from referrals by state licensed healthcare providers,

2. The establishment's records are kept on the premises and made accessible to the city upon request for compliance with item 1 of this use.

Optometrists.
Physicians and surgeons.

D. Uses permitted by conditional use permit:

Charitable organizations.
Libraries.
Mixed residential and nonresidential uses; provided the following items are to be included in the submittal of:

1. A statement or plan setting forth the maximum number of employees. The number of employees may not be increased unless the applicant applies for a revised conditional use permit.

2. A parking plan or layout indicating that:

a. Parking for the residential unit(s) shall be provided on site in addition to that required for the office use(s) or by evidence of an agreement for off site parking acceptable to the city.

b. On site parking is prohibited in the front setback area.

3. Proposed signage.

Mortuaries.

Museums and art galleries.
Places of worship.
Prescription and pharmacy services.
Social and fraternal organizations."

SECTION 21. Redlands Municipal Code Section 18.92.040 for the General Commercial (C-3) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Permitted uses in the C-3 zone are:

Uses permitted in the C-1 and C-2 zones.

Auto sales and service establishments, providing all operations, including sales, display, storage and repair work are conducted within completely enclosed buildings, including:

Auto parts and accessory stores.
New auto sales.
Used auto sales.

Clubs, schools and studios, including:

Art schools or studios.
Beauty and barber colleges.
Business schools.
Clubs, lodges and similar organizations.
Dance and drama schools or studios.
Gymnasiums and health studios.
Language schools.
Music schools or studios.
Swimming schools.
Weight loss and diet centers, nonmedical.

Entertainment establishments, including:

Social halls, no alcohol sales.
Theaters.
Financial establishments, including:
Banks.

Finance offices.
Savings and loan associations.
Stockbrokers.
Trust companies.
Hotels.

Retail stores, including:

Antique or curio shops.
Art shops.
Department stores.
Drapery.
Floor covering.
Furniture and appliances.
Furrier.
Garden and farm supplies, but not including open air sales or storage.
Grocery; without alcohol beverage sales.
Interior decorators' studios.
Locksmith shops.
Mail order.
Music and records.
Office equipment and stationery.
Pet and pet supply uses. Ancillary pet boarding services are permitted in conjunction with pet and pet supply, subject to the following criteria:

A. The gross floor area of the pet business shall not exceed five thousand (5,000) square feet;

B. The ancillary pet boarding service area shall be limited to twenty five percent (25%) of the gross floor area of the business but in no event shall exceed one thousand (1,000) square feet;

C. Each animal shall be provided a primary enclosure that provides adequate space, as required by California Health And Safety Code section 122350(a);

D. Noise produced by the proposed use shall not exceed the limits set in title 8, chapter 8.06 of this code. Sufficient soundproofing shall be provided to prevent noise and vibrations from penetrating into adjacent properties;

E. Emergency after hour contact information shall be provided to the city's police department and posted in a publicly visible location within the facility;

F. Waste disposal facilities shall be adequate to ensure sanitary conditions; and

G. A separate and isolated ventilation system shall be provided for the pet boarding area.

Sporting goods.

Service establishments and offices, including:

Blueprinting, duplicating, photocopying and addressing.
Business and professional offices, as listed in subsections 18.64.030 B and C of this title.
Catering.
Dry cleaning establishments, using nonflammable fluids and having not more than two (2) cleaning machines with a rated capacity not over forty (40) pounds each.
Employment agencies.
Furniture upholstery.
Governmental agencies.
Libraries.
Low-Barrier Navigation Center, subject to the provisions of chapter 18.156, Article XIII, of this title.
Photographers.
Restaurants; with or without alcohol sales.
Specialty food markets, no alcohol sales.
Tailors.
Tanning salons.
Service stations, no alcohol beverage sales; all merchandise must be displayed within the building."

SECTION 22. Redlands Municipal Code section 18.92.080, entitled "Conditional Uses," to read as follows:

"A. In the C-3 zone, the following uses may be permitted subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.
Audio and film production studios and schools.
Auto repair establishments; no open service bays shall face a public street, or they shall be screened.
Automobile parking garages and lots, public or private.
Beer and wine stores.
Bus terminals and similar transit facilities.
Commercial amusement establishments, such as skating rinks, bowling lanes, amusement machine arcades, pool halls, dance halls, nightclubs, cocktail lounges, taverns and beer and wine bars.
Drive-in stores, such as cleaner, liquor, milk and food.
Drive-through sales and/or service.
Frozen food locker.

Grocery; with alcohol beverage sales.
Hospitals and sanatoriums.
Mechanical or self-service auto wash.
Mortuaries or funeral homes.
Motels.
Open air sales, display and storage, including:

Miniature golf and similar commercial amusement establishments.
New or used auto, motorcycle and boat sales.

Swimming pools, commercial.
Tool and equipment sales or rental.
Service stations with alcohol beverage sales; all merchandise must be displayed within the building.
Social halls, with alcohol beverage sales.
Specialty food markets with alcohol beverage sales.

B. Residential uses are permitted subject to approval of a conditional use permit and (i) may be combined with nonresidential uses as a mixed use development, or (ii) be developed as a multifamily-attached residential project, in an existing building or an entirely new building provided:

1. The residential density permitted shall be that allowed by the R-3 district; provided, however, that for projects deemed exempt from the "Principles of Managed Development" (section 4.2A) of the City's General Plan, pursuant to section 4.2B, for the reason that the project is determined to be development directly related to a proposed rail station, the floor area ratio shall govern the density/intensity of the project; and

2. For mixed use and multifamily attached residential projects on a property, all or part of which is within a one-half (½) mile radius of a train station, required parking for the residential units shall be provided on site in accordance with subsection (a) below, in addition to that required for the commercial uses in accordance with subsection (b) below. Residential guest spaces and commercial spaces may be shared.

(a) Residential attached units (apartments, condominiums, townhomes):

i. Units up to 999 sq. ft.: 1.0 space per unit.
ii. Units 1,000 to 1,499 sq. ft.: 1.5 space per unit.
iii. Units 1,500 sq. ft. or more: 2.0 space per unit.
iv. Guests: 0.25 space per unit
v. Live/Work units up to 1,499 sq. ft.: 1.0 space per unit.
vi. Live/Work units 1,500 sq. ft. or more: see Commercial.

(b) Commercial uses (retail, restaurant, office, personal services, and neighborhood-serving uses) within mixed use multi-tenant buildings:

i. Ground floor: 1 space per 300 sq. ft. of gross ground floor building area.
ii. Upper floors: 1 space per 350 sq. ft. of gross upper floor building area.

3. For mixed use projects on a property not within a one-half (½) mile radius from a train station, required parking for the residential units shall be provided on site, in addition to that required for the commercial uses, in accordance with Chapter 18.164 of this Title 18, except that up to fifty percent (50%) of the required guest parking spaces for the residential units may jointly use the required parking spaces for the commercial uses.

4. Single Room Occupancy facilities may be conditionally permitted, subject to the provisions of chapter 18.156, Article XV, of this title."

SECTION 23. Redlands Municipal Code Section 18.192.020, entitled "Specific Uses Permitted Subject to Conditional Use Permit," is hereby amended to read as follows:

"A. Uses listed in the city's zones as "uses permitted subject to a conditional use permit" may be permitted in such zones pursuant to the provisions of this chapter.

B. The following uses may be permitted in any zone, except where expressly prohibited, when such uses are determined by the city to be essential or desirable for the public health, safety and welfare in accordance with the provisions of this chapter:

Airport, heliport.
Cemeteries, columbariums, mausoleums.
Convalescent homes, board and care homes.
Development of natural resources (excluding drilling for or producing oil, gas or other hydrocarbon substances or the production of rock and gravel), together with the necessary buildings, apparatus or appurtenances incident thereto.
Educational institutions, public or private.
Golf courses, excepting driving ranges and miniature courses.
Governmental enterprises.
Hospitals and medical clinics.
Meeting places of nonprofit civic groups or community organizations other than social or fraternal clubs.
Neighborhood stores and shopping centers.
Planned residential developments, subject to the provisions of chapter 18.144 of this title.
Problem areas. In those areas that are so located that their relationship to other uses of land or to topographical features, or where existing land subdivision patterns make use for the zoned purposes impractical, and where one particular use would be reasonable and desirable, the commission may determine such a use, if otherwise permitted by ordinance, to be reasonable.
Public utility structures and service facilities.
Religious places of worship.
Transitional uses. A use, or combination of uses that will provide an orderly bridge between more intensive and less intensive uses:

1. Adjacent to commercial districts, excepting C-1 and C-2: Administrative and professional offices, off street parking, motels and hotels; no retail sales are permitted unless proposed in conjunction with a complex of uses whereby the adjacent residential districts are buffered by the uses specifically listed as permitted,

2. Adjacent to industrial districts: Administrative and professional offices, and off street parking; no retail sales are permitted,

3. Adjacent to administrative-professional districts: Off street parking, and administrative and professional offices, provided property abuts a major or secondary highway and is not separated from the A-P district by a street."

SECTION 24. Redlands Municipal Code Chapter 18.12 (Administrative Provisions), Section 18.12.190, entitled "Exceptions to Review Process," is hereby amended to read as follows:

"18.12.190: EXCEPTIONS TO REVIEW PROCESS:

The following projects may be administratively approved by the development services director and, at the discretion of the development services director, may not be required to be reviewed by the planning commission as otherwise provided for in this chapter:

A. Residential construction of triplex and fourplex projects;

B. Housing developments that include a minimum of twenty percent (20%) of units as housing affordable to lower-income households, on sites being used to meet the current Regional Housing Needs Allocation (6th Cycle Housing Element) that represent "reuse sites" previously identified in a prior Housing Element and on sites that are being or have been rezoned to accommodate the lower-income RHNA (pursuant to Calif. Gov. Code section 65583.2), shall be reviewed and approved administratively by the Director;

C. Supportive housing that qualifies as a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed supportive housing development satisfies the requirements of California Government Code section 65651, subdivision (a).

D. Office, commercial and industrial projects as follows:

1. New construction which is under five hundred (500) square feet in area and does not exceed one story.

2. Additions to existing one-story developments, which are less than five hundred (500) square feet in area, and do not exceed fifty percent (50%) of the existing floor area.

3. Accessory public parking areas at public facilities in the A-1 agricultural district containing a maximum area of ten thousand (10,000) square feet or twenty (20) parking spaces, whichever is less, and provided that such use conforms to the minimum standards set forth in section 18.164.315 of this title for parking and

subsection 18.168.210F of this title for landscaping. Prior to approval of an accessory parking lot by the development services director, a notice shall be sent to all adjacent property owners of the proposed site at least ten (10) calendar days in advance of a decision by the development services director. Any interested party may request a public hearing in writing within ten (10) calendar days of the date of the city's notice. If a public hearing is requested, the development services director shall conduct a public hearing and approve, conditionally approve, or deny the project. If no public hearing is requested, the development services director shall approve, conditionally approve, or deny the project. The decision of the development services director shall be final unless appealed to the planning commission within ten (10) days. Upon appeal, the planning commission shall conduct a public hearing and approve, conditionally approve, or deny the project. The decision of the planning commission may be appealed to the city council."

SECTION 25. Redlands Municipal Code Chapter 18.12 (Administrative Provisions) is hereby amended to add Section 18.12.200, entitled "Development of Non-Vacant Sites," to read as follows:

"18.12.200: DEVELOPMENT OF NON-VACANT SITES:

For any development project proposed on a non-vacant site containing one or more dwelling units that have been occupied at any time during the previous thirty-six (36) months preceding the filing of an application for development, the developer shall be required to prepare and submit a housing displacement prevention plan. The displacement prevention plan shall be prepared by a qualified consultant, for any proposed development on a non-vacant site shall contain the following information: identifies the number, type(s), and income levels of any existing dwelling units on the proposed project site; the number of persons or residents affected; an interim plan and proposal to house any persons that will be displaced during any phase of the proposed project; requires the replacement of units affordable to the same or lower income level as a condition of any residential development; and any additional data or information required by the City."

SECTION 26. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XIII, entitled "Low Barrier Navigation Center," and read as follows:

"ARTICLE XIII. LOW-BARRIER NAVIGATION CENTERS

18.156.1010: PURPOSE OF PROVISIONS:

The purpose of this Article is to implement the provisions of Government Code Section 65660 et seq. relating to Low Barrier Navigation Centers.

18.156.1020: DEFINITIONS:

A. Low-Barrier Navigation Centers. A Housing First facility that provides permanent or temporary housing, low-barrier, service-enriched shelter focused on moving people into

permanent housing while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

B. Low Barrier. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners or co-habitants if it is not a population-specific site (such as limited to survivors of domestic violence, crimes, women, or youth).
2. Allowing personal pets.
3. Allowing the storage of personal possessions.
4. Providing privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

C. Use by Right. "Use by right" has the meaning defined in subdivision (i) of California Government Code Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

18.156.1030: APPLICABILITY:

The provisions of this chapter shall apply to all low-barrier navigation center projects.

Section 18.156.1040: ALLOWED ZONES:

Low barrier navigation centers shall be allowed as a permitted use in areas zoned for mixed uses that allow commercial uses; and nonresidential zones that permit multifamily residential developments provided they meet the requirements of Section 18.156.1060.

18.156.1050: PERMIT REQUIRED:

A building permit, certificate of occupancy, and/or zone clearance review is required prior to establishment of any low-barrier navigation center project. The permit or zone clearance shall be a ministerial action without discretionary review or a hearing. If site development or new construction is proposed that meets the criteria of RMC Chapter 18.12 (Sections 18.12.070 through 18.12.190), then a Commission Review and Approval permit shall be required for site plan approval (and a public hearing shall not be required unless a related permit or other entitlement requires a public hearing in accordance with the zoning regulations). The City shall notify a developer whether the developer's application is complete within thirty (30) days, pursuant to California Government Code Section 65943. Action shall be taken within sixty (60) days from the date an application has been deemed complete.

18.156.1060: DEVELOPMENT AND OPERATIONAL STANDARDS:

A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

A. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

B. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

C. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

D. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations."

SECTION 27. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XIV, entitled "Farmworker and Agricultural Worker Housing," and read as follows:

"ARTICLE XIV. FARMWORKER HOUSING STANDARDS

In addition to all other applicable requirements of this title, farmworker and agricultural worker housing shall be developed and operated in accordance with the following requirements.

18.156.1100: PURPOSE:

A. Under Section 65580(a) of the Government Code, the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this section is to promote the development of, and to establish development standards for, farmworker housing, which is available to farmworkers and agricultural workers who are employed on a full-time, full-time seasonal, temporary, or part-time basis; and their families. Farmworker and agricultural worker housing includes:

1. Farmworker Dwelling Units: Pursuant to Health and Safety Code section 17021.6, employee housing for six (6) or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

2. Farmworker Housing Complex: Employee housing consisting of no more than twelve (12) units or thirty-six (36) beds to be permitted in the same manner as other agricultural uses in the same zone.

3. Temporary trailers for seasonal and temporary farmworkers pursuant to Section 18.156.1160.

18.156.1110: DEFINITIONS:

A. "Agricultural Worker Housing" means housing occupied by farmworkers or animal caretakers in the form of farmworker dwelling units, farmworker housing complexes, or temporary trailers in accordance with the provisions of this Article.

B. "Farmworker" and "agricultural worker" means the same as "agricultural employee" as defined in Section 1140.4(b) of the California Labor Code.

C. "Farmworker dwelling unit" means a single-family residential unit occupied by a maximum of six (6) farmworkers at any one time. The farmworkers are employed full-time and working on the same lot on which the dwelling unit is located, or employed on other land that is under the same ownership or lease as the subject lot.

D. "Farmworker housing" means a housing accommodation developed for and/or provided to farmworkers and agricultural workers, and shall consist of any living quarters, dwelling, boarding house, barracks, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing shall consist of either a farmworker dwelling unit, farmworker housing complex, or temporary trailer.

E. "Farmworker housing complex" means farmworker housing other than a farmworker dwelling unit that (1) contains a maximum of thirty-six (36) beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of twelve (12) residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters. The units are rented to persons who are principally employed within San Bernardino County for activities associated with agriculture.

F. "Farmworker, Principally Employed" means a farmworker whose income from activities associated with agriculture is at least fifty (50) percent of their gross personal income, as reflected in documents cited in Section 18.156.1170.

18.156.1120: PERMITTING AND DEVELOPMENT STANDARDS FOR FARMWORKER HOUSING:

All farmworker housing shall comply with the setback, lot coverage, height, and other development standards applicable to the zone in which it is located and the following development standards, unless otherwise indicated in this Article.

18.156.1130: GENERAL PROVISIONS:

A. New farmworker housing shall not be located on land classified as "Prime" or "Statewide" Importance by the California Department of Conservation Important Farmland Inventory, unless no other feasible alternative location exists on-site.

B. Farmworker housing shall not be located on areas utilized for active crop production on the parcel, unless approved with a land use entitlement.

C. New farmworker housing shall be clustered together, if feasible, and sited near existing road and other structures to reduce grading, landform alteration, the need for construction of new roads, and potential impacts to agricultural soils and operations.

D. New exterior lighting for agricultural worker housing shall be of a low profile and limited to security needs only; all exterior lights shall be directed downward and fully shielded from streets and any off-site residences.

18.156.1140: DEVELOPMENT STANDARDS FOR FARMWORKER HOUSING:

Farmworker dwelling units are subject to the following development standards:

A. Farmworker dwelling units may be permitted (with a building permit, if applicable) if the maximum number of allowable units does not exceed the limits listed below in Table 18.156-XIV-A for that lot.

B. No more than four (4) farmworker dwelling units shall be located on any single lot.

C. New farmworker dwelling units shall not exceed 1,800 square feet in gross floor area. An attached accessory structure, either habitable or non-habitable, with internal access to the farmworker or animal caretaker dwelling unit shall count toward the total square footage of the dwelling unit.

D. Pre-manufactured or mobilehome dwelling units intended as permanent housing shall be installed on a permanent foundation and shall provide permanent utility connections (potable water, sewer line, electricity, etc.) including permanent heating and cooling facilities.

E. Single-family dwellings, including mobilehomes, shall provide a minimum of one off-street parking space per unit. Parking areas shall be provided in accordance with Chapter 18.164, Article III (Property Development Standards), except Section 18.164.310 may be waived or modified by the Development Services Director or Planning Commission.

Table 18.156-XIV-A: Maximum Allowable Farmworker and Animal Caretaker Dwelling Units	
Agricultural Land Use	*Maximum Allowable Farmworker and Animal Caretaker Dwelling Units*
Orchards, vineyards, and field crops	One unit per 20 acres in crops
Irrigated row crops and field-grown plant materials	One unit per 10 acres in crops
Greenhouses	One unit per 1 acre of propagating greenhouse
Horse ranches and equestrian facilities	One unit per 10 brood mares, or one unit per 25 equines, where a stall exists for each animal.

18.156.1150: STANDARDS FOR FARMWORKER HOUSING COMPLEX:

A. Farmworker housing complex facilities are a group of structures, or a single structure in the form of single-room occupancy, dormitories, boarding houses, barracks or bunkhouses, consisting of either individual or shared facilities for the purpose of providing housing or services for farmworkers. These facilities may be designed as a combination of sleeping rooms or bunk beds and may include a shared kitchen, mess hall, and bathroom facilities. If designed as group quarters with shared facilities, the housing shall only be occupied by individual farmworkers and not their families. Farmworkers with families or dependent children shall occupy individual dwelling units with independent living facilities (kitchen and bathroom facilities), not within group quarters.

B. Minimum Parcel Size. A farmworker housing complex is allowed on parcels with a minimum size of five (5) contiguous acres.

C. A farmworker housing complex shall be prohibited in any location designated as a Very High Fire Hazard Severity Zone.

D. Units in a farmworker housing complex may include studios, one-, two- or three-bedrooms.

E. Accessory structures for use by the residents may include: kitchen facility or dining hall; laundry facilities; enclosed individual storage for each resident or dwelling unit; and facilities primarily used to provide residents with information regarding and referral to employment, social and community, education, health and other services.

F. Open Space Requirements: When the development includes more than twelve (12) units, then recreational facilities and outdoor living space shall be provided for the benefit and recreational use of the residents in accordance with the requirements of section 18.60.170 of this title.

G. Housing complexes or group quarters shall provide a minimum of one off-street parking space per four beds. Parking areas shall be provided in accordance with Chapter 18.164, Article III (Property Development Standards), except Section 18.164.310 may be waived or modified by the Development Services Director or Planning Commission.

18.156.1160: STANDARDS FOR FARMWORKER TEMPORARY TRAILERS:

A. A maximum of one (1) temporary trailer may be used to provide housing for seasonal or temporary farmworkers or animal caretakers, and their families, on a limited term basis. The trailer must be located on the same lot where the farmworkers or animal caretakers are employed.

B. Permit Type and Requirements:

1. A qualifying temporary trailer shall be permitted with a building permit and Zoning Clearance form, which will serve as a ministerial Limited Term Trailer Permit, permitted for a maximum of one hundred eighty (180) consecutive calendar days or fewer in any 12-month period pursuant to the following:

a. The permit application shall include a description of the number of seasonal or temporary farmworkers or animal caretakers to occupy the temporary trailer, the area of cultivation and crops requiring these workers, and the time period for which seasonal or temporary farmworkers or animal caretakers are required.

b. The permit application shall clearly identify the location of sewer connections, dump stations, or otherwise demonstrate adequate sewage disposal by, for example, including a plan or contract for regular service through registered or permitted septage pumping vehicles, or a combination thereof, which will serve the trailer.

c. In addition to meeting all ministerial and Zoning Clearance application requirements, the applicant shall submit an affidavit in a separate signed statement affirming that the temporary trailer will only be used to house seasonal or temporary farmworkers or animal caretakers solely employed on the site for agricultural production or animal keeping.

d. After the issuance of a Zoning Clearance authorizing use of the temporary trailer as housing for seasonal or temporary farmworkers or animal caretakers, all electrical and plumbing connections to the trailer(s) must be approved and inspected (and obtain a building permit, if required) by the Building and Safety Division prior to occupancy of the trailer.

2. The Development Services Director may extend a Limited Term Trailer Permit by an additional ninety (90) days, on a one-time basis, provided that the applicant submits documentation to justify the additional seasonal employment necessary for the agricultural activity.

C. General Requirements:

1. A maximum of one temporary trailer will be allowed on any lot.

2. The temporary trailer must be a motor home, travel trailer, truck camper, recreational vehicle, or camping trailer, that is self-contained and habitable, and that is either self-propelled, truck-mounted, or permanently towable on roadways without a permit under the California Vehicle Code.

3. A temporary trailer used to house seasonal or temporary farmworkers or animal caretakers shall be occupied for no more than one hundred eighty (180) consecutive calendar days in any 12-month period, unless the permit is extended pursuant to Section 18.156.1160(B)(2) above.

4. The maximum size of a temporary trailer occupying a space on the lot shall be three hundred (300) square feet of living area. Living area does not include built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, or bath and toilet rooms.

5. The temporary trailer must be "habitable" by meeting all of the following criteria:

a. The temporary trailer must contain sleeping, cooking, bathing, and sanitary facilities;

b. The temporary trailer must either contain an adequate source of potable water through an internal tank or be connected to a permanent source of potable water;

c. Composting toilets are not allowed. The temporary trailer's wastewater must be disposed of by one of the following means:

i. Through a connection to an existing sewer utility connection; or

ii. Through the use of an incorporated wastewater tank that is located within or outside the vehicle, provided that such tank is regularly serviced, for the duration of the vehicle's use as temporary housing, by a wastewater disposal provider, or a septage pumping vehicle. The permittee shall provide proof of such regular wastewater disposal service, in the form of a contract or receipts, to the Planning Division or Building & Safety Division upon request.

d. The temporary trailer must be connected to an approved electrical source. Acceptable electrical connections include the use of an existing electrical source on the lot or a temporary power pole. Generators are not considered an approved electrical source; and

e. Heating and cooling facilities shall be in accordance with those associated with trailers, or equipment initially installed or designed for trailers. No temporary heating facilities will be allowed.

6. Utility conduits shall be installed underground in conformance with applicable state and local regulations.

7. When the temporary trailer is not in use, utilities shall be disconnected, and such housing shall be removed from the site or stored during the remainder of the year. The temporary trailer shall be removed from the site within five days of the expiration of the permitted period. It may be stored on-site for the remaining days of the calendar year if screened from public view and stored in a rear yard. A temporary trailer stored on-site shall be covered when not in use.

D. Site Design Criteria:

1. Building height and setbacks shall be as prescribed in the applicable zone, except where Title 25 of the California Administrative Code is more restrictive.

2. The temporary trailer shall be located a minimum of six feet (6') from any other structure on the lot.

3. Roadways and vehicle pads shall not be permitted in areas of natural slope inclinations greater than fifteen percent (15%) or where grading would result in slope heights greater than ten feet and steeper than 2:1.

4. One picnic table, and a grill (without any open flame if located in a High Fire Hazard Area) may be provided on a level, landscaped front yard area.

18.156.1170: EMPLOYMENT CRITERIA, VERIFICATION, AND ENFORCEMENT:

A. Occupancy Restrictions for Agricultural Worker Housing

1. Farmworker housing shall only be occupied by farmworkers and members of their household (however, group living quarters shall only be occupied exclusively by farmworkers).

2. The applicant shall demonstrate that the farmworker housing shall only be used for farmworkers (on a permanent or seasonal basis) who meet the employment criteria in Section 18.156.1170(B). This requirement shall not apply to housing occupied by farmworkers who subsequently retire or become disabled and continue to reside in the unit pursuant to Section 18.156.1170(B)(3). This requirement shall not apply to a surviving spouse or domestic partner who continues to reside in the unit pursuant to Section 18.156.1170(B)(4).

3. A deed restriction in a form approved by the City that runs with the land shall be recorded with the County Recorder, prior to the issuance of a building permit

for construction for all farmworker housing except for temporary trailers, limiting the use of such housing to farmworker housing and setting forth the conditions and requirements applicable to such use. The property owner shall also be required to provide written disclosure of all such conditions and requirements before any sale, lease, or financing of the subject lot(s) and dwelling units. This use restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City. In the event the farmworker housing use is terminated and/or structures are removed in accordance with this Municipal Code and other applicable law as confirmed in writing by the Development Services Director, the deed restriction that accompanies the development shall be released and removed from the property.

B. Employment Criteria for Agricultural Workers

1. Farmworker dwelling units shall only be rented or provided under the terms of employment to farmworkers who are employed on a full-time (minimum of 32 hours per week), full-time seasonal, or temporary basis by the property owner or lessee of the lot upon which the dwelling unit is located to work onsite or on other land in San Bernardino County that is under the same ownership or lease. Farmworkers may retain their employment status during periods of non-agricultural employment, as long as they meet the full-time requirement for at least nine months of the calendar year.

2. Units in a farmworker housing complex shall only be rented or provided to persons who are principally employed within San Bernardino County for activities directly associated with agriculture. This includes farmworkers who work on a full-time, full-time seasonal, temporary or part-time basis.

3. A qualified farmworker who has been renting or occupying a farmworker dwelling unit, or a unit in a farmworker housing complex, and who subsequently retires or becomes disabled, may continue to reside in the unit along with members of their household.

4. After the death of a qualified farmworker who has been renting or occupying a farmworker dwelling unit, or a unit in a farmworker housing complex, their surviving spouse or domestic partner may continue to reside in the unit.

5. Temporary trailers shall only be rented or provided to farmworkers who are employed on a full-time, full-time seasonal, or temporary basis by the property owner or lessee of the lot to work on the land upon which the temporary trailer is located.

6. Proof of qualifying employment for occupants of farmworker housing shall be provided at the time of permit approval, which can be satisfied by providing a combination of at least two of the following documents, as applicable:

a. Employee’s income tax return;

b. Employee’s pay receipts;

c. Employee's W-2 form;

d. Employer's DE-34 form;

e. Employer's ETA 790 form;

f. Employer's DLSE-NTE form;

g. A document signed by both the employer and the employee, which states that the occupant of the agricultural worker housing is employed in agriculture, and includes a description of the employee's job duties; or,

h. Other proof approved in writing by the Development Services Director.

C. Annual Verification of Employment of Agricultural Workers

1. The owner or lessee of the property, property management company, and/or designated agent of the owner or lessee, shall submit an annual employment verification declaration, and any applicable City-required verification fees as established by resolution of the City Council, no later than May 15th of each year to the Development Services Director or designee to verify that all the dwelling units or sleeping quarters in the farmworker housing are occupied by persons who meet the employment criteria established above. For purposes of this section, permanent farmworker housing includes all agricultural worker housing except for temporary trailers. The completed verification declaration and supporting documentation shall require the property owner to meet all the following requirements:

a. Verify and provide evidence that any permanent agricultural worker housing was occupied by farmworkers during the preceding calendar year;

b. Declare that any permanent agricultural worker housing will be occupied by farmworkers during the current calendar year; and,

c. Provide proof of qualifying employment for occupants of agricultural worker housing, upon request by the City, by using a combination of at least two of the documents as listed in Section 18.156.1170(B)(6).

D. Enforcement

1. The provisions of Sections 18.156.1170(B) and 18.156.1170(C) of this Article shall be referenced or set forth in deed restrictions and/or conditions of approval that shall be recorded in the subject property's chain of title. Violations of Sections 18.156.1170(B) and 18.156.1170(C) may be enforced through any other available legal means.

2. Within thirty (30) days after receiving approval for permanent or seasonal employee housing from the Development Services Department, and before issuance of any building permit(s), the applicant shall record with the County

Recorder, a deed restriction in a form approved by the City that runs with the land on which the agricultural employee housing is located declaring that:

a. The agricultural employee housing will continuously be maintained in compliance with this Article XIV of Chapter 18.156 and all other applicable sections of this Municipal Code; and

b. If required for pre-manufactured housing and/or mobilehome units used for farmworker housing, the property owner shall obtain the appropriate permit(s) from the City of Redlands and/or California Department of Housing & Community Development.

c. The deed restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City of Redlands. In the event the agricultural employee housing use is terminated and/or structures are removed in accordance with this Article and other applicable law as confirmed in writing by the Development Services Director, the deed restriction that accompanies the development shall be released and removed from the property.

3. In addition to all other available enforcement and legal remedies, the City may require the removal of a housing unit and restoration of the site (including any affected agricultural soils) based on the unpermitted or unverified use of the farmworker housing units, or based on other violations of this Article."

SECTION 28. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XV, entitled "Single Room Occupancy Facilities," and read as follows:

"ARTICLE XV. SINGLE ROOM OCCUPANCY FACILITIES

18.156.1200: PURPOSE OF ARTICLE:

A. To expand opportunities for affordable housing where allowed by zoning district regulations;

B. To facilitate the establishment of affordable housing in locations with convenient access to services and employment;

C. To provide adequate standards for the orderly development of safe housing in a high-quality environment;

D. To ensure development is compatible with surrounding land uses and is consistent with the goals, objectives, and policies of the general plan; and,

E. For purposes of this Article, “single-room occupancy” is defined as a multi-tenant building that provides, for rent or a fee, small rooms as a permanent residence and/or primary residence. Private rooms may be furnished or unfurnished.

18.156.1210: GENERAL PROVISIONS:

All single room occupancy facilities shall be subject to the provisions of this Article:

A. Any single room occupancy facility shall conform to the standards of the zoning or specific plan district in which it is located. In case of districts where mixed uses are permitted, single room occupancy facilities shall be subject to the standards applying to nonresidential development. Where any provision of this Article conflicts with another provision of this title or any adopted specific plan, the more restrictive shall apply.

B. Density standards (i.e., lot area per dwelling unit) shall not apply to single room occupancy facilities.

C. Floor-Area Ratio standards, if applicable, shall apply to single room occupancy facilities. In no case may the number of units exceed three times the maximum density that is applicable within the subject zoning district or specific plan district.

D. Tenancy shall not be less than thirty (30) days.

E. All units shall comply with the requirements of the current edition of the California Building Code.

F. All facilities shall comply with all applicable accessibility and adaptability requirements.

G. The proposed conversion or retrofit of an existing structure into a single room occupancy facility shall conform to all applicable development standards unless a physical constraint or characteristic of the subject property makes such conformance infeasible. The Development Services Director (or Planning Commission if a CUP is required) is authorized to modify, reduce, or waive one or more development standard(s) of section 18.156.1220 upon determining that strict adherence to the standard(s) is infeasible due to physical conditions or constraints of the subject property. The applicant shall bear the burden of proof that imposing the development standard(s) in question would make the project physically or financially infeasible.

H. All facilities and units shall not be subdivided or individually sold.

I. This Article shall not be applicable to short-term rentals in the City of Redlands and shall not be construed to permit or authorize short-term rental facilities in the City of Redlands.

J. Other provisions or permit requirements of the Redlands Municipal Code may be applicable, including for properties located within local historic districts and/or designated as a local historic resource.

18.156.1220: DEVELOPMENT STANDARDS:

A. Unit Size and Occupancy. Each unit shall have a minimum floor area of 150 square feet excluding closet and bathroom spaces. Each unit shall be occupied by no more than two persons.

B. Minimum Dimension. Each unit shall have a minimum horizontal dimension of twelve (12) feet.

C. Common Area.

1. A minimum of 10 square feet per unit or 250 square feet, whichever is greater, shall be provided as indoor common area on the ground floor. Required common area shall exclude shared bathrooms and kitchens, maintenance areas, laundry facilities, storage areas, and hallways. The design of the common area shall accommodate appropriate furnishings such as lounge seating, tables and chairs, office desks, and a television.

2. Outdoor common area may be permitted. The design of all improvements and furniture shall be of a quality to sustain weather and wear. Furniture shall be made of durable materials such as wrought iron, wood, steel, or cast aluminum. The following activities are prohibited in outdoor common areas between the hours of 10:00 p.m. to 7:00 a.m.: amplification of sound or use of sound machines, storage, motor vehicle parking, or overnight activities.

3. All common areas shall be fully accessible.

D. Kitchens. If kitchen facilities are provided within a unit, the unit shall have a sink with a hot water connection and a garbage disposal, a cooking appliance, refrigeration facilities, and a countertop having a minimum size of three (3) square feet and a minimum horizontal dimension of 18 inches. If private kitchen facilities are not provided within each unit, shared kitchen facilities shall be provided at a ratio of one kitchen for every twenty (20) units on each floor containing units without private kitchen facilities.

E. Bathrooms.

1. If a partial (or half) bathroom is provided within the unit, it shall provide a water closet including a sink. The water closet shall have a minimum area of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven (7) units or fraction thereof on each floor with units not having full bathrooms. The shared shower or

bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

2. If a full bathroom is provided within the unit, it shall contain a private toilet, sink and bathtub, shower or bath/shower combination.

3. Common bathrooms shall be either single occupant use with provisions for privacy, or multi-occupant use with separate provisions for men and women.

F. Parking.

1. One (1) space per two units, inclusive of guest parking.

2. If a unit is provided for an on-site manager, one (1) space for the resident manager.

3. If rent or a separate charge is assessed for use of on-site parking spaces, the owner or management shall be required to rent or charge a separate fee for use of the space by an individual tenant (i.e., unbundled parking).

4. With the exception of projects that allow only senior residents, projects that have less than one automobile parking space per unit shall provide one easily accessible space for storing and locking a bicycle per unit.

5. Government Code section 65863.2 may further reduce or eliminate the on-site parking requirements for a residential, mixed use, or other development project if the project site is located within one-half mile of a major transit stop as defined in Public Resources Code sections 21064.3 and 21155.

6. Required on-site spaces may be provided through covered or uncovered parking, or tandem spaces, but not on-street parking.

7. This section shall not reduce, eliminate, or preclude the enforcement of any requirement imposed on a new multifamily residential or nonresidential development that is located within one-half mile of public transit to provide parking spaces that are accessible to persons with disabilities that would have otherwise applied to the project if this section did not apply.

8. Parking areas shall comply with the applicable property development standards contained in Chapter 18.164 of this title. Parking shall not be provided within any front yard or street-side yard setbacks or any required landscape areas, except for authorized driveways.

G. Exterior Architecture.

1. Any room addition(s) or expansion(s) to the existing residence that modify the exterior architecture shall be matching in exterior design and architectural treatment (including materials, colors, roof, doors and windows, and other design elements).
2. Interior access for residents shall be provided to all rooms or units within the structure, and no exterior doorways shall be provided or created for individual dwelling units or rooms.
3. New exterior stairways, steps, decks or access platforms shall not be permitted above the first floor nor more than four feet above existing ground level.
4. Properties designated as historic resources and/or located within historic or scenic districts shall comply with the applicable provisions of the City's Historic Architectural Design Guidelines.

H. Storage. Each unit shall have a closet. All units must have access to a separate usable storage space (in addition to a closet) within the facility, that is not less than fifty (50) cubic feet.

I. Laundry. Single room occupancy facilities shall be provided with laundry facilities in a separate room at a minimum ratio of one washer and one dryer for every ten (10) units. Additional washers and dryers shall be provided for any facility that has more than twenty (20) units at the ratio of one washer and one dryer for every additional 20 units.

J. Trash. Refuse disposal service and receptacles shall be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking spaces, driveways, or any means of emergency ingress or egress.

K. Mailboxes. A mailbox shall be provided for each unit in a commonly accessible location within the single room occupancy facility.

L. Signs. Single room occupancy facilities may have signs in accordance with the sign regulations applicable to the subject zoning district (pursuant to Chapter 15.36 of Title 15 of the Redlands Municipal Code) or specific plan district where it is located.

18.156.1230: MANAGEMENT:

A. Management Plan. The applicant shall prepare and submit a single-room occupancy management plan, and shall at a minimum contain the following elements: management policies and operations, rental procedures and rates, maintenance plans, information for residents to contact management 24 hours daily, residency and guest rules and procedures, security procedures, and staffing needs including job descriptions. The management plan shall be finalized before issuance of a Certificate of Occupancy. Such plan shall be provided to the City upon request.

B. On-Site Manager. A 24-hour on-site resident manager shall be provided for any single room occupancy use with twelve (12) or more units, and shall include a dwelling unit designated for the manager.

18.156.1240: EXISTING FACILITIES:

Notwithstanding the provisions of Chapter 18.184 of this title, existing nonconforming single room occupancy uses and buildings may be altered to comply with one or more development standards required by this Article."

SECTION 29. Redlands Municipal Code Chapter 18.164 (Parking and Loading Space Requirements), Section 18.164.090 entitled "Multiple-Family Residential Dwellings," is hereby amended to read as follows:

"18.164.090: MULTIPLE-FAMILY RESIDENTIAL DWELLINGS:

A. Multiple residential projects shall have a minimum of the following number of covered parking spaces:

No bedroom and 1 bedroom unit	1
2 bedroom units	$1^1/_2$
3 or more bedroom units	2

B. Individually owned dwelling units, such as within condominium or cooperative multiple-family residential projects, shall have a minimum of two (2) covered parking spaces per dwelling unit. The requirements of this subsection may be modified by the city council in a density bonus agreement entered into pursuant to California Government Code section 65915 et seq.

C. In addition, all multiple residential projects containing more than two (2) units per lot of record shall provide one uncovered off street parking space for each two (2) units or fraction thereof.

D. Parking for Single Room Occupancy facilities shall be provided in accordance with Article XV of chapter 18.156 of this title."

SECTION 30. Redlands Municipal Code Chapter 18.12 (Administrative Provisions) is hereby amended to add Section 18.12.210 to read as follows:

"18.12.210: POST-ENTITLEMENT PERMIT APPLICATION APPEALS:

A. For a development that is intended to be at least two-thirds residential, as defined in Government Code sections 65913.3(j) and 65589.5(h), "post-entitlement phase permit" means and includes all nondiscretionary permits and reviews filed after the entitlement process has been completed that are required or issued by the local agency to begin construction of a housing development project.

B. If a post-entitlement phase permit is determined to be incomplete or denied or determined to be noncompliant with the applicable provisions of Government Code section 65913.3, the applicant may appeal the decision to the planning commission within ten (10) days of the director's decision. The appeal shall be made on forms provided by the city, and upon payment of the fees established by resolution of the city council.

C. The decision of the commission shall be final, unless an appeal therefrom is taken to the city council as provided for in section 18.12.110 of this chapter."

SECTION 31. Redlands Municipal Code Title 17 (Subdivision Regulations) is hereby amended to add Chapter 17.12, entitled "Urban Lot Splits," and read as follows:

"**CHAPTER 17.12 URBAN LOT SPLITS INTO TWO RESIDENTIAL PARCELS**

SECTION:

17.12.010: General

17.12.020: Form And Contents, Accompanying Data And Reports

17.12.030: Requirements

17.12.040: Action By Development Services Director

17.12050: Conditions of Approval

17.12.060: Appeal Of Director Action

17.12.070: Expiration And Extensions

17.12.080: Amendments To Approved Or Conditionally Approved Tentative Map

17.12.090: Parcel Maps

17.12.010: GENERAL:

A. The form and contents, submittal, and approval of applications for tentative parcel maps for urban lot splits consisting of two (2) residential parcels pursuant to California Government Code Section 66411.7 shall be governed by the provisions of this Chapter.

B. Definition. An "urban lot split" means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

C. Before submitting a development application for a subdivision subject to the streamlined, ministerial approval process described herein, the development proponent shall submit to the Development Services Department a preliminary application that includes all of the information described in California Government Code Section 65941.1, as that section read on January 1, 2020.

D. The City may only accept an application for streamlined, ministerial approval pursuant to this chapter if the procedures contained in Calif. Gov. Code Section 65913.4(b) and 65913.4(b)(3) regarding scoping and/or consultation with the applicable local tribal government(s) have been met.

E. A project shall not be eligible for the streamlined, ministerial process pursuant to this chapter if any of the conditions contained in Calif. Gov. Code Section 65913.4(b)(4) apply regarding tribal cultural resources.

17.12.020: FORM AND CONTENTS, ACCOMPANYING DATA AND REPORTS:

A. The tentative parcel map ("tentative parcel map") shall be prepared in a manner acceptable to the Development Services Department and shall be prepared by a registered civil engineer or licensed land surveyor. The form and contents shall comply and be consistent with the requirements of Section 17.07.020 of this Title and the accompanying data and reports shall comply with and be consistent with Sections 17.07.030 through 17.07.050, inclusive, of this Title.

B. The required application submittal items shall include the following in addition to the subdivision or development application form:

1. Tentative Parcel Map that includes the statement, "For SB 9 Urban Lot Split," on the title page or cover sheet.

2. Supplemental application form for an urban lot split.

3. Chain of title for the last three (3) years, including a current title report dated no more than ninety (90) days prior to the date of application submittal.

4. Affidavit of owner-occupancy for a minimum period of three (3) years from the date of final map recordation of an urban lot split.

5. Evidence of property vacancy or owner occupancy (such as: property tax records, income tax records, utility bills, vehicle registration, or similar documentation).

6. For two-unit development projects under Title 18 of the Redlands Municipal Code (if applicable): a site plan with all information as listed on the development application form; and for properties with on-site septic systems, a Percolation Test conducted within the last five (5) years or a recertification obtained within the last ten (10) years.

C. The applicant must obtain a certificate of compliance with the Subdivision Map Act for the lot and provide the certificate with the application.

D. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within thirty (30) days after the application is submitted.

17.12.030: REQUIREMENTS:

A. Department Review. The tentative parcel map application shall be filed with the Development Services Department for review in accordance with the applicable provisions of Section 17.07.060 of this Title. The application shall be completed on the form(s) provided by the Department and submitted with the applicable filing fee(s) adopted by City Council resolution. The Development Services Department or city engineer may waive, modify, or reduce any submittal requirements that may be in conflict with California Government Code Section 66411.7.

B. The individual property owner(s) of the subject property may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. Corporations, including but not limited to LLCs, are not eligible applicants because they cannot satisfy the three-year occupancy requirement. "Individual property owner" does not include any corporation or corporate entity or person of any kind (partnership, LP, LLC, C corp., S corp., etc.), except for a community land trust (as defined by Revenue & Tax Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue & Tax Code Section 214.15).

C. Subdivision Map Act Compliance.

1. The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (SMA) (Government Code Section 66410 *et. seq*.), including implementing requirements in this Code, except as otherwise expressly provided in this section.

2. If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:

a. The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.

b. The City has all the remedies available to it under the SMA, including but not limited to the following:

i. An action to enjoin any attempt to sell, lease, or finance the property.

ii. An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

iii. Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

iv. Record a notice of violation.

v. Withhold any or all future permits and approvals.

3. Notwithstanding Government Code Section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.

D. Zone. The lot to be split shall be located within a single-family residential zone. For purposes of this section, a single-family residential zone is one of the following: Single Family Residential (R-1 and R-1-D); Suburban Residential (R-S); Residential Estate (R-E and R-A); Residential Estate Animals (R-A-A); Residential Rural (R-R); Residential Rural Animals (R-R-A); and the single-family districts of adopted Specific Plans within the City.

E. Lot Location Criteria. The lot to be split is not located on a site that meets any of the applicable criteria contained in California Government Code § 66411.7(a)(3)(C) (and incorporating Government Code section 65913.4(a)(6)(B) - (K) by reference).

F. Objective Standards. The proposal shall be consistent with the objective planning standards, development standards, and engineering standards applicable to the design or improvements of a parcel. If the proposal conflicts with any objective planning standards, written documentation shall be provided to the applicant regarding which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, within sixty (60) days of application submittal.

1. Lot Size. The following standards shall apply to urban lot splits:

   a. The lot to be split must be a minimum of 2,400 square-feet in area.
   b. The resulting lots must each be a minimum of 1,200 square-feet in area.
   c. Each of the resulting lots must be between 60 percent and 40 percent of the original lot area.

2. Setbacks and Yards. The proposed lots shall be designed to allow the existing and/or future dwelling units to comply with the applicable objective standards for yards and setbacks. This setback standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

3. Lot Coverage. The proposed lots shall be designed to allow the existing and/or future dwelling units to comply with the applicable objective standard for maximum lot coverage, to the extent practicable. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

G. Not Historic. The lot to be split must not be a historic property or within a historic district that is included in the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark or as a historic property or district.

H. No Prior Urban Lot Split. The lot to be split must not have been established through a prior SB 9 urban lot split, and the lot to be split must not be adjacent to any lot that was established through a prior SB 9 urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

I. Easements.

1. The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.
2. Each easement must be shown on the tentative parcel map.
3. Copies of the unrecorded easement agreements must be submitted with the Development Application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with Section 17.12.050 of this Chapter.
4. If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

J. Lot Access. Each resulting lot shall have access to, provide access to, or adjoin a public right-of-way. The minimum access width shall be at least fifteen (15) feet.

K. Utilities.

1. Development on each resulting lot shall be served by separate direct utility connections.
2. Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten years.

L. Building & Safety. All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

M. No Impact on Protected Housing. The urban lot split shall not require or include the demolition or alteration of any of the following types of housing:

1. Housing that is income-restricted for households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.
3. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (California Government Code Sections 7060 - 7060.7) at any time in the fifteen (15) years prior to submission of the urban lot split application.
4. Housing that has been occupied by a tenant in the last three (3) years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

N. Nonconforming Conditions. An urban lot split may be approved without requiring a legal nonconforming zoning condition or lot standard to be corrected. This provision shall supersede Section 18.184.040 (Nonconforming Lots) of Title 18 of the Redlands Municipal Code for the duration that applicable State law remains in effect.

O. Fire Hazard Mitigation Measures. For a proposed subdivision on a lot that is located in a fire hazard severity zone (as defined by the California Department of Forestry and Fire Protection), the subject property shall comply with the applicable provisions of the California Fire Code, and any amendments thereto contained in the Redlands Municipal Code, that apply uniformly to development within the underlying zone.

P. Regulation of Land Uses.

1. Residential use only. No non-residential use is permitted on any lot created by urban lot split.

2. No Short-Term Rental. No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than thirty (30) days.

3. Owner Occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant/subdivider intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three (3) years after the urban lot split is approved.

Q. Deed Restriction Required. The owner shall record a deed restriction, acceptable to the City, that does each of the following:

1. Expressly prohibits any rental of any dwelling on the property for a period of less than thirty (30) days.
2. Expressly prohibits any non-residential use of the lots created by the urban lot split.
3. States that the property is formed by an urban lot split, and is therefore subject to the City’s urban lot split regulations, including all applicable limits on dwelling size and development.

17.12.040: ACTION BY DEVELOPMENT SERVICES DIRECTOR:

A. Upon receipt of a tentative parcel map application that is determined by the Development Services Department to be complete, the Department shall review the proposal and render a decision within the time limits prescribed by State law. An application for a tentative parcel map for an urban lot split is approved or denied ministerially, by the Development Services Director, without discretionary review.

B. The tentative parcel map may be approved or conditionally approved by the Development Services Director if staff finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this code. The Development Services Director may require as a condition of approval that the payment by the subdivider of all development fees required to be

paid at the time of the application for, or issuance of, a building permit or other similar permit shall be made at the rate for such fees in effect at the time of such application or issuance.

If no action is taken by the Development Services Director within sixty (60) days from the date the City receives a tentative map application, or such other time limits specified in applicable State law, the tentative parcel map, as filed, shall be deemed to be approved.

C. Conditions of Approval.

1. A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this chapter. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and any easements.

2. The approval shall require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

3. The approval shall require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.

4. Other conditions of approval may be attached to enforce any other requirements, including, but not limited to: applicable development standards; standard requirements; engineering design requirements or other design regulations; and any other conditions to protect the public health, safety, and general welfare.

D. Denial. The tentative parcel map may be denied by the Development Services Director on any of the grounds or objective standards provided by the Subdivision Map Act, California Government Code Section 66411.7, or this Code. The Development Services Director shall deny approval of the tentative parcel map if the Department makes any of the following findings to the extent they are related to the design or to improvements of a parcel, consistent with Calif. Gov. Code section 66411.7:

1. That the proposed map is inconsistent with objective zoning standards, objective subdivision standards, or objective design review standards that are related to the design or to improvements of a parcel;

2. That the site is not located within a single-family residential zone;

3. That the site is a designated historic property or located within a historic district;

4. That the project site or design of the subdivision does not meet the applicable criteria and requirements of California Government Code Section 66411.7, California Government Code Section 65913.4 (subparagraphs (B) to (K), inclusive, of paragraph 6 of subdivision (a)), or the Subdivision Map Act;

5. That the proposed lot split would have a specific, adverse impact upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; or,

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; provided, however, the Development Services Director may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Development Services Director to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

E. Specific Adverse Impacts.

1. Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the Building Official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

2. "Specific adverse impact" has the same meaning as in the California Government Code Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

C. The Building Official may consult with and be assisted by Planning staff, Engineering staff, and others as necessary in making a finding of specific, adverse impact.

F. Notice of Denial. If an application for an urban lot split is denied, then the Development Services Director shall notify the applicant within sixty (60) days from receipt of the application and provide a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.

17.12.050: CONDITIONS OF APPROVAL:

A. The following conditions of approval shall be applied to all urban lot splits, in addition to the other standard conditions of approval, design requirements, and standard requirements that are otherwise applicable to subdivision maps as authorized by the Subdivision Map Act and California Government Code Section 66411.7.

1. Affidavit signed by the property owner guaranteeing owner-occupancy for a minimum period of three (3) years from the date of final map recordation, and agreement by the property owner for verification of compliance upon request by the City.

2. For urban lot split subdivisions (if applicable): Execution and recordation of a deed restriction entitled "Occupancy, Land Use, and Development Restriction Agreement for Urban Lot Split" within thirty (30) days of map approval.

3. For two-unit development projects (if applicable): Execution and recordation of a deed restriction entitled "Occupancy, Land Use, and Development Restriction Agreement for Two-Unit Development" within thirty (30) days of development approval.

4. Prohibit short-term rental for less than thirty (30) days of any units created through an SB 9 urban lot split or two-unit development.

B. Conditions of approval shall not be imposed that conflict with the applicable provisions of California Government Code Section 66411.7 for urban lot splits, including requiring any: dedication of right-of-way; construction of off-site improvements; correction of nonconforming zoning conditions or improvements; any additional on-site parking spaces (if the criteria and provisions of current State law are met); or other provisions in State law.

C. The Development Services Director may modify or delete any of the additional conditions of approval recommended in the department's report. The Development Services Director may add additional requirements as conditions of approval.

17.12.060: APPEAL OF DIRECTOR ACTION:

Appeal of the decision by the Development Services Director with respect to the tentative parcel map for urban lot split shall be made to the planning commission or city council in accordance with the provisions of Section 18.193.070 of Title 18 of the Redlands Municipal Code.

17.12.070: EXPIRATION AND EXTENSION:

A. The approval or conditional approval of a tentative parcel map shall expire six (6) months from its approval by the Development Services Director, unless the expiration date is extended for not more than six (6) months in accordance with the provisions of Section 17.07.120 of this Title.

B. The subdivider may request an extension of the expiration date for action in accordance with the provisions of Section 17.07.120 of this Title, except that the Development Services Director shall be responsible for the review of the request. The Development Services Director may approve, conditionally approve, or deny the request for an extension.

C. The subdivider or any interested person adversely affected may appeal the action of the Development Services Director to the planning commission or city council in accordance with the provisions of section 18.193.070 of Title 18 of the Redlands Municipal Code.

17.12.080: AMENDMENTS AND EXTENSION FOR APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP:

A. Amendments to the approved or conditionally approved tentative parcel map or conditions of approval shall be made in accordance with Section 17.07.130 of this Title; provided that amendments, which in the opinion of the department are not minor, shall be presented to the Development Services Director for approval. Processing shall be in accordance with the provisions for processing a tentative parcel map as set forth in this title. Any approved amendment shall not alter the expiration date of the tentative parcel map.

B. Extension of time. The subdivider may request an extension of the expiration date of the approved or conditionally approved tentative SB 9 map by written application to the department with the payment of applicable filing fees established by resolution of the City Council. The application shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension. One extension may be granted for a period not to exceed one hundred eighty (180) days. The Development Services Director may approve, conditionally approve, or deny the request for an extension. The subdivider or any interested person adversely affected may appeal the action of the Development Services Director to the planning commission or city council in accordance with the provisions of section 18.193.070 of this title.

17.12.090: PARCEL MAPS:

The form and contents, submittal, approval and filing of final parcel maps shall conform to the provisions of the subdivision map act and this section.

A. Survey Required: An accurate and complete survey of the land to be subdivided shall be made by a registered civil engineer or licensed land surveyor. All monuments, property lines, centerlines of streets, alleys and easements adjoining or within the subdivision shall be tied into the survey. The allowable error of closure on any portion of the parcel map shall not exceed 1/10,000 for field closures and 1/20,000 for calculated closures.

B. Form And Contents: The form and contents of the parcel map shall conform to the final map form and contents requirements of Sections 17.09.040 and 17.09.050 of this Title.

C. Preliminary Submittal: The subdivider shall submit prints of the parcel map to the city engineer for checking. The preliminary prints shall be accompanied by copies of the data, plans, reports and documents as required for final maps by Section 17.09.060 of this Title.

The city engineer may waive any of the requirements if the location and nature of the proposed subdivision does not justify compliance with the requirements of Section 17.09.060 of this Title.

D. Review And Approval By Development Services Department: The Development Services Director or his/her designee shall review the parcel map and the subdivider shall make corrections and/or additions until the map is acceptable to the department. The subdivider shall submit the original tracing of the map, corrected to its final form and signed by all parties required to execute the certificates on the map, to the Development Services Department. The city clerk or authorized agent shall, subject to the provisions of the California Government Code

Section 66464 of the Subdivision Map Act, transmit the approved parcel map to the county recorder. The Development Services Director shall approve the parcel map if it complies with the requirements of the subdivision map act, this title, the tentative parcel map and all conditions thereof."

SECTION 32. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XVI, entitled "Two-Unit Projects on Residential Parcels," and read as follows:

"**ARTICLE XVI. TWO-UNIT PROJECTS ON RESIDENTIAL PARCELS**

SECTION:

18.156.1300: Purpose of Article

18.156.1310: Definitions

18.156.1320: Application Requirements

18.156.1330: Development Standards

18.156.1340: Specific Adverse Impacts

18.156.1350: Approval by Director

18.156.1360: Appeal Of Director Action

18.156.1370: Extension and Amendment

18.156.1380: Remedies

18.156.1300: PURPOSE OF ARTICLE:

The purpose of this Article is to allow and appropriately regulate two-unit residential development projects in accordance with Government Code section 65852.21 in single-family residential zones that permit single-family residences.

18.156.1310: DEFINITIONS:

A. A "two-unit project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this article.

B. A "primary dwelling unit," for purposes of this article, means a single-family residence that does not meet the criteria or requirements for an Accessory Dwelling Unit pursuant to Redlands Municipal Code Chapter 18.156, Article VII (Accessory Dwelling Units) and/or current State law.

C. An “accessory dwelling unit” means a residential dwelling unit that is accessory and subordinate to a primary dwelling unit located on the same parcel, and such accessory unit meets the criteria or requirements for an Accessory Dwelling Unit pursuant to Redlands Municipal Code Chapter 18.156, Article VII (Accessory Dwelling Units) or current State law.

D. A “single family residential zone,” for purposes of this section, means a land use district with a zoning designation as R-E, R-S, R-1, R-1-D, R-R, R-R-A, R-A, R-A-A, or a single-family district within an adopted Specific Plan of the City.

E. “SB 9” means Senate Bill 9 effective beginning January 1, 2022, and codified in California Government Code section 65852.21.

18.156.1320: APPLICATION REQUIREMENTS:

A. The individual property owner(s) of the subject property may apply for a two-unit project. “Individual property owner” means a natural person holding fee title individually or jointly in the person’s own name or a beneficiary of a trust that holds fee title. Corporations, including but not limited to LLCs, are not eligible applicants because they cannot satisfy the three-year occupancy requirement. “Individual property owner” does not include any corporation or corporate entity or person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.), except for a community land trust (as defined by Revenue & Tax Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue & Tax Code Section 214.15).

B. An application for a two-unit project must be submitted on the City’s approved form together with all required application submittal items, project plans, and other materials.

C. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within thirty (30) days after the application is submitted.

D. The city may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

18.156.1330: DEVELOPMENT STANDARDS:

A two-unit project must satisfy each of the following development standards and requirements:

A. Map Act Compliance. The existing lot must have been legally subdivided.

B. Zone. The lot is in a single-family residential zone of the City of Redlands (R-1, R-1-D, R-S, R-A, R-A-A, R-E, R-R, or R-R-A zoning districts) or a single-family district within an adopted Specific Plan of the City.

C. Lot Location. The lot is not located on a site that meets any of the location criteria as listed in Government Code § 66411.7(a)(3)(C) (and incorporating Government Code section 65913.4(a)(6)(B) - (K) by reference).

D. Not Historic. The lot shall not be within a site that is designated or listed as a city landmark or historic property or historic/scenic district, and the lot shall not be a historic property or within a historic district that is listed on the State Historic Resources Inventory (as defined in Section 5020.1 of the Public Resources Code).

E. No Impact on Protected Housing. The two-unit project must not require or include the demolition or alteration of any of the types of housing identified in Government Code § 65852.21(a)(3)-(4), inclusive.

1. Housing that is income-restricted for households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.
3. Housing that has been occupied by a tenant in the last three (3) years. The applicant and the owner of a property for which a two-unit development is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

F. Dwelling Unit Standards.

1. Quantity. For purposes of this section, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this code, an ADU, or a Junior ADU.

a. No more than two (2) dwelling units of any kind may be built on a lot that results from an urban lot split

b. A lot that is not created by an urban lot split may have a two-unit project under this section, plus any ADU or Junior ADU that must be allowed under State law and the City's ADU ordinance, not to exceed two (2) primary dwelling units per lot and a combined total of four (4) dwelling units within the development.

2. Height Restriction. All dwelling units shall be subject to the same height limitations applicable to the underlying zone.

3. Lot Coverage. The lot coverage limit shall be applicable within the zoning district where the subject property is located. This lot coverage standard is only enforced to the extent that it does not prevent the construction of two (2) primary dwelling units on the lot at eight hundred (800) square feet each.

4. Open Space. The new development shall be subject to the open space requirement, if any, imposed within the zoning district where the subject property is located. This open space standard is only enforced to the extent that it does not prevent the construction of two (2) primary dwelling units on the lot at eight hundred (800) square feet each.

5. Setbacks.

a. Generally. All setbacks must conform to those objective setbacks that are applicable to the underlying zone.

b. Exceptions. Notwithstanding subpart 18.156.1330(F)(7)(a) above:

i) Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

ii) Eight hundred (800) square-feet; four-foot side and rear setbacks. Exceptions to the setbacks imposed by the underlying zone may be applied to the degree necessary to avoid physically precluding up to two units on the lot or either of the two units from being of at least eight hundred (800) square feet in floor area on the subject property; but in no event may any structure be less than four feet (4') from a side or rear property line.

iii) New Structures. Shared interior lot line; zero foot (0') interior side setback. Setback requirements for an interior side lot line, where the interior lot line is shared between the two new parcels (and the lot line is perpendicular to the primary street frontage of both lots), may be modified to permit a zero foot (0') side setback. The intent of this provision is to permit a shared wall between two new dwelling units on separate lots, so that the combined structure has the appearance from the street as one single-family residence. Designs with a shared common wall shall comply with all applicable California Building Code regulations, and the Director may require a Homeowners' Association as well as CC&Rs for the subject properties. If this provision for a zero foot (0') interior side setback is not utilized, then the standard setback requirement shall apply, and in no case shall be less than four feet (4').

5. Parking. Each new primary dwelling unit shall have one (1) off-street parking space per unit on a paved surface, which may be covered or uncovered, placed outside of all required setbacks, and constructed in accordance with the applicable provisions of Article I of Chapter 18.164 of this title. Off-street parking shall not be required if one of the following applies:

a. The lot is located within one-half mile walking distance of either:

i) a corridor with fixed route bus service with service intervals no longer than fifteen (15) minutes during peak commute hours; or,

ii) a site that contains one of the following: an existing rail or bus rapid transit station; or the intersection of two or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods.

b. The site is located within one block of a car-share vehicle location that is permanently installed and permanently marked for car-share pickup or dropoff service.

6. Nonconforming Conditions. A two-unit project may be approved without requiring a legal nonconforming zoning condition or standard to be corrected. This provision shall supersede Chapter 18.184 of Title 18 of the Redlands Municipal Code for the duration that applicable State law remains in effect.

7. Utilities. Each primary dwelling unit on the lot that is or that is proposed shall comply with the development regulations applicable to the underlying zone.

8. Building & Safety. All structures built on the lot shall comply with all building code regulations applicable to the underlying zone.

G. Fire Hazard Mitigation Measures. For a development project on a lot that is located in a fire hazard severity zone (as defined by the California Department of Forestry and Fire Protection), the proposal shall comply with all applicable fire-hazard mitigation measures:

1. The proposed development complies with the applicable provisions of the California Fire Code, and any amendments thereto adopted in the Redlands Municipal Code, that apply uniformly to development within the underlying zone.

2. The proposed development complies with the applicable provisions of the California Building Code (including Chapter 7A), and any amendments or additions thereto adopted in the Redlands Municipal Code (including RMC Chapter 15.30 Wildland-Urban Interface Code), that apply uniformly to development within the underlying zone.

3. The subject property will comply with all applicable landscape design, materials, fuel modification, and vegetation management requirements of applicable State law (including but not limited to Calif. Gov. Code § 51182, Public Resources Code § 4291, Calif. Fire Code § 4906, and Calif. Building Code Chapter 7A) for requirements pertaining to landscape fuel modification zones and vegetation management that apply uniformly to development within the underlying zone.

H. Regulation of Uses.

1. Residential-only. No non-residential use is permitted on the lot.

a. Home occupations may be permitted with a Home Occupation Permit issued pursuant to Chapter 18.160 of this title.

b. Small family daycare homes may be permitted pursuant to Chapter 18.156, Article VIII, of this title.

c. Single-room occupancy residential facilities may be permitted pursuant to Chapter 18.156, Article XV, of this title.

2. No Short-Term Rentals. No dwelling unit on the lot may be rented for a period of less than thirty (30) days.

I. Deed Restriction. The owner must record a deed restriction, acceptable to the city, that does each of the following:

1. Expressly prohibits any rental of any dwelling on the property for a period of less than thirty (30) days.

2. Expressly prohibits any non-residential use of the lot.

3. States that the property was developed pursuant to SB 9 and shall not be further developed with additional primary dwelling units, or further subdivided subsequent to a prior SB 9 lot split.

J. Undergrounding of utilities: For construction of new SB 9 dwelling units, utility laterals and connections shall be installed underground for the new unit(s).

18.156.1340: SPECIFIC ADVERSE IMPACTS:

A. Notwithstanding anything else in this section, the city may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

B. "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue & Taxation Code section 214(g).

C. The building official may consult with and be assisted by Planning staff, Engineering staff, and others as necessary in making a finding of specific, adverse impact.

18.156.1350: APPROVAL BY DIRECTOR:

A. An application for a two-unit development pursuant to SB 9 is approved or denied ministerially, by the Development Services Director, without discretionary review.

B. A two-unit development is approved ministerially if it complies with all the requirements of this article.

C. The approval must require the owner and applicant to hold the City of Redlands harmless from all claims and damages related to the approval and its subject matter.

D. The approval must require the owner and applicant to reimburse the City of Redlands for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this article.

E. Notice of Denial. If an application for an SB 9 two-unit housing project is denied, then the Development Services Director shall notify the applicant within sixty (60) days from receipt of the application and provide a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.

18.156.1360: APPEAL OF DIRECTOR ACTION:

Appeal of the decision by the Development Services Director with respect to a two-unit development shall be made to the planning commission or city council in accordance with the provisions of section 18.193.070 of this title.

18.156.1370: AMENDMENTS TO APPROVED PLANS:

Construction plans or plan checks deemed by the department to be in substantial conformance with the approved two-unit development plan and/or tentative parcel map shall be reviewed by the Development Services Director or designee. The Development Services Director may approve or deny the request for an amendment through the ministerial plan check process, or may require the filing of a new two-unit development plan and/or new tentative parcel map for major amendments deemed not to be in substantial conformance with the approved two-unit development plan or tentative parcel map.

18.156.1380: REMEDIES:

If a two-unit project violates any part of this code or any other legal requirement:

A. The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

B. The City of Redlands may:

1. Bring an action to enjoin any attempt to sell, lease, or finance the property.

2. Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

3. Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

4. Record a notice of violation.

5. Withhold any or all future permits and approvals.

6. Pursue all other administrative, legal, or equitable remedies that are allowed by law or the Redlands Municipal Code."

SECTION 33. Redlands Municipal Code Chapter 17.05 (Maps Required), Section 17.05.030 entitled "Division of Land; Four or Less Parcels," is hereby amended to read as follows:

"17.05.030: DIVISION OF LAND; FOUR OR LESS PARCELS:

A tentative and final parcel map shall be required for all divisions of land into four (4) or less parcels, except that maps shall not be required for:

A. Subdivisions of a portion of the operating right of way of a railroad corporation, defined by section 230 of the State Public Utilities Code, which are created by short term leases terminable by either party on not more than thirty (30) days' notice in writing.

B. Land conveyed to or from a governmental agency, public entity or public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such public utility for rights of way, unless a showing is made by the department in individual cases, upon substantial evidence, that public policy necessitates a parcel map.

C. Lot line adjustments, provided:

1. No additional parcels or building sites are created;

2. The resulting parcels conform to title 18 of this code;

3. The lot line adjustment is approved by the community development director. The community development director may impose conditions or exactions on the approval of a lot line adjustment to conform to titles 18 and 15 of this code, or to facilitate the relocation of existing utilities, infrastructure or easements. Lot line adjustments which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other application(s). The lot line adjustment shall be reflected in a deed, and a record of survey if required by state law, which shall be recorded. When parcels subject to lot line adjustments are encumbered by deeds of trust, mortgage liens or assessment liens, such deeds of trust and liens shall be modified by the parcel owners to correspond to the new lot lines of these parcels, to the satisfaction of the city, to ensure that foreclosure on such deeds or liens does not create illegal parcels.

Appeals of the community development director's action with respect to lot line adjustments shall be made first to the planning commission and then to the city council in accordance with the provisions of section 17.07.100 of this title. Appeals of the planning commission action on lot line adjustments shall be made to the city council in accordance with the provisions of section 17.07.100 of this title.

If a lot line adjustment is approved or conditionally approved by the approving body, the appeal body shall have the right to call up such approval for appeal body review by a written request to the community development director within ten (10) days of the final action by the approving body. If the appeal body decides to review the lot line adjustment and conditions, it shall conduct a public hearing after giving notice pursuant to subsection 17.07.070A of this title. The public hearing shall be held within thirty (30) days after the date of the request for review. The appeal body may add, modify or delete conditions if the appeal body determines that such changes are necessary to ensure that the lot line adjustment conforms to the subdivision map act and this code. Within ten (10) days following the conclusion of the hearing, the appeal body shall render its decision. If the appeal body does not act within the time limits set forth in this section, the lot line adjustment shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the approving body insofar as it complies with all other applicable provisions of the subdivision map act, this title and this code.

D. Parcel maps waived in accordance with the provisions of section 17.11.080 of this title."

SECTION 34. Redlands Municipal Code Chapter 18.12 (Administrative Provisions), Section 18.12.130 entitled "Site Plan Approval; Expiration," is hereby amended to read as follows:

"18.12.130: SITE PLAN APPROVAL: EXPIRATION:

Unless otherwise specified by the planning commission or city council, a site plan approval shall expire two (2) years from the date of its approval unless the holder of the site plan approval obtains a building permit or, in those instances where a building permit is not required, a certificate of occupancy for the site plan approval, within such two (2) year period. The planning commission may, upon written request for a time extension by the holder of the site plan approval, prior to expiration of the approval, grant a one year extension of time; provided, however, that the total number of extensions for a site plan approval shall not exceed three (3)."

SECTION 35. Redlands Municipal Code Chapter 18.192 (Conditional Use Permits), Section 18.192.090 entitled "Conditional Use Permit; Expiration," is hereby amended to read as follows:

"18.192.090: CONDITIONAL USE PERMIT; EXPIRATION:

A. Except for a CUP issued for a planned residential development and, unless otherwise specified by the planning commission or city council in the conditions of approval for a CUP, a CUP shall expire two (2) years from the date of its approval unless the holder of the permit obtains a building permit or, in those instances where no building permit is required, a certificate of occupancy for the use, within such two (2) year period. The planning commission may, upon submittal of a written application for a time extension by the holder of the permit and prior to the expiration of the CUP, grant a one year extension of time; provided, however, that the total number of extensions for a CUP shall not exceed three (3).

B. Failure to develop the use within the time limits of this section shall amount to the forfeiture of all development entitlement under the CUP."

SECTION 36. Redlands Municipal Code Chapter 18.168 (Landscaping, Fences, Walls and Signs), Section 18.168.070 entitled "Minor Exception Permits; Application Procedure," is hereby amended to read as follows:

"18.168.070: MINOR EXCEPTION PERMITS; APPLICATION PROCEDURE:

A. An application for a minor exception permit shall be made on forms provided by the city, and shall include such plans as may be required for a complete understanding of the request, and a filing fee as established by resolution of the city council. Applications shall be limited to the resident owner.

B. Minor Exceptions which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other entitlement application(s). If approved by the planning commission or city council, a separate or subsequent Minor Exception Permit application or public hearing shall not be required for the specific design feature approved with the land use entitlement."

SECTION 37. Redlands Municipal Code Section 18.20.160 and Section 18.21.140, entitled "Accessory Buildings," are hereby amended to read as follows:

"**18.20.160: ACCESSORY BUILDINGS:**

A. Accessory buildings shall not occupy more than ten percent (10%) of the rear yard, or may be in an interior side yard area of a parcel where there is no buildable rear yard area. Accessory buildings shall not be placed forward of the front façade of the main dwelling or a line extended parallel to the front façade. Where there are multiple front façades on the main dwelling, the front elevation with the greatest front setback dimension shall be utilized as the required setback.

B. An accessory building shall not exceed a total floor area of one thousand (1,000) square feet.

C. Accessory buildings must maintain the following minimum separation distances from other buildings on the same site:

1. Accessory buildings shall be a minimum of ten feet (10') from the main buildings; provided, however, that when more than five feet (5') of such accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty feet (20'). In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty five feet (25').

2. Accessory buildings shall be a minimum of five feet (5’) from any other accessory structure.

D. Accessory buildings shall be located not closer to the side and rear property lines than:

1. Five feet (5') for buildings up to ten feet high;

2. Ten feet (10') for buildings more than ten feet high.

E. When lots are served by an existing or proposed alley, no main building shall be located within twenty five feet (25') of the rear property line, and for accessory buildings, if perpendicular access to the accessory building is from the alley, not less than twenty feet (20') from the rear property line. Perpendicular access to a carport or an enclosed garage with an automatic garage door opener may be reduced to a width of twenty five feet (25'), measured from the opposite side of the alley. If access parallel to the alley is provided to a garage or carport, the provisions of subsection C of this section shall apply.

F. Accessory buildings shall not exceed a maximum height of fifteen feet (15’) as measured from the foundation at ground-level to the highest point of the roof.

G. Accessory buildings shall not contain a kitchen or kitchenette.

H. Architectural Design:

1. Metal paneling, if any, shall be decorative such as stamped steel or seam metal, and shall be painted on the exterior side. Corrugated metal is prohibited. Reflective exterior metallic materials or untreated metal panels are prohibited.

2. Exterior light fixtures shall be a design, or shall include shielding, to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

3. HVAC condensers and heat pumps shall be ground-mounted.

4. Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way.

5. Exterior stairways to upper floors shall not be visible from public right-of-way at the front or side of the property."

SECTION 38. Redlands Municipal Code Chapter 18.32 entitled "R-A Residentual Estate District" is hereby amended to add the following section as follows:

"18.32.115: ACCESSORY BUILDINGS:

For accessory buildings in R-A districts, the provisions of section 18.20.160 of this title shall apply."

SECTION 39. Redlands Municipal Code Chapter 18.33 entitled "R-A-A Residentual Estate Animals District" is hereby amended to add the following section as follows:

"18.32.125: ACCESSORY BUILDINGS:

The provisions of section 18.20.160 of this title shall apply for accessory buildings in R-A-A districts, except that accessory buildings may occupy not more than fifteen percent (15%) of the rear yard area."

SECTION 40. Redlands Municipal Code Section 18.40.150 entitled "Accessory Buildings" is hereby amended to read as follows:

"**18.40.150: ACCESSORY BUILDINGS:**

A. Accessory buildings shall not occupy more than twenty percent (20%) of the rear yard, or may be in an interior side yard area of a parcel where there is no buildable rear yard area. Accessory buildings shall not be placed forward of the front façade of the main dwelling or a line extended parallel to the front façade. Where there are multiple front façades on the main dwelling, the front elevation with the greatest front setback dimension shall be utilized as the required setback.

B. An accessory building shall not exceed a total floor area of one thousand (1,000) square feet.

C. Accessory buildings must maintain the following minimum separation distances from other buildings on the same site:

1. Accessory buildings shall be a minimum of ten feet (10') from the main buildings; provided, however, that when more than five feet (5') of such accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty feet (20'). In cases where vehicular entry to garage

occurs in the space between buildings, the minimum space between buildings shall be not less than twenty five feet (25').

2. Accessory buildings shall be a minimum of five feet (5’) from any other accessory structure.

D. Accessory buildings shall be located not closer to the side and rear property lines than:

1. Five feet (5') for buildings up to ten feet high;

2. Ten feet (10') for buildings more than ten feet high.

E. When lots are served by an existing or proposed alley, no main building shall be located within twenty five feet (25') of the rear property line, and for accessory buildings, if perpendicular access to the accessory building is from the alley, not less than twenty feet (20') from the rear property line. Perpendicular access to a carport or an enclosed garage with an automatic garage door opener may be reduced to a width of twenty five feet (25'), measured from the opposite side of the alley. If access parallel to the alley is provided to a garage or carport, the provisions of subsection D of this section shall apply.

F. Accessory buildings shall not exceed a maximum height of fifteen feet (15’) as measured from the foundation at ground-level to the highest point of the roof.

G. Accessory buildings shall not contain a kitchen or kitchenette.

H. Architectural Design:

1. Accessory buildings that are five hundred (500) square feet or more shall not contain more than ten percent (10%) metal paneling as a primary exterior material, excluding the roof material.

2. Metal paneling, if any, shall be decorative such as stamped steel or seam metal, and shall be painted on the exterior side. Corrugated metal is prohibited. Reflective exterior metallic materials or untreated metal panels are prohibited.

3. Use of shipping containers or its parts are prohibited.

4. Exterior architectural treatment shall be similar to, or matching, the main residence on the subject property (including exterior materials, siding, and color).

5. Exterior light fixtures shall include shielding to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

6. HVAC condensers and heat pumps shall be ground-mounted.

7. Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way.

8. Exterior stairways to upper floors shall not be visible from public right-of-way at the front or side of the property."

SECTION 41. Redlands Municipal Code Section 18.44.160 entitled "Accessory Buildings" is hereby amended to read as follows:

"For accessory buildings in the R-1 Zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than thirty percent (30%) of the rear yard area."

SECTION 42. Redlands Municipal Code Section 18.48.180 entitled "Accessory Buildings" is hereby amended to read as follows:

"In the R-1-D Zone:

A. The provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than thirty five percent (35%) of the rear yard area.

B. Accessory buildings may be located in a required rear yard and a front and rear yard combination, provided such accessory buildings are not closer than ten feet (10') from the front main building and twenty feet (20') from the front of the rear main building."

SECTION 43. Redlands Municipal Code Section 18.52.190 entitled "Accessory Buildings" is hereby amended to read as follows:

"For accessory buildings in the R-2 zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area."

SECTION 44. Redlands Municipal Code Section 18.56.220 entitled "Accessory Buildings" is hereby amended to read as follows:

"In the R-2-2000 zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area."

SECTION 45. Redlands Municipal Code Section 18.60.190 entitled "Accessory Buildings" is hereby amended to read as follows:

"For accessory buildings in the R-3 zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area."

SECTION 46. General Plan Consistency. The City Council finds that the amendments to Title 18 (Zoning Regulations) of the Redlands Municipal Code described herein are consistent with the adopted and certified 2021-2029 (6th Cycle) Housing Element of the City of Redlands 2035 General Plan, and will comply with the applicable provisions of State law.

SECTION 47. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 48. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly introduced by the City Council at the regular meeting thereof, held on the 1st day of July, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

RESOLUTION NO. 8700

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING SPECIFIC PLAN AMENDMENT NO. 53 TO THE EAST VALLEY CORRIDOR SPECIFIC PLAN (SPECIFIC PLAN NO. 40) AS WELL AS AMENDMENT TO THE VARIOUS RESIDENTIAL SPECIFIC PLANS OF THE CITY OF REDLANDS (SPECIFIC PLANS 23, 26, 43, 47, 56, 59, 60, 61, 62, 64, 65, AND 66) FOR TEXT AMENDMENTS TO THE LISTS OF PERMITTED LAND USES IN THE SEVERAL RESIDENTIAL DISTRICTS WITHIN SAID SPECIFIC PLANS.

WHEREAS, on October 4, 2022, the City Council adopted the final 2021-2029 Housing Element that was certified by the California Department of Housing & Community Development; and

WHEREAS, the City Council finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California, stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing… is a priority of the highest order" and, further, that, "local… governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 3,516 new affordable housing units consisting of the following: 1,282 units for above-moderate income households; 652 units for moderate-income households, 615 units for low-income households; and 967 units for very low- and extremely low-income households; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of this resolution will aid the City in achieving the goal of making housing availability more diverse, dispersed, and affordable; and

WHEREAS, on April 8, 2025, and May 27, 2025, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) and related amendments to other residential Specific Plans in the City of Redlands; and

WHEREAS, on May 27, 2025, the Planning Commission recommended approval to the City Council for the proposed Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) and related amendments to other residential Specific Plans in the City of Redlands; and

WHEREAS, the proposed Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) is exempt from environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code sections 65090 and 65854, on or about June 10, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Resolution No. 8700 would be considered by City Council; and

WHEREAS, on July 1, 2025, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Resolution No. 8700.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed amendment to certain text of the Transit Villages Specific Plan (Specific Plan No. 65) does not require environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from environmental review because there is no possibility that the specific plan amendment may have a significant effect on the environment, insofar as it would make minor modifications to the text of the lists of allowable land uses that are contained in the several residential districts contained in the East Valley Corridor Specific Plan as well as the residential Specific Plans of the City.

SECTION 2. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0210 entitled "Permitted Land Uses," is hereby amended to read as follows:

> "The following uses are permitted within the Single Family Residential District. New construction shall require Commission Review and Approval if required by the Redlands Municipal Code.

(1) Single family residential use, not to exceed one (1) dwelling unit per parcel.

(2) Agriculture as a continuing use of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.

(3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

(4) Supportive and transitional housing for up to six (6) people intended to serve the target population, as defined in chapter 18.08 of this title.

(5) Employee housing for up to six (6) persons, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

SECTION 3. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0212 entitled "Accessory Land Uses," is hereby amended to read as follows:

"The following uses are permitted as an accessory to a permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Accessory building such as bath house, cabana, and storage shed

(2) Garage or carport with space for maximum of four vehicles

(3) Accessory Dwelling Unit or Guest house ~~(bathroom plumbing only; no kitchen facilities permitted)~~

(4) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code

(5) Private greenhouse or horticultural collection incidental to the residential use of the premises

(6) Private swimming pool, as defined by the Uniform Building Code.

(7) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and equestrian facilities (subject to Chapter 18.156, Article XII for Private Residential Recreation Courts, of Title 18 in the Redlands Municipal Code, if applicable).

(8) Small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code."

SECTION 4. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0213 entitled "Conditionally Permitted Uses," is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Recreational facilities, including playgrounds, tennis courts, and athletic fields not intended for use by residents of a residential development and their guests.

(2) Large family day-care home, serving seven (7) to fourteen (14) ~~twelve (12)~~ children.

~~(3) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.~~

(3 ~~4~~) Churches and other institutions facilitating worship.

(4 ~~5~~) Day care centers for fifteen (15) ~~thirteen (13)~~ or more children.

(5 ~~6~~) Board and care homes for more than six (6) residents.

(6 ~~7~~) Adult day care facilities.

(7 ~~8~~) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae."

SECTION 5. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0310 entitled "Permitted Land Uses," is hereby amended to read as follows:

"The following uses are permitted within the Multiple Family-3000 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

~~(1) Single family residential use, not to exceed one (1) dwelling unit per parcel.~~

~~(2) Two family dwellings or two (2) one family dwellings of a permanent nature on each lot.~~

(1)~~(3)~~ Multiple family dwellings of three (3) units or more, in either one (1) structure or a group of structures.

(2)~~(4)~~ Agriculture as a continuation of the existing land use, including orchards, groves,

nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.

(3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

(4) Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

(5) Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

SECTION 6. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0312 entitled "Accessory Land Uses," is hereby amended to read as follows:

"The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Accessory building such as bath house, cabana, and storage shed.

(2) Garage or carport.

(3) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code.

(4) Private greenhouse or horticulture collection incidental to the residential use of the premises.

(5) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and private or public swimming pools (as defined by the Uniform Building Code).

(6) Accessory Dwelling Unit

(7) A small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code."

SECTION 7. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0313 entitled "Conditionally Permitted Uses," is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Recreational facilities intended for use by the general public, including playgrounds, tennis courts and athletic fields.

(2) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.

(3) Large family day-care home, serving seven (7) to fourteen (14) ~~twelve (12)~~ children.

(3)~~(4)~~ Day care centers for fifteen (15) ~~thirteen (13)~~ or more children.

~~(5) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.~~

~~(6) Board and care homes for more than six (6) residents.~~

~~(7) Adult day care facilities.~~

(4)~~(8)~~ Churches and other institutions facilitating worship.

(5)~~(9)~~ Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae."

SECTION 8. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0410 entitled "Permitted Land Uses," is hereby amended to read as follows:

"The following uses are permitted within the Multiple Family-2500 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

(1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.

(2) Multiple family dwellings either in one (1) structure or a group of structures. No groups of single family detached dwelling units may be placed on any lot or parcel of land.

(3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

(4) Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

(5) Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

SECTION 9. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0412 entitled "Accessory Land Uses," is hereby amended to read as follows:

"The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Accessory building such as a bath house, cabana, and storage shed.

(2) Garage or carport

(3) Private or Public swimming pool, as defined by the Uniform Building Code.

(4) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts and athletic fields.

(5) Accessory Dwelling Unit

(6) Small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code."

SECTION 10. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0413 entitled "Conditionally Permitted Uses," is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Recreational facilities, including playgrounds, tennis courts and athletic fields not intended for use primarily by residents of a residential development and their guests.

(2) Large family day-care home, serving seven (7) to fourteen (14) ~~twelve (12)~~ children.

(3) Day care centers for fifteen (15) ~~thirteen (13)~~ or more children.

(4) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.

~~(5) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.~~

(5)~~(6)~~ Churches and other institutions facilitating worship.

(6)~~(7)~~ Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae."

SECTION 11. The single-family residential districts of specific plans adopted by the City of Redlands are hereby amended to include (and/or be interpreted to include in accordance with current State housing law) the following land uses within each of their respective single-family residential district(s):

"Principal Permitted Uses include:

- Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.
- Supportive and transitional housing for up to six (6) persons intended to serve the target population as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.
- Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

The applicable specific plans include, but are not limited to, the following:

a. Specific Plan No. 23 (Section 3, sub-part (B)(3));
b. Specific Plan No. 26 (Section 3, sub-part (B)(3)(a));
c. Specific Plan No. 43 (Neighborhoods 1, 2, 3, and 4);
d. Specific Plan No. 47 (Section 4, sub-part (A)(2));
e. Specific Plan No. 56 (Section 2, sub-part (A));
f. Specific Plan No. 59 (Section 4, sub-part (A)(2));
g. Specific Plan No. 60 (Section II, sub-part (A));
h. Specific Plan No. 61 (Section 3, sub-part (A));
i. Specific Plan No. 62 (Section 2, sub-part 2.2(A));
j. Specific Plan No. 64 (Section 3, sub-parts (A)(1), (B)(1), and (C)(1));
k. Specific Plan No. 65 (Chapter 4, Section 4.2 and Table 4-2); and,
l. Specific Plan No. 66 (Section 3, sub-part (1)).

SECTION 12. General Plan Consistency. The City Council finds that the Specific Plan Amendments described herein are consistent with the City's adopted and certified 2021-2029 (6th Cycle) Housing Element and will comply with the applicable provisions of State law.

SECTION 13. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 14. Effective Date. This Resolution shall become effective upon adoption.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at the regular meeting thereof, held on the 1st day of July, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Cle

RESOLUTION NO. 8700

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING SPECIFIC PLAN AMENDMENT NO. 53 TO THE EAST VALLEY CORRIDOR SPECIFIC PLAN (SPECIFIC PLAN NO. 40) AS WELL AS AMENDMENT TO THE VARIOUS RESIDENTIAL SPECIFIC PLANS OF THE CITY OF REDLANDS (SPECIFIC PLANS 23, 26, 43, 47, 56, 59, 60, 61, 62, 64, 65, AND 66) FOR TEXT AMENDMENTS TO THE LISTS OF PERMITTED LAND USES IN THE SEVERAL RESIDENTIAL DISTRICTS WITHIN SAID SPECIFIC PLANS.

WHEREAS, on October 4, 2022, the City Council adopted the final 2021-2029 Housing Element that was certified by the California Department of Housing & Community Development; and

WHEREAS, the City Council finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California, stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing… is a priority of the highest order" and, further, that, "local… governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 3,516 new affordable housing units consisting of the following: 1,282 units for above-moderate income households; 652 units for moderate-income households, 615 units for low-income households; and 967 units for very low- and extremely low-income households; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of this resolution will aid the City in achieving the goal of making housing availability more diverse, dispersed, and affordable; and

WHEREAS, on April 8, 2025, and May 27, 2025, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) and related amendments to other residential Specific Plans in the City of Redlands; and

WHEREAS, on April 8, 2025, the Planning Commission recommended approval to the City Council for the proposed Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) and related amendments to other residential Specific Plans in the City of Redlands; and

WHEREAS, the proposed Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan No. 40) is exempt from environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code sections 65090 and 65854, on or about June 10, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Resolution No. 8700 would be considered by City Council; and

WHEREAS, on July 1, 2025, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Resolution No. 8700.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed amendment to certain text of the Transit Villages Specific Plan (Specific Plan No. 65) does not require environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from environmental review because there is no possibility that the specific plan amendment may have a significant effect on the environment, insofar as it would make minor modifications to the text of the lists of allowable land uses that are contained in the several residential districts contained in the East Valley Corridor Specific Plan as well as the residential Specific Plans of the City.

SECTION 2. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0210 entitled "Permitted Land Uses," is hereby amended to read as follows:

> "The following uses are permitted within the Single Family Residential District. New construction shall require Commission Review and Approval if required by the Redlands Municipal Code.

(1) Single family residential use, not to exceed one (1) dwelling unit per parcel.

(2) Agriculture as a continuing use of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.

(3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

(4) Supportive and transitional housing for up to six (6) people intended to serve the target population, as defined in chapter 18.08 of this title.

(5) Employee housing for up to six (6) persons, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

SECTION 3. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0212 entitled "Accessory Land Uses," is hereby amended to read as follows:

"The following uses are permitted as an accessory to a permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Accessory building such as bath house, cabana, and storage shed

(2) Garage or carport with space for maximum of four vehicles

(3) Accessory Dwelling Unit or Guest house

(4) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code

(5) Private greenhouse or horticultural collection incidental to the residential use of the premises

(6) Private swimming pool, as defined by the Uniform Building Code.

(7) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and equestrian facilities (subject to Chapter 18.156, Article XII for Private Residential Recreation Courts, of Title 18 in the Redlands Municipal Code, if applicable).

(8) Small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code."

SECTION 4. Chapter 2 (Single Family Residential District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0213 entitled "Conditionally Permitted Uses," is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Recreational facilities, including playgrounds, tennis courts, and athletic fields not intended for use by residents of a residential development and their guests.

(2) Large family day-care home, serving seven (7) to fourteen (14) children.

(3) Churches and other institutions facilitating worship.

(4) Day care centers for fifteen (15) or more children.

(5) Board and care homes for more than six (6) residents.

(6) Adult day care facilities.

(7) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae."

SECTION 5. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0310 entitled "Permitted Land Uses," is hereby amended to read as follows:

"The following uses are permitted within the Multiple Family-3000 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

(1) Multiple family dwellings of three (3) units or more, in either one (1) structure or a group of structures.

(2) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.

(3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

(4) Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

(5) Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

SECTION 6. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0312 entitled "Accessory Land Uses," is hereby amended to read as follows:

"The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Accessory building such as bath house, cabana, and storage shed.

(2) Garage or carport.

(3) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code.

(4) Private greenhouse or horticulture collection incidental to the residential use of the premises.

(5) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and private or public swimming pools (as defined by the Uniform Building Code).

(6) Accessory Dwelling Unit

(7) A small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code."

SECTION 7. Chapter 3 (Multiple Family Residential – 3000 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0313 entitled "Conditionally Permitted Uses," is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Recreational facilities intended for use by the general public, including playgrounds, tennis courts and athletic fields.

(2) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.

(3) Large family day-care home, serving seven (7) to fourteen (14) children.

(3) Day care centers for fifteen (15) or more children.

(4) Churches and other institutions facilitating worship.

(5) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae."

SECTION 8. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0410 entitled "Permitted Land Uses," is hereby amended to read as follows:

"The following uses are permitted within the Multiple Family-2500 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

(1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.

(2) Multiple family dwellings either in one (1) structure or a group of structures. No groups of single family detached dwelling units may be placed on any lot or parcel of land.

(3) Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

(4) Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

(5) Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

SECTION 9. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0412 entitled "Accessory Land Uses," is hereby amended to read as follows:

"The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Accessory building such as a bath house, cabana, and storage shed.

(2) Garage or carport

(3) Private or Public swimming pool, as defined by the Uniform Building Code.

(4) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts and athletic fields.

(5) Accessory Dwelling Unit

(6) Small family daycare home is a permitted use as an accessory use to a principal residential use, provided that the use complies with all of the standards defined in section 18.156.610 of Title 18 of the Redlands Municipal Code."

SECTION 10. Chapter 4 (Multiple Family Residential – 2500 District) of the East Valley Corridor Specific Plan (Specific Plan No. 40), Section EV3.0413 entitled "Conditionally Permitted Uses," is hereby amended to read as follows:

"The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

(1) Recreational facilities, including playgrounds, tennis courts and athletic fields not intended for use primarily by residents of a residential development and their guests.

(2) Large family day-care home, serving seven (7) to fourteen (14) children.

(3) Day care centers for fifteen (15) or more children.

(4) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.

(5) Churches and other institutions facilitating worship.

(6) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae."

SECTION 11. The single-family residential districts of specific plans adopted by the City of Redlands are hereby amended to include (and/or be interpreted to include in accordance with current State housing law) the following land uses within each of their respective single-family residential district(s):

"Principal Permitted Uses include:

- Community Care Facility, licensed, for up to six (6) persons, as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

- Supportive and transitional housing for up to six (6) persons intended to serve the target population as defined in Title 18 (chapter 18.08) of the Redlands Municipal Code.

- Employee housing, as defined in chapter 18.08 of Title 18 of the Redlands Municipal Code."

The applicable specific plans include, but are not limited to, the following:

a. Specific Plan No. 23 (Section 3, sub-part (B)(3));
b. Specific Plan No. 26 (Section 3, sub-part (B)(3)(a));
c. Specific Plan No. 43 (Neighborhoods 1, 2, 3, and 4);
d. Specific Plan No. 47 (Section 4, sub-part (A)(2));
e. Specific Plan No. 56 (Section 2, sub-part (A));
f. Specific Plan No. 59 (Section 4, sub-part (A)(2));
g. Specific Plan No. 60 (Section II, sub-part (A));
h. Specific Plan No. 61 (Section 3, sub-part (A));
i. Specific Plan No. 62 (Section 2, sub-part 2.2(A));
j. Specific Plan No. 64 (Section 3, sub-parts (A)(1), (B)(1), and (C)(1));
k. Specific Plan No. 65 (Chapter 4, Section 4.2 and Table 4-2); and,
l. Specific Plan No. 66 (Section 3, sub-part (1)).

SECTION 12. General Plan Consistency. The City Council finds that the Specific Plan Amendments described herein are consistent with the City's adopted and certified 2021-2029 (6th Cycle) Housing Element and will comply with the applicable provisions of State law.

SECTION 13. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 14. Effective Date. This Resolution shall become effective upon adoption.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at the regular meeting thereof, held on the 1st day of July, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **K. 2.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Public Hearing to consider Resolution No. 8694 - Delinquent Administrative Citation and Fine Report
(Mayor to declare the meeting open as a public hearing)

A. Resolution No. 8694 will adopt the Delinquent Administration Citation Fine Report and submittal to the Auditor-Controller of San Bernardino County for Lien Processing (Facilities and Community Services Director Crocker)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

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

I move to adopt Resolution No. 8694.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8694, and approve the delinquent fines report and submittal of a Notice of Lien to the San Bernardino County Auditor- Controller/Treasurer/Tax Collector for recordation as a special assessment on the 2025-2026 tax roll against the properties identified

in the report resulting from non-payment of City of Redlands' administrative citation fines.

DISCUSSION:

The property owners identified in the report have been found in violation of various sections of the Redlands Municipal Code (RMC). To date, 27 delinquent administrative citations have been issued to the property owners listed in the report with a total unpaid fine balance of $27,985 as of July 1, 2025. In this report, the delinquent 27 administrative citations are related to Chapter 5.04 business license required, Chapter 2.24, 8.04, 8.08, 8.10, 8.20, 8.72, 9.16, 9.32, property maintenance, weeds, trash, graffiti, permits needed, noise disturbance, inoperative vehicles, vacant registration, prohibited RV/boat parking, emergency response, unlawful possession, unsightly appearance, fire hazard, public nuisance, Chapters 12.12, 12.32, 12.46, 13.52, 13.54, 15.04, 15.36, 18.164, 18.168, 18.188, 18.20, HS17920.3 - permits not obtained, mechanical/ electrical/building code violations, property alteration of buildings, no landscaping or maintenance of parkway, unsecured property, illegal grading/no permit, maintenance, lack of paint, dumping/burying, prohibited acts/open space, no address posted, premature demo, CUP needed, prohibited signs, buildings not for human habitation, and items in the parkway.

The Code Enforcement Division's standard procedures for addressing code violations include first conducting an initial inspection to identify any potential code violations along with educating the public on the Redlands Municipal Code. If violations are present during the inspection, a Notice of Violation is sent to the property owner as a courtesy to allow time to address violations without penalty. Notices include contact numbers for staff if further assistance is necessary. In the event that the violation is not corrected within the confirmed timeframe, staff will initiate the citation process as described in Section 1.22, Administrative Citations, of the Redlands Municipal Code. This process provides additional notices subject to penalty fees, with the ability to appeal and contest the citation. Pursuant to this Chapter, the appeal is subject to a hearing and reviewed by a third-party administrative hearing officer.

The owners of the property listed on the attached sheet were mailed a notice of the City Council's consideration of this report, which specifies that objections may be presented at the hearing or filed in writing five days in advance of the hearing. The City Council must consider the report, together with any objections or protests which may be raised by any person. The City Council may make corrections, revisions or modifications to the report as it may deem appropriate. If the City Council approves the Resolution confirming the special assessments, the City Clerk will be directed to file a Notice of Lien with the County Auditor-Controller/Treasurer/ Tax Collector.

Section 1.22.140 (B) of the RMC states that the fines levied by administrative citations are deemed a special assessment against each lot or parcel of land upon which the violation existed, and as thus made and confirmed, shall also become the personal obligation of each lot or parcel of land. Prior to recording a lien against a property, a report must be prepared by the City Manager in accordance with Section 1.22.140 (B), detailing the fines and additional information on the property and violation. A comprehensive report of the fines and corresponding information has been prepared by staff in accordance with the Redlands Municipal Code and is attached for the City Council's reference. Recording a lien for non-payment does not relieve the property owner from correcting the violation.

If these delinquent fines are not paid by August 18, 2025, they will be included on the 2025-2026 tax roll that staff will submit to the County no later than final deadline of August 30, 2025. Staff will accept payments up until August 18th, such that any and all accounts that are brought current as a result will be excluded from the list being sent to the County for recordation. The cost of submitting the special assessments for the next tax roll is $1.20 per parcel, charged to the property owner. The current total amount of delinquencies for these citations is $27,985. In the event the violations are not corrected, and additional citations accrue, future special assessments may be placed on the tax roll to secure payment from the property owner.

ALTERNATIVES:

The City Council may make corrections, revise or modify the report as it may deem appropriate.

SUBMITTED BY:
Tabitha Crocker, Facilities and Community Services Director

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

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

PREPARED BY:
Glenn Vargas, Code Enforcement Supervisor

Fiscal Impact

Fiscal Year: FY 2025-26

Revenue Generating: Yes

Amount: $27,985

Account No.: 101306

Discussion:

To date, 27 administrative citations have been issued to the property owners listed in the report with a total unpaid fine balance of $27,985 as of July 1, 2025. The cost of adding each special assessment to the tax roll is considered nominal at a cost of $1.20 per parcel, charged to the property owner.

Attachments

Letter

A. Resolution No. 8694

B. Citation Report

JUNE 16, 2025

Recipient Address

RE: APN XXXXXXXXXX PREMISE ADDRESS:
DELINQUENT BALANCE AS OF THIS NOTICE: $

NOTICE OF PUBLIC HEARING

This notice is to inform you that on Tuesday, July 1, 2025 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City of Redlands Council Chambers located at 35 Cajon St., Suite 2, Redlands, California, the Redlands City Council will hold a public hearing to consider the submittal of a report to the Auditor of San Bernardino County for recordation of a Special Assessment on the 2025-2026 tax roll against your property resulting from non-payment of a City of Redlands Administrative Citation.

Pursuant to Section 1.22.130 of the Redlands Municipal Code, you have the opportunity to present objections to the City Council regarding this matter. Alternatively, you may submit your objections in writing at least five (5) days in advance of the hearing, or by Thursday, June 26, 2025.

To prevent this impending lien action, please remit your past due balance in full no later than 5:00 p.m. on Monday, August 18, 2025.

Please be informed that if the assessment is imposed on your property, that the property may be sold after three years by the tax collector for unpaid delinquent assessments. The tax collector's power of sale shall not be affected by the failure of a property owner to receive notice. The assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes.

For questions regarding this matter, please contact Glenn Vargas, Code Enforcement Supervisor at (909) 798-7655.

RESOLUTION NO. 8694

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING A DELINQUENT ADMINISTRATIVE CITATION FINE REPORT AND SUBMITTAL OF A NOTICE OF LIEN TO THE SAN BERNARDINO COUNTY AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR FOR PROCESSING

WHEREAS, the City of Redlands has issued administrative citations to the owners of various properties located within the City; and

WHEREAS, the property owners who received the administrative citations are identified in the City Manager's report and have failed to pay the delinquent fines for such citations; and

WHEREAS, Section 1.22.140 of the Redlands Municipal Code provides that "…fines levied by administrative citation, or by administrative hearing order, constitute a special assessment against each lot or parcel of land upon which the violation existed, and as thus made and confirmed shall also become the personal obligation of each lot or parcel of land;" and

WHEREAS, pursuant to Section 1.22.140 of the Redlands Municipal Code, on July 1, 2025, a duly noticed public hearing was held at which the property owners were provided the opportunity to object or protest the proposed adoption of this resolution; and

WHEREAS, the City Council of the City of Redlands, having considered the City Manager's report regarding delinquent administrative citations, together with any objections and protests by the property owners of various locations, desires to declare the delinquent fines as special assessments and cause such fines to be recorded as a lien against the properties identified in the report;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The City Council approves the delinquent administrative citation fines report submitted by the City Manager and confirms such delinquent fines to be entered as special assessments on the property tax roll against the properties identified in the report.

Section 2. The City Clerk of the City of Redlands, and the City's Finance Director, are hereby authorized and directed to send a certified copy of this resolution and a Notice of Lien for the delinquent fines (as special assessments), and all other appropriate documentation to place the fines in the tax roll to the San Bernardino County Auditor-Controller/Treasurer/Tax Collector for the County of San Bernardino.

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

AYES:
NOES:
ABSENT:
ABSTAINED:

Jeanne Donaldson, City Clerk

CITY OF REDLANDS
ADMINISTRATIVE CITATIONS
FY: _____
MISCELLANEOUS
Updated as of : 6/3/2025

	VIOLATION ADDRESS					ADDRESS														
APN	NUMBER	N/S/	STREET	CITY	ZIP	NUMBER	N/S	STREET	CITY	STATE	ZIP	CITATION DATE	DUE DATE	CITATION#	CASE#	DELINQUENT FINE AMOUNT	TOTAL FINES BY PARCEL	25% LATE PAYMENT CHARGE	No. of months Deliquent	No. of months subject to interest	INTEREST (10% PER MONTH)	NOTES
0170221500000			017022150 N Grove	Redlands	92374	555		10 th St	Santa Monica	CA	90402	07/17/24	08/06/24	23-0657-01	23-0657	$ 200.00	$430.00	$ 50.00	9.90	9	$ 180.00	
0171353160000	350		Alvarado St	Redlands	92373	350		Alvarado St	Redlands	CA	92373	10/22/24	11/12/24	24-0620-01	24-0620	$ 200.00		$ 50.00	6.67	6	$ 120.00	
0171353160000	350		Alvarado St	Redlands	92373	350		Alvarado St	Redlands	CA	92373	03/24/25	04/07/25	24-0620-04	24-0620	$ 1,100.00	$4,065.00	$ 275.00	1.87	1	$ 110.00	
0171353160000	350		Alvarado St	Redlands	92373	350		Alvarado St	Redlands	CA	92373	02/06/25	02/21/25	24-0620-003	24-0620	$ 1,000.00		$ 250.00	3.35	3	$ 300.00	
0171353160000	350		Alvarado St	Redlands	92373	350		Alvarado St	Redlands	CA	92373	12/13/24	01/11/25	24-0620-002	24-0620	$ 400.00		$ 100.00	4.70	4	$ 160.00	
0172431390000	140		Bellevue Ave	Redlands	92373	9007		Georgia Ln	Modesto	CA	95357	05/12/25	05/26/25	24-0475-01	24-0475	$ 400.00	$500.00	$ 100.00	0.26	-	$ -	
0171241240000	317		Brookside Ave	Redlands	92373	700	S	Ardmore Ave #503	Los Angeles	CA	90005	05/05/25	05/20/25	24-0706-01	24-0706	$ 200.00	$250.00	$ 50.00	0.46	-	$ -	
0167181180000	1429		Calhoun St	Redlands	92374	1429		Calhoun St	Redlands	CA	92374	10/31/24	11/20/24	22-0349-02	22-0349	$ 200.00	$1,030.00	$ 50.00	6.41	6	$ 120.00	
0167181180000	1429		Calhoun St	Redlands	92374	1429		Calhoun St	Redlands	CA	92374	01/16/25	01/08/25	22-0349-03	22-0349	$ 400.00		$ 100.00	4.80	4	$ 160.00	
0171088040000	501	E	Citrus Ave	Redlands	92373	34886		Grape Ave	Yucaipa	CA	92399	09/23/24	10/15/24	23-1117-01	23-1117	$200	$390.00	$ 50.00	7.59	7	$ 140.00	
0169022080000	802	W	Colton Ave	Redlands	92374	418		Silvertree Lane	Redlands	CA	92374	09/12/23	10/02/23	22-0080-1	22-0080	$400	$9,935.00	$ 100.00	20.05	20	$ 800.00	
0169022080000	802	W	Colton Ave	Redlands	92374	418		Silvertree Lane	Redlands	CA	92374	10/19/23	11/08/23	22-0080-02	22-0080	$800		$ 200.00	18.84	18	$ 1,440.00	
0169022080000	802	W	Colton Ave	Redlands	92374	418		Silvertree Lane	Redlands	CA	92374	11/20/23	12/11/23	22-0080-03	22-0080	$2,100		$ 525.00	17.75	17	$ 3,570.00	
0300471080000	30505		Country Club Dr	Redlands	92373	30505		Country Club Dr	Redlands	CA	92373	04/23/25	05/08/25	25-000095	A25-017624	$ 100.00	$125.00	$ 25.00	0.85	-	$ -	Animal Services
0174031120000	101	E	Crescent Ave	Redlands	92373	101	E	Crescent Ave	Redlands	CA	92373	10/04/24	10/24/24	24-0094-01	24-0094	$100	$195.00	$ 25.00	7.30	7	$ 70.00	
0167313050000	103		Hartzell Ave	Redlands	92374	103		Hartzell Ave	Redlands	CA	92374	10/10/24	10/30/24	V24-000087	A24-016471	$ 1,200.00	$5,115.00	$ 300.00	7.10	7	$ 840.00	Animal Services
0167313050000	103		Hartzell Ave	Redlands	92374	103		Hartzell Ave	Redlands	CA	92374	11/09/24	11/29/24	V24-000090	A24-016874	$ 1,500.00		$ 375.00	6.12	6	$ 900.00	Animal Services
0167232110000	617	W	Lugonia Ave	Redlands	92374	817	W	Cedar St	Compton	CA	90220	03/26/25	04/10/25	25-0014-01	25-0014	$ 200.00	$270.00	$ 50.00	1.78	1	$ 20.00	
0176392060000	458		Marilyn Ln	Redlands	92373			PO Box 12084	San Bernardino	CA	92423	04/29/25	05/19/25	24-0681-01	24-0681	$ 200.00	$250.00	$ 50.00	0.49	-	$ -	
0168521240000	1455		Paiute Ave	Redlands	92374	120	S	Riverside Plz Suite 2000	Chicago	IL	60606	09/26/24	10/16/2024	24-0434-01	24-0434	$300	$585.00	$ 75.00	7.56	7	$ 210.00	
0171181400000	1000		Pine Ave	Redlands	92373	1000		Pine Ave	Redlands	CA	92373	07/17/24	08/01/24	A24-000086	A24-016002	$ 1,500.00	$3,375.00	$ 375.00	10.06	10	$ 1,500.00	Animal Services
0173291200000	626		Roosevelt Rd.	Redlands	92374	626		Roosevelt Rd	Redlands	CA	92374	02/18/25	03/10/25	V29-000094	A25-017321	$ 100.00	$145.00	$ 25.00	2.79	2	$ 20.00	Animal Services
0176481150000	671	E	Sunset Dr N	Redlands	92373	671	E	Sunset Dr N	Redlands	CA	92373	10/18/24	11/07/24	23-0244-09	23-0244	$ 200.00	$370.00	$ 50.00	6.84	6	$ 120.00	
0176031240000	533		Via Vista Dr	Redlands	92373	533		Via Vista Dr	Redlands	CA	92373	08/07/24	08/27/24	23-0956-01	23-0956	$ 100.00	$585.00	$ 25.00	9.21	9	$ 90.00	
0176031240000	533		Via Vista Dr	Redlands	92373	533		Via Vista Dr	Redlands	CA	92373	10/22/24	11/11/24	23-0956-02	23-0956	$ 200.00		$ 50.00	6.71	6	$ 120.00	
0167124060000	1622		Washington St	Redlands	92374	1622		Washington St	Redlands	CA	92374	10/30/24	11/15/24	V24-000088	A24-016722	$ 100.00	$370.00	$ 25.00	6.58	6	$ 60.00	Animal Services
0167124060000	1622		Washington St	Redlands	92374	1622		Washington St	Redlands	CA	92374	10/30/24	11/15/24	V24-000089	A24-016722	$ 100.00		$ 25.00	6.58	6	$ 60.00	Animal Services
TOTAL																	$27,985.00	$ -	1,506.11	1,506	$ -	

City Council Meeting **K. 3.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Public Hearing to consider Ordinance No. 2986 - Designate 2025 Fire Hazard Severity Zones
(Mayor to declare meeting open as a public hearing)

A. Ordinance No. 2986 will amend Chapter 15.20 of Redlands Municipal Code to designate the 2025 Fire Hazard Severity Zones as developed by the California Department of Forestry and Fire Protection (CalFire) (Fire Chief Sessler)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
5. Mayor calls upon City Clerk to note any written comments received.
6. Mayor closes the public hearing.
7. City Council considers the motion and votes.

MOTION(S):

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

I move to introduce Ordinance No. 2986.

RECOMMENDATION:

Staff recommends the City Council adopt Ordinance No. 2986 designating the Fire Hazard Severity Zone Maps for the City of Redlands as developed by CalFire. This ordinance formalizes the City's recognition of updated wildfire risk areas to support public safety, guide land use planning, and align with state fire

prevention standards.

DISCUSSION:

The California Department of Forestry and Fire Protection (CAL FIRE) recently updated its statewide Fire Hazard Serverity Zone Maps as part of its mandate to identify areas within heightened fire risks. These maps categorize zones based on fire hazard severity, considering factors such as fuel load, climate, winds and terrain. The updated maps aim to inform state, regional, and local planning efforts to mitigate wildfire risks and enhance public safety.

The updated Fire Hazard Severity Zone (FHSZ) map developed by CAL FIRE has implications for the City of Redlands. The revised map expands areas designated as “Moderate” and “High” fire hazard zones, notably including the east side of Interstate 210 and large portions of far north Redlands. Southern and eastern regions, such as San Timoteo Canyon, Live Oak Canyon, and the Crafton Hills area, continue to be classified under the “Very High” fire hazard category.

These updated hazard designations are based on a comprehensive, science-driven model that evaluates factors such as vegetation, topography and fire history. The classifications—Moderate, High, and Very High—are determined by the physical conditions that influence fire likelihood and behavior, without considering existing mitigation measures like home hardening or fuel reduction efforts. The updated FHSZ map serves as a vital tool for guiding land use planning, building code enforcement, and emergency preparedness strategies in Redlands, ensuring that the city aligns with state fire prevention standards to enhance public safety.

Per California Government Code Section 51179, the Redlands City Council is required to adopt these maps via ordinance. The Council cannot reduce the fire hazard severity zone within the city limits but can increase the severity of a zone prior to adoption.

ALTERNATIVES:

The City Council may choose not to adopt Ordinance No. 2986, which designates the 2025 Fire Hazard Severity Zone Map, and may instead provide staff with alternative direction.

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

PREPARED BY:
Bruni Reyes, Management Analyst

Fiscal Impact

Fiscal Year: 2024-2025

Discussion:

There is no fiscal impact associated with the adoption of Ordinance No. 2986.

Attachments

Ordinance No. 2986
Fire Hazard Severity Zone Map

ORDINANCE NO. 2986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING CHAPTER 15.20 OF THE REDLANDS MUNICIPAL CODE TO DESIGNATE THE 2025 FIRE HAZARD SEVERITY ZONES AS DEVELOPED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

WHEREAS, Article XI, § 7 of the California Constitution authorizes cities to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, California Government Code §§ 51175 *et seq*. authorizes the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on the severity of fire hazard that is expected to prevail in those areas due to fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified as a major cause of wildfire spread; and

WHEREAS, California Government Code § 51178.5 provides that within 30 days after receiving a transmittal from the State Fire Marshal that identifies fire hazard severity zones pursuant to Section 51178, a local agency shall make the information available for public review and comment; and

WHEREAS, the City of Redlands ("City") received a transmittal from the State Fire Marshal that identifies fire hazard severity zones within the City on or about March 24, 2025; and

WHEREAS, the information from the State Fire Marshal identifying fire hazard severity zones within the City was made available for public review and comment on April 1, 2025, through an interactive page on the City Fire Department's website, which allowed community members to view the map and submit feedback or call directly. The City also hosted an in-person agendized informational presentation at the City Disaster Council Meeting on April 28, 2025; and

WHEREAS, California Government Code § 51179 requires that the City, within 120 days of receiving a transmittal from the State Fire Marshal that identifies fire hazard severity zones within the City, to designate, by ordinance, moderate, high, and very high fire hazard severity zones in the City; and

WHEREAS, as required by Government Code Section 51179, the City Council of the City of Redlands desires to designate the fire hazard severity zones as identified by the State Fire Marshal as required by Government Code Section 51179; and

WHEREAS, the City Council also desires to amend Redlands Municipal Code ("CMC") Chapter 15.16 to update the regulations pertaining to fire hazard severity zones to be consistent with state law.

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

Section 1. Incorporation of Recitals. The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein.

Section2. CEQA Findings. This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that 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, the activity is not subject to CEQA. This action simply designates fire hazard severity zones as recommended by the California State Fire Marshal pursuant to Government Code Section 51178, as mandated by Government Code Section 51179, and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

Section 3. Adoption of Fire Hazard Severity Zones Map. The City Council hereby adopts the City of Redlands Local Responsibility Area Fire Hazard Severity Zones Map from the Office of the State Fire Marshal dated March 24, 2025 for the incorporated area of the City of Redlands.

Section 4. Amendment to Table of Contents. Chapter 15.20 ("Fire Code") of Title 15 of the Redlands Municipal Code hereby amends the table of contents to add a new section 15.20.750 to read as follows:

"**15.20.750: Fire Hazard Severity Zone Map"**

Section 5. Code Amendment. Chapter 15.20 ("Fire Code") of Title 15 of the Redlands Municipal Code is hereby amended to add a new Section 15.20.750 to read as follows:

"15.20.750: FIRE HAZARD SEVERITY ZONE MAP:

A. The City of Redlands hereby designates the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178.

1. The map, adopted by the City of Redlands, is hereby incorporated by reference, and entitled "Local Responsibility Area Fire Hazard Severity Zones - City of Redlands - San Bernardino County." Dated March 24, 2025.

2. A copy of the official map included may also be viewed the City Clerk's Office and electronically at: https://www.cityofredlands.org/pod/community-wildfire-safety-statewide-fire-hazard-zone-map-updates

Section 6. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

Section 7. Conflicting Ordinances. This Ordinance shall supersede all other previous City Council resolutions and ordinances that may conflict with, or be contrary to, this Ordinance.

Section 8. Effective Date. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, This Ordinance shall take effect and be in force 30 days after its adoption.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly introduced by the City Council at a regular meeting thereof held on the 1st day of July, 2025.

AYES:
NOES:
ABSTAIN:
ABSENT:

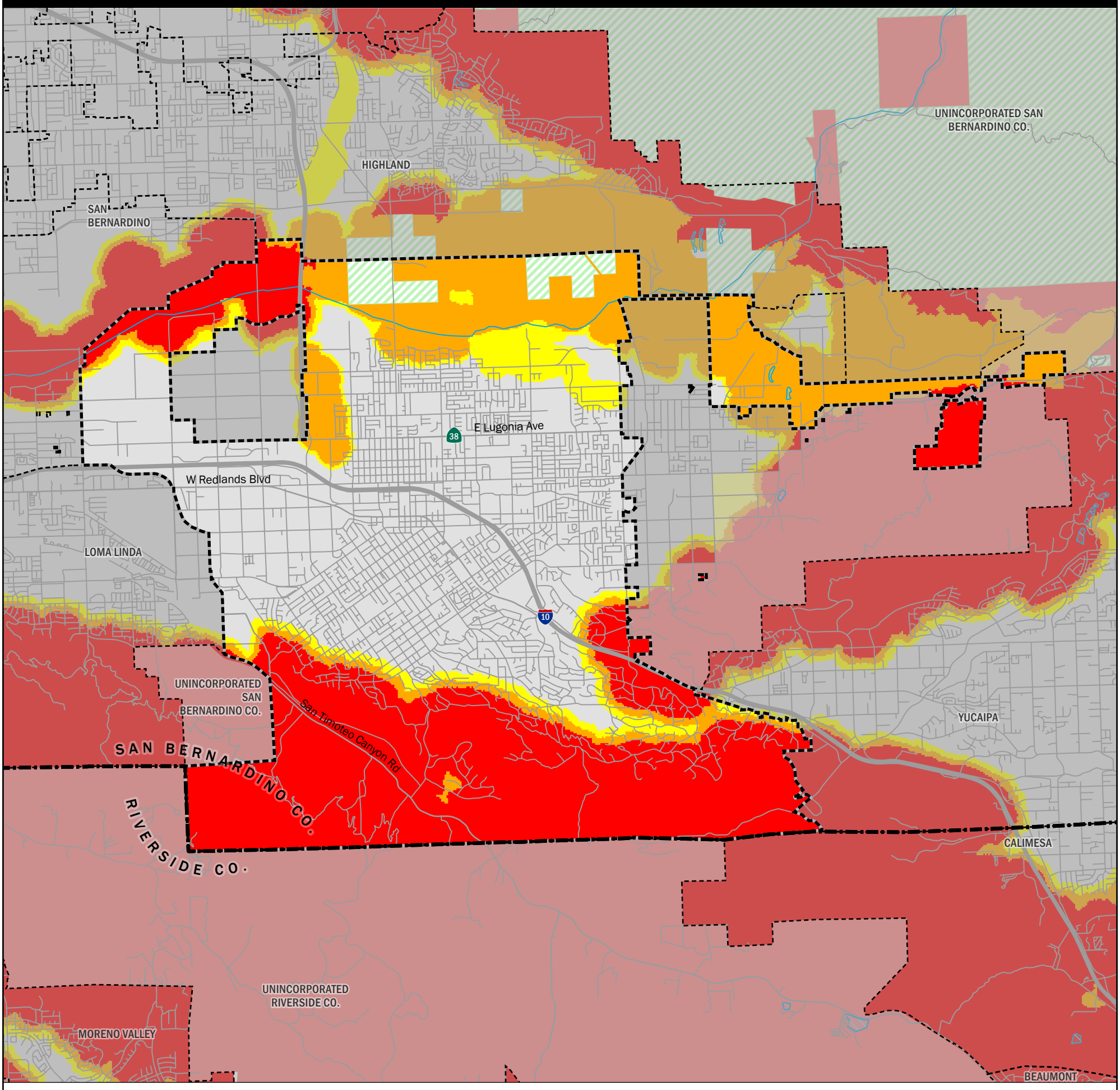
Jeanne Donaldson, City Clerk

CITY OF REDLANDS – SAN BERNARDINO COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025



Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High | High | Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High | High | Moderate

Mi 0 1 2 3

Km 0 1 2 3 4 5 6

Projection: NAD 83 California Teale Albers
Scale: 1:76,000 at 11" x 17"

Incorporated City | Waterbody

Unzoned LRA | Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalization)

City Council Meeting **L. 1.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Resolution No. 8696 adopting the Climate Action Plan Update ("Climate Action Plan 2050") and adoption of a Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (Development Services Director Desatnik)

MOTION(S):

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

"I move that the City Council adopt Resolution No. 8696 to adopt the Negative Declaration prepared for the project and adopt the 2050 Climate Action Plan."

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8696 to:

a) Adopt the Negative Declaration prepared for the project; and,
b) Adopt the 2050 Climate Action Plan.

The Planning Commission has reviewed the progress of the Climate Action Plan at two meetings. On June 11, 2024, the Commission received a progress report (regarding the City's status on the previously adopted GHG reduction goals) as well as confirmed the new GHG reduction target for 2050 in accordance with new Statewide goals.

On April 22, 2025, the Commission reviewed the proposed strategies and policy objectives for reducing citywide GHG emissions. Commissioners expressed comments supportive of expanding accessibility to public EV charging infrastructure as well as increasing the number of urban trees. Some Commissioners expressed concerns regarding measure BE-2b, which would require proposed remodels/additions to single-family and multifamily residential buildings to meet newer (more stringent) energy efficiency standards. Several Commissioners requested clarification regarding the definition of "substantial remodel" that might trigger the more stringent energy efficiency standards contained in the Building Code. As a result of the Commission's input, the criteria for a residential remodel/addition will be subsequently defined when the City adopts a "reach code" in the future, and the extent of the energy efficiency

improvements for a given property (i.e. cost to be borne by the property owner) will be proportional to the size or value of the renovation project. The intent is for any required energy improvements to be reasonable, proportional, and allow a property owner to choose from a menu of possible options that will ultimately help reduce GHG emissions. The additional energy requirements are anticipated to add 2-3% to the cost of home remodel projects with a value over the established threshold.

Measure BE-2b is important because simply relying on the energy efficiency of newly-constructed buildings alone is not sufficient to achieve the necessary GHG reductions (and therefore, some retrofitting of some existing structures will be necessary). The Climate Action Plan 2050 document has since been completed utilizing the Commission's input.

DISCUSSION:

Background: The City's first Climate Action Plan was adopted in December 2017 in conjunction with the 2035 General Plan and provides projections for the years 2030 and 2035. The Climate Action Plan provides goals and recommendations to reduce emissions of greenhouse gases (GHG) into the atmosphere, thus helping to improve air quality as well as slow the progression of warming temperatures in the climate. The goals and recommendations include actions by the City, developers, residents, and businesses in Redlands that will result in incremental reductions to GHG emissions over the next 20 years or more. The Climate Action Plan can also help with streamlining environmental review of proposed development projects under the California Environmental Quality Act (CEQA).

At the time the Climate Action Plan was prepared, the State of California had established statewide goals and objectives to reduce GHG emissions, through the passage of the California Global Warming Solutions Act of 2006 (AB 32), the Governor's Executive Order (EO) S-3-05 in 2005, and the passage of the California Global Warming Solutions Act of 2016 (SB 32). The California Air Resources Board also established GHG and air quality guidelines in 2017, which were considered during the preparation of the City's Climate Action Plan.

Since 2017, the State Legislature has passed laws that establish more aggressive targets. Executive Order (EO) B-55-18, issued in 2018, outlines the State's objective to achieve carbon neutrality no later than 2045. In addition, AB 1279 (2022) directed that the State should achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and reduce GHG emissions by 85 percent below 1990 levels by 2045. These targets extend and expand previous targets set by EO B-30-15 and the California Global Warming Solutions Act of 2016 (SB 32) as well as past goals established by AB 32 and EO S-3-05.

As more than five years have passed since the adoption of the Climate Action Plan in 2017, together with new GHG emissions reduction goals established by the State, the document is due to be updated. The City selected the same firm that prepared the original Climate Action Plan (Dyett & Bhatia Urban and Regional Planners) to prepare the updated 2050 Climate Action Plan.

A) Climate Action Plan Update Project

The two primary objectives of the Climate Action Plan Update are the following:

1. To monitor/benchmark progress toward the 2030 and 2035 GHG reduction targets established in the City's 2017 Climate Action Plan, which was prepared concurrently with the 2035 General Plan and consistent with (previous) State GHG reduction goals.

2. To update the 2017 Climate Action Plan to reflect the latest climate science and State guidance, as well as align with new City and State targets for 2030 and 2045. As a "qualified" GHG reduction plan, the updated Climate Action Plan will provide unified City actions and CEQA clearance for streamlining future projects.

Major tasks for this project have included: collect and analyze GHG related data for the City to monitor progress; prepare a baseline community GHG inventory; conduct transportation modeling; develop updated GHG forecasts; prepare a GHG inventory and GHG reduction progress report; conduct public outreach; develop new strategies and GHG reduction measures consistent with new State GHG reduction goals; prepare an updated Climate Action Plan; and prepare an Initial Study for compliance with the California Environmental Quality Act.

B) Greenhouse Gas Inventory Update and Progress Report

The consultant prepared a GHG Inventory Update and Progress Report (incorporated in the updated 2050 Climate Action Plan) which found that citywide GHG emissions were not going to achieve the goals previously established for year 2035. Annual citywide GHG emissions in Redlands have increased since 2015 from 7.1 metric tons of carbon dioxide equivalent (MTCO2e) per capita to 7.7 MTCO2e in 2022. Despite the increase between 2015 and 2022 baseline conditions, future per capita emissions under the adjusted business-as-usual scenario would decrease to 6.4 MTCO2e in 2030 and 4.8 MTCO2e in 2050, primarily due to changes in State law. However, based on this model, the City would not meet its previously adopted target of 6.0 MTCO2e for 2030 or the newly proposed reduction target for 1.0 MTCO2e in 2050. Therefore, additional reduction measures would be required.

The progress report was reviewed by the Planning Commission on June 11, 2024, and by City Council on July 2, 2024. Both the bodies provided direction that the Climate Action Plan Update should be drafted with sufficient measures to achieve a GHG reduction target of 1.0 MTCO2e per capita for the year 2050, consistent with State goals.

C) Community Outreach

Input from the general public has played an important role in the development of this updated Climate Action Plan. Two community workshops and a community survey were held to discuss the list of candidate strategies and gain an understanding of the community's priorities. The first workshop was held in-person at the City Council Chambers on October 7, 2024, and the second workshop was held on October 9, 2024, via Zoom. The community survey was available for public participation beginning on October 7 through October 20, 2024. A summary of the workshop discussions and survey results are provided in Attachment B. The results of the public outreach efforts

have helped form the list of preferred strategies that were subsequently presented to the Planning Commission on April 22, 2025.

D) Greenhouse Gas Reduction Strategies

The proposed GHG reduction strategy framework aligns with the California Air Resources Board (CARB) recommendations for local jurisdictions to focus on actions that most effectively reduce GHGs. The two largest contributors to total emissions in Redlands are:

1. The transportation sector (specifically from on-road vehicles) and,
2. The built environment sector (emissions associated with electricity generation as well as combustion of natural gas).

Therefore, numerous strategies are suggested that will address these two categories. The strategies are a blend of actions aimed at the private sector (property owners, businesses, motor vehicles, etc.) as well as the public sector (City facilities and vehicles, street trees, street improvements, building regulations, etc.).

Though solid waste, potable water, and wastewater emissions are substantially less than transportation and built environment emissions, the City has significant influence over these sectors (because these systems are under the City's direct control). Therefore, several potential strategies for these sectors have been suggested.

The new goal for greenhouse gas reduction is 1.0 $MTCO_2e$ and the proposed measures to achieve this goal are included in Table 4-2 of Attachment A (see pages 4-5 through 4-24). The measures that can be quantified are summarized in Table A below.

Additional supportive measures are included in the 2050 Climate Action Plan but are excluded from the table below (they are described as "supportive" because they cannot be quantified due to the lack of available data, lack of established quantification methodology, or potential for double-counting from other reduction measures).

Table A: Summary of GHG Reduction Measures, 2030-2050

Reduction Measure/Strategy	Emissions Reductions ($MTCO_2e$)		Cost to City to Implement
	Year 2030	Year 2050	
TR-1a. Achieve EV charger target to support on-road ZEVs	-71,745	-251,700	Moderate[2]
BE-2b. Require existing residential buildings to meet building performance standards	-10,706	-36,218	Low[1]
CS-1a. Increase urban tree canopy by planting new trees	-3,017	-15,083	Moderate
TR-2a. Limit idling of off-road equipment and require upgraded equipment using cleaner fuels	-3,723	-12,948	Low
SW-1b. Divert 75% of organic waste (SB 1383)	-3,976	-4,346	Low to Moderate
SW-1a. Accelerate solid waste diversion target to 75%	-1,496	-1,635	Low to Moderate
TR-2b. Require electric landscaping equipment	-411	-1,771	Low

BE-2a. Adopt a local benchmarking ordinance	-351	-1,053	Low
TR-3a. Reduce fragmentation of pedestrian network	-771	-738	Moderate
SW-1c. 20% edible food recovery (SB 1383)	-437	-478	Low to Moderate
TR-3b. New bike paths, separated bike lanes, or bikeways	-60	-58	High[3]
TR-3c. Transit-supportive roadway treatments	-10	-10	High
Total GHG reductions from proposed measures:	**-96,703**	**-326,038**	
GHG emissions reductions needed to meet targets:	**-30,433**	**-314,284**	
Number of reductions exceeding the targets:	66,270	11,754	
GHG Reduction Targets Achieved?	**Yes**	**Yes**	

1. Low = Less than $100,000
2. Moderate = $100,000 to $1 million
3. High = More than $1 million

Under the built environment sector, the City will increase energy efficiency and reduce energy demand, especially from existing buildings, through measures such as BE-2a and BE-2b. Assembly Bill 802 currently requires existing large commercial and multifamily buildings over 50,000 square feet to conduct energy assessments with the EPA ENERGY STAR Portfolio Manager. BE-2a would expand the requirement to include buildings between 30,000 square feet and 50,000 square feet. Current City GIS data reports this would apply to 31 commercial buildings and four multifamily buildings within the City. The measure assumes voluntary upgrade, which may lead to future savings for owners.

Measure BE-2b would require existing single-family and multifamily residential buildings undergoing remodels and/or additions meeting certain criteria to meet a minimum energy savings score (MMBtu per year). The criteria to trigger the minimum energy savings score requirement would be later defined and adopted in a “Reach Code” and the energy improvements would be proportionate to the size or value of the renovation project. Various cities, such as Carlsbad, Piedmont and Encinitas, have adopted reach codes to establish the measure. For example, the City of Encinitas requires existing single-family residential building additions or alterations with a permit value of $50,000 or higher to include any one energy efficiency measure from a pre-determined menu of options, which range from about $423 to $11,247, an average increase in project cost by 2 to 3%. The menu of options may include such things as:

- LED Lamps, Vacancy Sensors, and Exterior Photocells
- Water Heating Package
- Duct Sealing
- Solar and Electric Ready Pre-Wire
- Cool Roof (heat-reflecting shingles)
- Heat Pump Clothes Dryer
- Induction Cooktop
- Wall Insulation
- New Ducts and Duct Sealing

- Heat Pump Water Heater
- Attic Insulation and Air Sealing
- Heat Pump HVAC
- Energy-efficient Windows

In order to calculate the reduction potential of this measure, the Cost Effectiveness Explorer tool assumed the policy requirements will apply to 50 percent of existing residential units undergoing remodel. From 2020 to 2024, the City received an average total of 109 building permits per year for remodels and additions. If the City of Redlands were to follow the definition set by the City of Encinitas, only 12% of those permits would meet the $50,000 or higher permit value and would be subject to include any one energy efficiency measure from a pre-determined menu of options. As of June 2025, the City has received a total of 39 permits of which 11, or 28%, meet the criteria. A summary of the permit totals may be found in Table C below. In order to achieve the goal of having 50 percent of the remodel/addition permits apply to the Reach Code, the threshold of $50,000 may need to be lowered. This will be evaluated as further research is done on the implementation of the Reach Code.

Table C: Percent of Permits with a Valuation of $50,000 or Higher per Year

Year	Number equal to or greater than $50,000	Number of Total Permits	Percentage
2025	11	39	28%
2024	13	87	15%
2023	8	104	8%
2022	20	139	14%
2021	9	117	8%
2020	15	97	15%
(2020-2024) AVG. TOTAL PER YEAR:		109	12%

Under the transportation sector, the City could support State-level efforts under Executive Order (EO) N-79-20 to transition both on- and off-road vehicles to electric vehicles (EVs), especially zero-emission vehicles (ZEVs), by supporting the market transition and making it easier for residents to purchase and own a ZEV. This includes providing sufficient necessary infrastructure, namely EV chargers, and resources to support residents' ability to find affordable options to operate and maintain a ZEV. Under the Built Environment sector, the City can "lead by example" by taking actions to achieve carbon neutrality at City facilities and for municipal operations as soon as possible. The City will play an important role as the community makes the transition to clean, renewable energy and reduces energy demand in line with State goals such as Senate Bill 100.

Other proposed strategies included within the list focus on solid waste, potable water/wastewater, and carbon sequestration. Senate Bill 1383 called for jurisdictions to curb organic waste as the most significant source of potent GHGs. The list includes measures to achieve updated goals, improve organic waste management, and public education outreach to reduce waste. Regarding potable water and wastewater, the measures aim to continue and/or expand the City's current efforts to reduce water

demand through water efficiency and conservation, including by using treated wastewater to displace potable water for certain landscaping and industrial uses.

Lastly, the primary form of proposed carbon sequestration is through urban forestry (which includes public and private trees, open spaces, and various planted areas) dedicated to the removal and storage of carbon from the air. The City currently maintains approximately 43,800 street trees, and carbon sequestration was not accounted for in the community GHG inventory. However, this sector will play a key role in the City's ability to support statewide carbon neutrality, while creating green spaces and increasing shade for local residents.

E) Implementation

Through deliberate and consistent implementation of several of the strategies listed above, the City can achieve the State's aggressive new goals to reduce citywide GHG emissions at the community level. As can be seen in Table A above, it will require numerous programs and implementation efforts to substantially reduce the community's GHG emissions down to 1.0 MTCO2e per capita, according to the expected timelines (by the year 2050). The Development Services Department has recently filled a new Sustainability Coordinator position with the intention of implementing a variety of sustainability efforts citywide, including the 2050 Climate Action Plan. Such efforts will likely require coordination among several City Departments, including policy and budgeting priorities, to achieve maximum effectiveness.

While the State has not yet identified any explicit funding sources to help local agencies implement and achieve their individual Climate Action Plans, there may be existing programs and grant sources available through State or regional agencies that the City may be able to utilize (e.g., Calif. Department of Transportation, San Bernardino County Transportation Authority, Southern California Association of Governments, South Coast Air Quality Management District, etc.).

Another implementation option may be public-private partnerships for specific items. For example, there are companies that install and operate publicly accessible electric vehicle (EV) chargers within public right-of-way on behalf of cities and public agencies. A private company could potentially provide the equipment, perform the installation, and operate public EV chargers at convenient locations on streets or public parking lots (subject to City's permission and written authorization), and relieve the City from taking on such a program as a capital improvement project. This approach could be implemented incrementally (or as-needed to respond to demand), could be expanded and adjusted in response to market conditions, have an acceptable level of risk and financial commitment by the City, and could achieve the greatest reductions to citywide GHG emissions.

Specific implementation steps or programs will need to be developed subsequent to the adoption of the 2050 Climate Action Plan.

ENVIRONMENTAL REVIEW:

The City's consultant prepared an Initial Study for this project in accordance with the California Environmental Quality Act (CEQA). The Initial Study did not identify any

potentially significant environmental effects, and therefore, no mitigation measures are recommended or required. A Negative Declaration is the appropriate environmental determination (CEQA Guidelines § 15074).

The Notice of Intent was filed with the County Clerk and the State Clearinghouse (SCH No. 2025050137), and the Initial Study/Negative Declaration was circulated for 30 days between May 2, 2025, through June 2, 2025, as required by CEQA. The Initial Study/ Negative Declaration is included with this staff report as Attachment C. The environmental document was also made available via the City's website (www.cityofredlands.org/post/environmental-documents). No public comments or letters were received during the public review and comment period.

ALTERNATIVES:

The City Council can continue the proposal and direct staff to address any further issues.

STRATEGIC PLAN:

This project will help implement Priority D (Sustainability), the strategic objective for Climate Change, "Explore City initiatives to address the effect of climate change."

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

REVIEWED BY:
Yvette M. Abich Garcia, City Attorney
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PREPARED BY:
Jazmin Serrato, Associate Planner
Brian Foote, City Planner/Planning Manager

Fiscal Impact

Fiscal Year: 24-25

Revenue Generating: No

Appropriation Required Y/N: No

Discussion:

There is no impact to the General Fund with adoption of the updated Climate Action Plan.

Attachments

Attachment A - Redlands Climate Action Plan 2050

Attachment B-1: Summary of Community Workshops

Attachment B-2: Summary of Survey Results

Attachment C: Initial Study / Negative Declaration

Attachment D: Resolution No. 8696

CITY OF REDLANDS

Climate Action Plan 2050

DRAFT MAY 2025

CITY OF REDLANDS

Climate Action Plan 2050

DRAFT MAY 2025

Prepared for the City of Redlands

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

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Executive Summary

Redlands Climate Action Plan Update

The Redlands Climate Action Plan (CAP) was adopted on December 5, 2017, to emphasize the City's commitment to reducing greenhouse gas (GHG) emissions and demonstrate how the City will comply with the State of California's GHG emission reduction targets. As a Qualified GHG Reduction Strategy, the CAP also enables streamlined environmental review of future development projects, in accordance with the California Environmental Quality Act (CEQA). The 2017 CAP included:

- An inventory of the city's GHG emissions (referred to as a "community-wide" GHG inventory);
- Forecasts of future GHG emissions for 2030 and 2035;
- Monitoring and reporting processes to ensure targets (for 2030 and 2035) are met; and
- Options for reducing GHG emissions beyond State requirements that could be adopted at a future date, if so needed or desired.

Since the time that CAP was prepared, the State of California has updated its GHG reduction targets and conditions in Redlands have also evolved. This updated CAP establishes new targets consistent with State goals, evaluates the City's progress since the last CAP, projects GHG emissions through 2050 and assesses the City's capacity to support the State's climate objectives, including an ambitious goal of carbon neutrality by 2045. The GHG Reduction Strategy of the CAP includes actions that will help the City meet and/or exceed State requirements.

Local Government Actions for Climate Change

The updated Redlands CAP reflects the latest guidance from the California Air Resources Board (CARB) as reflected in the 2022 Scoping Plan, which is designed to implement the State's GHG emission reduction targets set in Assembly Bill (AB) 32, Executive Order (EO) S-3-15, and Senate Bill (SB) 32. Although previous guidance (i.e., in the 2017 Scoping Plan, which is now superseded by the 2022 Scoping Plan) provided efficiency metrics for local governments to implement these targets, this is no longer the primary approach recommended by CARB; rather, local governments are encouraged to adopt CAPs and implement local actions that support State efforts to electrify transportation, decarbonize buildings, and reduce vehicle miles traveled (VMT), among other GHG-reducing measures. The GHG Reduction Strategy outlined in this updated CAP aligns with this new approach. Nevertheless, quantified metrics, including the GHG emissions inventory and forecasts, remain essential to climate action planning (as described below).

Greenhouse Gas Emissions Inventory, Forecast, and Mitigation

GHG emissions inventories are used to measure a community's progress toward reducing GHGs. AB 32 established a statewide target of reducing GHG emissions to 1990 levels by 2020. California has exceeded this now-past target and has already established longer-term goals for 2030 (in SB 32) and 2045 (in AB 1279). The previous target for 2050 (80 percent below 1990 levels) is assumed to be in line with the State-adopted goal to achieve carbon neutrality (85 percent statewide reductions below 1990 levels) by 2045.

The earliest available GHG emissions inventory for the City of Redlands is 2015, as prepared for the 2017 CAP, which also included forecasts for 2030 and 2035, in accordance with the State target under SB 32 and the Redlands General Plan 2035. The updated Redlands CAP includes a new baseline GHG inventory for 2022 and updated emissions forecasts for 2030 and 2050. It is noted that the 2015 GHG inventory has been adjusted using the same methodology as the 2022, 2030, and 2050 inventories to allow valid comparison and measure progress since adoption of the 2017 CAP, due to change in data accounting methods/models and unavailability of tools used to prepare the 2015 GHG inventory for the 2017 CAP.

The 2022 GHG emissions inventory and 2030 and 2050 forecasts cover direct GHG emissions from sources within the boundaries of Redlands, including fuel combusted and solid waste generated within the city. Indirect emissions associated with the consumption of energy in Redlands that is generated outside the borders of the city (such as electricity, with no end point emissions) are also included. **Table ES-1** shows the 2022 emissions inventory and 2030 and 2050 adjusted business-as-usual (BAU) emissions forecasts which reflect reasonably foreseeable future conditions with the land use and transportation network modeled by the San Bernardino Travel Activity Model Plus (SBTAM+) and includes the effect of state-level actions and efforts that would reduce GHG emissions in Redlands.

FIGURE ES-1: PROJECTED TRAJECTORY, TARGETS, AND REQUIRED REDUCTION, 2015-2050

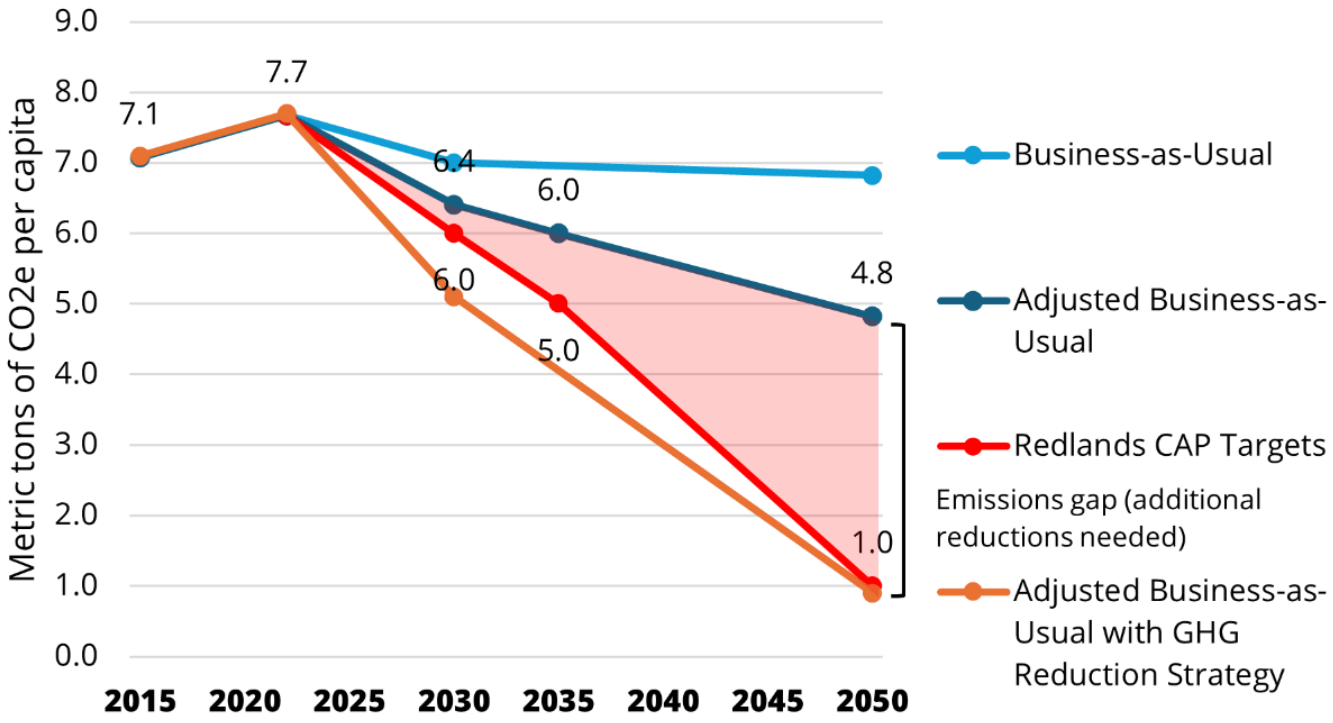

Table ES-1 and **Figure ES-1** show the city's current trajectory of population growth, total GHG emissions, and per capita emissions. Targets for per capital GHG emissions for 2030 and 2050 aligned with State goals are also presented. As can be seen, current projections indicate that GHG emissions in Redlands will exceed targets for both 2030 and 2050. In particular, significant additional GHG reductions will be required to align with the State's carbon neutrality goal and meet the proposed new long-term target for the Redlands CAP Update by 2050. In order to meet these goals, the updated CAP introduces a GHG Reduction Strategy with measures and performance standards that would collectively achieve the specified emissions levels. **Table ES-1** and **Figure ES-1** also show how the GHG Reduction Strategy would meet the CAP's target metrics and reduction levels. The CAP places the biggest emphasis on mitigation through on-site GHG-reducing design features, vehicle-miles traveled (VMT) reduction, access to transit or shared mobility services, building decarbonization, and electric vehicle (EV) charging.

TABLE ES-1: PROJECTED TRAJECTORY, TARGETS, AND REQUIRED REDUCTION, 2015-2050

METRIC	2015 BASELINE1	2022 BASELINE	2030 ADJ. BAU2	2050 ADJ. BAU2	2030 ADJ. BAU WITH GHG REDUCTION STRATEGY	2050 ADJ. BAU WITH GHG REDUCTION STRATEGY
Projected Trajectory						
Population[3]	70,310	72,259	75,243	82,228	75,243	82,228
Total annual GHG emissions (MTCO2e)	497,625	554,413	481,891	396,512	385,188	70,474
Per capita emissions (MTCO2e per capita)	7.1	7.7	6.4	4.8	5.1	0.9
Target Metrics and Reduction Levels						
GHG targets (MTCO2e per capita)[4]	-	-	6.0	1.0	6.0	1.0
Emissions level if target is achieved (MTCO2e)[5]	-	-	451,458	82,228	451,458	82,228
Additional emissions reductions needed to achieve target (MTCO2e)	**-**	**-**	**-30,433**	**-314,284**	**0**	**0**

1. Emissions for 2015 are adjusted from the 2015 GHG Inventory included in the 2017 CAP using the same methodology as the 2022 baseline inventory to allow for valid comparison.
2. Adj. BAU = Adjusted Business-As-Usual forecast.
3. Population for 2015 and 2022 are from California Department of Finance estimates (Tables E-4 and E-5). Population for 2030 and 2050 are as modeled by SBTAM+, consistent with regional projections under Connect SoCal 2024. All population values are consistent with those used to calculate the GHG inventories.
4. The 2017 CAP target for 2035 is not shown because an updated GHG inventory forecast has not been quantified for that year, so gap analysis cannot be conducted.
5. Product of the GHG reduction targets and the population shown in the table.

Source: Source: Dyett & Bhatia, 2024

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1 Introduction

1.1 Climate Change and Greenhouse Gases Overview

Climate Change and Climate Planning

Evolving climate science is continually improving our understanding of the climate system and how each of its components have changed over time. New climate model simulations, analyses, and sophisticated, evidence-based methods have helped to illustrate the extent of human influence on a range of climate variables, including weather and climate extremes.

> Human activities, principally through emissions of greenhouse gases, have unequivocally caused global warming, with global surface temperature reaching 1.1°C above 1850-1900 in 2011-2020.
>
> Global greenhouse gas emissions have continued to increase, with unequal historical and ongoing contributions arising from unsustainable energy use, land use and land-use change, lifestyles and patterns of consumption and production across regions, between and within countries, and among individuals.
>
> *Intergovernmental Panel on Climate Change*[1]

The main driver of climate change is the concentration of greenhouse gases (GHGs) in the atmosphere from human activities, especially transportation and energy used in buildings. The increase in atmospheric GHGs has led to increase in global temperatures and changes in precipitation patterns, with cascading impacts on other climate conditions. California, with its diverse geography and range of climates, has been recognized as one of the most "climate-challenged" regions of North America that faces warming temperatures, heat waves, reduced snowpack and droughts, wildfires, coastal and inland flooding, and sea level rise, among other effects. However, the State is also a leader in climate action and adaptation planning to address these impacts and improve resiliency and equity in communities throughout California.[2]

State guidance and objectives have also evolved in response to the latest climate science. Since Assembly Bill (AB) 32 was passed in 2006, California has achieved a reduction in GHG emissions down to 1990 levels by 2020 and is on track to achieving 40 percent below 1990 levels by 2030, per Senate Bill (SB) 32. Executive Orders (EOs) S-3-05 and B-30-15 follow this downward trajectory, striving toward a GHG emissions reduction of 80 percent below 1990 levels by 2050.

Yet, the severity of the climate crisis has become more evident, with communities already feeling the impact of more frequent and severe climate events such as "wildfire seasons," "atmospheric river" storms, and heat waves. California has taken a firm stance against the continuation of business as usual by aiming for a more aggressive target of statewide carbon neutrality no later than 2045 (per EO B-55-18 and AB 1279), which translates to a reduction of GHG emissions to at least 85 percent below 1990 levels.[3]

1 Intergovernmental Panel on Climate Change. "Summary for Policymakers." Climate Change 2023: Synthesis Report. Contribution of Working Groups I, II and III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change [Core Writing Team, H. Lee and J. Romero (eds.)]. IPCC, Geneva, Switzerland, 1-34. https://doi.org/10.59327/IPCC/AR6-9789291691647.001.

2 California Air Resources Board. 2022 Scoping Plan for Achieving Carbon Neutrality. November 16, 2022. Accessed October 10, 2023. https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf.

3 California Air Resources Board. 2022 Scoping Plan

Climate Equity

Comprehensive mitigation and adaptation solutions that address both the causes and impacts of climate change will be required to meet California's ambitious carbon neutrality goal. Climate equity is also a key component of the State's vision for a more sustainable and equitable future. Along with public health policies in the General Plan, the GHG reduction strategies included in this CAP seek to benefit communities hardest hit by climate impacts and ongoing pollution from the use of fossil fuels. The CAP also balances co-benefits to support the decarbonization of transportation infrastructure and built systems across all sectors of the economy.

The GHG Reduction Strategy (Chapter 4) has been informed and prioritized based on input from the community, stakeholders, and decision-makers through two community workshops, an online community survey, and two stakeholder group input meetings. In general, input from community members revealed ideas that supported safety improvements, expanded bike lanes, and more public transit options in order to reduce private vehicle reliance. Climate resilience efforts like retrofitting older buildings, increasing shading, and promoting community gardens also received strong backing. Community members highlighted the need for a more sustainable, equitable approach to climate action in Redlands, including ambitious greenhouse gas reduction goals and improved air quality initiatives.

This CAP's GHG Reduction Strategy also maximizes co-benefits based on top community priorities, such as shading from trees that lower energy demand to cool buildings, among other environmental benefits. The City also aims to prioritize such approaches in low-income areas, where residents may not be able to afford energy efficiency upgrades. Co-benefits from the GHG Reduction Strategy also communicate the value of complementary actions like landscape water efficiency, as well as potential to strengthen climate resilience and adaptation.

1.2 Scope and Purpose

State law requires local jurisdictions to address climate vulnerability and incorporate climate adaptation policies into their planning. Many jurisdictions also develop greenhouse gas mitigation or climate action plans to achieve local, regional, and State emission reduction goals. In 2017, Redlands approved its first Climate Action Plan (CAP), which focused on reinforcing the City's commitment to reducing GHG emissions, and demonstrating how the City planned to comply with State of California GHG emission reduction standards.

However, since the 2017 CAP was prepared, the State has passed new laws that require a more aggressive GHG reduction trajectory than was previously outlined in EO S-03-05. Assembly Bill (AB) 1279 codifies the goal set in EO B-55-18 to achieve statewide carbon neutrality no later than 2045, translating to statewide GHG emissions reductions to at least 85 percent below 1990 levels by 2045.

Further, the City has not monitored progress since the 2017 CAP was prepared to ensure that it is on the path to attaining the GHG reduction targets for 2030 and 2035. The 2017 Redlands CAP states the City will update the GHG inventory periodically. For continuity, the inventory updates will tally emissions from the same sectors analyzed in Chapter 2 of the original CAP. If an updated inventory reveals that Redlands is not making adequate progress toward meeting the GHG target, or that new technologies and programs emerge that warrant inclusion in the CAP, the City will adjust the CAP by modifying, adding, and/or replacing policies in the General Plan or elsewhere, or incorporating measure(s) outlined in Chapter 4.

As such, the purpose of the Redlands Climate Action Plan 2050 is to outline practical, innovative, and cost-effective methods of achieving targets that support the State's latest GHG reduction objectives (discussed further in Section 1.3).

for Achieving Carbon Neutrality. November 16, 2022. Accessed October 10, 2023. https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf.

This update to the 2017 CAP reflects the latest climate science with updated baseline and forecasted GHG emissions inventories, as well as aligns with new City and State targets for 2030 and 2045.

To enable streamlining, this plan fulfills the requirements for a CAP that is compliant with the California Environmental Quality Act (CEQA) and supports the State's GHG and vehicle-miles traveled (VMT) reduction goals. The following sections meet the criteria for a CEQA-qualified plan:

- **Chapter 2** quantifies GHG emissions, both existing and projected over a specific period, resulting from activities within the City of Redlands. This section also identifies and analyzes the GHG emissions resulting from specific actions or categories of actions anticipated within the City of Redlands.
- **Chapter 3** establishes a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the General Plan would not be cumulatively considerable.
- **Chapter 4** specifies the measures and performance standards, that would collectively achieve the specified emissions level (i.e., GHG reduction targets established in Section 3.1), as demonstrated by substantial evidence, if implemented on a project-by-project basis.
- **Chapter 5** includes a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels.

1.3 California GHG Legal Framework

This section describes the key State legislation that sets the framework for the CAP.

Assembly Bill 32 and the Scoping Plan

Assembly Bill (AB) 32, or the Global Warming Solutions Act of 2006, is a landmark legislation that recognized the significant detrimental effects that human activity has on the climate and set the stage for California to transition to a sustainable, low-carbon future by taking a comprehensive, long-term approach to address climate change.[4] AB 32 established the State's first GHG reduction target to reach 1990 levels by 2020.

Technological feasibility and cost-effectiveness are also important factors of AB 32, which requires the California Air Resources Board (CARB) to adopt regulations that most effectively achieve GHG emissions reductions while maintaining a robust economy. Every five years, CARB develops a Scoping Plan that lays out California's strategy for meeting the goals. The Scoping Plan[5] was first approved in 2008 and has since been updated in 2014, 2017, and 2022. The current 2022 Scoping Plan reflects the latest regulations and outlines the State's plan to achieve both its short- and long-term GHG reduction targets, described in the next sections.

The Scoping Plan is also an important guiding document that contains recommendations from CARB for local governments to support the State's efforts to reduce GHG emissions. In

4 California Air Resources Board. "AB 32 Global Warming Solutions Act of 2006." Last updated September 28, 2018. Accessed June 21, 2024. https://ww2.arb.ca.gov/resources/fact-sheets/ab-32-global-warming-solutions-act-2006.

5 California Air Resources Board. 2022 Scoping Plan for Achieving Carbon Neutrality. November 16, 2022. Accessed October 10, 2023. https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf.

doing so, local governments can demonstrate alignment with the State's GHG reduction goals. The Redlands CAP has been developed based on such guidance from CARB in the 2022 Scoping Plan as a means to prepare a CEQA-qualified GHG reduction plan.

Senate Bill 32 – 2030 Target

Passed in 2016, Senate Bill (SB) 32 codifies the direction in Executive Order (EO) B-30-15 to extend the GHG reduction target set in AB 32 to 40 percent below 1990 levels by 2030. This short-term target was established as a marker along the way to longer-term reduction goals that align with the scientifically established emissions levels needed in the U.S. to limit global warming below the threshold at which there would likely be major climate disruptions such as super droughts and rising sea levels.[6]

Assembly Bill 1279 – Carbon Neutrality by 2045

Passed in 2022, AB 1279 codifies the long-term carbon neutrality goal initially outlined in EO B-55-18. Specifically, the bill requires California to achieve statewide net zero GHG emissions as soon as possible but no later than 2045, then maintain carbon neutrality thereafter. In similar terms to previously established goals, the 2045 target would be achieved if the state reduces its emissions to 85 percent below 1990 levels.[7]

Carbon neutrality is an ambitious but necessary goal to address climate change. The 2022 Scoping Plan recognizes that GHG-generating sources and activities will not be entirely eliminated due to technological and/or economic reasons. Rather, achieving net zero emissions depends on the ability of natural and working lands and carbon dioxide removal technologies throughout the state to remove carbon from the atmosphere. In most cases, such carbon sequestration and removal are limited at a local level or not within the local government's control; this is true for Redlands. This limitation is acknowledged in the 2022 Scoping Plan, which directs local governments to determine locally appropriate targets that support the State's climate objectives, without necessarily achieving carbon neutrality themselves.

1.4 Redlands Community Profile

The health and economic impacts of climate change are not experienced equally, or in the same way, by all members of the population. Factors such as where people live, their access to food and reliable transportation, occupation, overall health, daily activities, and history of exposure to environmental burdens can all affect individual and community levels of exposure, degree of sensitivity, and the ability to adapt to the effects of climate change.[8] Climate change effects interact with a complex socio-cultural landscape in which various groups already experience different levels of access to economic, health, and political resources. Some of these resources include financial assets, stable housing, food, insurance, social services, transportation, communication skills, social networks, and the knowledge necessary to manage economic and climate risks. Historically, many of these resources have been out of reach to the socially marginalized.[9]

6 California Office of Governor. Brown, Edmund G., Jr. "Governor Brown Establishes Most Ambitious Greenhouse Gas Reduction Target in North America." April 29, 2015. https://archive.gov.ca.gov/archive/gov39/2015/04/29/news18938/index.html.

7 California State Assembly Democratic Caucus. District 66. Muratsuchi, Al. "Governor Newsom signs Assemblymember Muratsuchi's AB 1279, the California Climate Crisis Act." September 16, 2022. https://a66.asmdc.org/press-releases/20220916-governor-newsom-signs-assemblymember-muratsuchis-ab-1279-california-climate.

8 Maxwell, K., Julius S., Grambsch A., Kosmal A., Larson L., Sonti, N., Built Environment, Urban Systems, and Cities. In Impacts, Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II (Washington D.C., 2018). Oct 28 2019: https://nca2018.globalchange.gov/chapter/11/.

9 Thomas K, Hardy RD, Lazrus H, Mendez M, Orlove B, Rivera-Collazo I, Roberts JT, Rockman M, Warner BP, Winthrop R. "Explaining differential vulnerability to climate change: A social science review." WIREs Climate Change

FIGURE 1-1: TIMELINE OF KEY STATE CLIMATE REGULATIONS

2006

AB 32 sets the first statewide goal to reduce GHG emissions by to 1990 levels by 2020.

2008

CARB adopts its first Scoping Plan that outlines actions to achieve the 2020 target.

2011

SB X1-2 increases Renewable Portfolio Standards for 20% of retail electricity to be from renewable resources by 2010 and 33% by 2020.

AB 341 requires local jurisidictions to reduce, recycle, or compost 50% of solid waste by 2000 and sets a statewide policy goal of 75% solid waste diversion by 2020.

2012

CARB adopts the Advanced Clean Cars program that set fuel economy standards, low-emission vehicle criteria, and zero-emission vehicle regulations through 2025.

2014

CARB approves the 2013 scoping plan, which sets the gorundwork for achieving the 2020 target and new longer-term targets.

2015

SB 350 accelerates the Renewable Portfolio Standards program to 50% by 2030.

2018

SB 100 further accelerates Renwable Portfolio Standards to 60% by 2030 and sets a goal to power 100% of retail electricity with renewable and zero-carbon resources by 2045.

2020

California meets its AB 32 target and continues to be on track for 2030.

EO N-79-20 sets a course to end sales of internal combustion passenger vehicles by 2035. Transition to zero-emission trucks and off-road vehicles and equipment operations would follow.

2022

AB 1279 codifies EO B-55-18, establishing the stastewide goal of achieving carbon neutrality, or 85% reduction below 1990 levels, by 2045.

CARB approves the 2022 Scoping Plan, laying out the State's pathway to achieving carbon neutrality.

CPUC adopts Renewable Gas Standards (biomethane procurement targets per SB 1440) for natural gas utilites to collectively displace some of the fossil fuel natural gas supplied to core customers with biomethane by 2025 and 2030.

CARB approves the Advanced Clean Cars II rule, which codifies EO N-79-20 and requires automakers to reach 100% sales of zero-emission or plug-in hybrid electric light-duty vehicles by 2035.

Within the United States, those groups that have been found to generally be more socially vulnerable to climate change include very low-income communities, communities of color, older adults, young children, people with physical and mental illness, people with cognitive and physical disabilities, immigrants, those experiencing discrimination, the socially isolated, those with limited transportation options, and those with inadequate housing.[10,11,12] The current City of Redlands 2021-2029 Housing Element has developed a community profile to identify such socially vulnerable groups in order to administer its programs and activities in a manner to affirmatively further fair housing (AFFH).

As detailed in the Housing Element's AFFH analysis, segregation patterns exist in the city, including the concentration of minority populations in central north Redlands. In addition, there is a north/south segregation by race/ethnicity and income with higher-income and predominantly white residents located in southern Redlands. Contributing factors to the areas of high segregation and poverty include the older housing stock and buildings in the tract, limited housing opportunities for higher density and more affordable housing elsewhere in the city, and higher air pollution and diesel particulate pollution due to the proximity of I-10. As such, priority factors the City aims to address include the north/south pattern of segregation; inequal access to opportunities, especially in the downtown area and additional areas of high segregation and poverty; and addressing disproportionate housing needs, including more units available to lower-incomes. These factors limit fair housing choice and mobility the most, which also makes affected community members more susceptible to the health and economic impacts of climate change.

Local Climate Action

In accordance with the 2017 CAP and 2035 General Plan, Redlands has implemented several local programs and actions to aid in the mitigation of GHG emissions. Redlands has endorsed the US Mayors Climate Protection Agreement, effectively establishing City policy to pursue environmental stewardship pertaining to a broad array of environmental programs and initiatives. The City has committed to exceed the target of reducing global warming pollution levels to seven percent below 1990 levels. The green policy initiatives that will be necessary to achieve this goal include land use policies that promote walkable communities, preserve open space, and reduce sprawl; amenities that promote alternative transportation such as public transit, bicycle use, etc.; use of alternative sources of energy and energy efficiency; sustainable building practices such as Leadership in Energy and Environmental Design (LEED) development; increased recycling rates; and the promotion of healthy urban forests and shade trees. The City has implemented several other programs and actions to reduce energy use, increase efficiency and reduce waste:

- *Electrical generation from landfill gas*: The City installed a landfill gas (LFG) collection system and constructed a cogeneration facility for electricity generation from

(2019). Nov 8 2019: https://onlinelibrary.wiley.com/doi/full/10.1002/wcc.565.

10 Maxwell, K., Julius S., Grambsch A., Kosmal A., Larson L., Sonti, N., Built Environment, Urban Systems, and Cities. In Impacts, Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II (Washington D.C., 2018). Oct 28 2019: https://nca2018.globalchange.gov/chapter/14/.

11 U.S. Global Change Research Program, Climate and Health Assessment (Washington D.C., 2016). Oct 28 2019: https://health2016.globalchange.gov/populations-concern.

12 Benevolenza MA, DeRigne L. "The impact of climate change and natural disasters on vulnerable populations: A systematic review of literature." Journal of Human Behavior in the Social Environment (2019). Nov 8 2019: https://www.tandfonline.com/doi/abs/10.1080/10911359.2018.1527739?journalCode=whum20.

the LFG. This system currently generates approximately 700 KW to provide approximately 60-70 percent of the electrical demand of the Wastewater Reclamation Facility. The City temporarily discontinued use of the facility as a result of it failing a "smog test" and new AQMD regulations but has since come back online. The 2035 General Plan contains policies directed at the investment in new infrastructure and technology for the reuse of methane gas emissions from the landfill.

- *Conversion of the solid waste fleet to liquefied natural gas/compressed natural gas (LNG/CNG) alternative fuel*: The City has replaced all of its trucks with LNG/CNG vehicles.
- *Expansion of City recycling programs*: As a result of expanded programs, and implementation of best practices and technology, the California Street Landfill has an extended lifespan of 2053.
- *Ride share*: The City promotes ride sharing among its employees through the Ride Share Time Off program.
- *LED streetlights*: The Municipal Utilities and Engineering Department installed LED lights in all existing traffic signals in the City and has established specifications for requiring LED lights in all new traffic signals. This action resulted in a 90 percent reduction in energy usage per traffic signal with a 3.7-year payback for the cost of installation. The City has been converting non-traffic streetlights and requires that LED light be installed during right-of-way improvement projects.
- *Conversion of park irrigation controllers to SMART Controllers*: In addition to saving water through changes in the park irrigation control system, the City also has a program to provide irrigation timer scheduling assistance to residents and businesses.
- *Adoption of a Water Efficient Landscape Ordinance*: Chapter 15.54 of the Municipal Code addresses water-efficient landscape requirements throughout the City. This Chapter of the Code establishes a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects.

1.5 Planning Process

How This Plan Was Prepared

The CAP reflects the City's commitment to the core values presented in the General Plan, and links elements of the plan—including Distinctive City, Livable Community, Connected City, Healthy Community, and Sustainability—with the goal of GHG reduction. The CAP also evaluates the City's progress toward meeting targets established under the 2017 CAP and updates the plan to respond to new State goals and mandates. The CAP update was prepared in 2025 by City staff and consultants.

Relationship to California Environmental Quality Act

The California Environmental Quality Act (CEQA) is a statute that requires local agencies to identify significant environmental impacts of their actions and avoid or mitigate those impacts, if feasible. In 2007, California's lawmakers enacted SB 97, which expressly recognizes the need to analyze GHG emissions as part of the CEQA process. SB 97 required the Governor's Office of Planning and Research (OPR) to develop recommended amendments to address GHG emissions as an environmental effect.

In 2010, OPR's amendments to the CEQA guidelines addressing GHG emissions became effective. Lead agencies are now obligated to describe, calculate, or estimate the amount of GHG emissions resulting from a project, by using a model or methodology to quantify GHG emissions resulting from a project or relying on a qualitative analysis or performance-based

standards. The lead agency should determine whether a project's GHG emissions significantly affect the environment by considering whether the project's emissions, as compared to the existing environmental setting, exceeds a threshold of significance that the lead agency determines applies to the project, and the extent to which the project complies with the regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. In addition, the lead agency is required to impose feasible mitigation to eliminate or substantially reduce significant effects.

This updated CAP will help the City with compliance with CEQA Guidelines Section 15183.5(b): Tiering and Streamlining the Analysis of Greenhouse Gas Emissions[13], which became effective in 2010. The required elements of a CAP, as cited in the guidelines, state that a plan for the reduction of GHG emissions should:

- Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and
- Be adopted in a public process following environmental review.

Relationship to General Plan and Future Projects

The City's approach to addressing GHG emissions within the General Plan is parallel to the climate change planning process followed by numerous California jurisdictions. A General Plan is a project under CEQA, and projects under CEQA are required to estimate carbon dioxide (CO2) and other GHG emissions, as described above. The CAP is designed to provide discrete actions to operationalize the General Plan policies that help with GHG reduction. The preparation of a CAP is also consistent with CEQA Guidelines Section 15183.5 that allows jurisdictions to analyze and mitigate the significant effects of GHG at a programmatic level, by adopting a plan to reduce GHG emissions.

Project-specific environmental documents prepared for projects consistent with the General Plan may rely on the programmatic analysis contained in the CAP and the certified Initial Study-Negative Declaration for the Redlands CAP.

1.6 How to Use this Plan

The CAP is intended to be a tool for policy makers, community members and others to guide the implementation of actions that limit Redlands's GHG emissions. Ensuring that CAP translates from policy language to on-the-ground results is critical to its success. Chapter 5 describes how the City can monitor progress in reducing emissions and periodically revisit assumptions and key provisions of the plan.

13 15183.5(b) of CEQA Guidelines states, "Plans for the Reduction of Greenhouse Gas Emissions. Public agencies may choose to analyze and mitigate significant greenhouse gas emissions in a plan for the reduction of greenhouse gas emissions or similar document. A plan to reduce greenhouse gas emissions may be used in a cumulative impacts analysis as set forth below. Pursuant to sections 15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances."

2 Emissions Inventory

This chapter identifies the major sources and the overall magnitude of greenhouse gas (GHG) emissions in Redlands, pursuant to Sections 15183.5(b)(1)(A) and 15183.5(b)(1)(C) of the state CEQA Guidelines. As part of the CAP preparation effort, this 2022 GHG inventory was prepared to provide a recent measure of emissions and is summarized in this chapter. Section 2.1 will discuss the methodology, Section 2.2 discusses the baseline emission inventory, Section 2.3 discusses the business-as-usual forecast, and Section 2.4 discusses the adjusted business-as-usual forecast.

The inventory follows the standards developed by the International Council for Local Environmental Initiatives (ICLEI) for community GHG inventories. The inventory methodology is described first, followed by the inputs, and results.

2.1 Methodology

Framework and Included Emissions

The emissions inventory covers direct GHG emissions from sources within the boundaries of Redlands, including fuel combusted and solid waste generated within the city. Indirect emissions associated with the consumption of energy in Redlands that is generated outside the borders of the city (such as electricity, with no end point emissions) are also included. The emissions inventory is calculated for the year 2022.

While the methodology for the updated GHG inventory is broadly consistent with the approach used for the current CAP (adopted in 2017), the 10 emissions sectors (Residential, Commercial, Industrial, Transportation, Solid Waste, Water, Wastewater, Agriculture, Off-Road Equipment, and Public Lighting) have been consolidated to better align with available data, types of emissions sources or activities, and the anticipated framework for potential GHG reduction strategies. The resulting five sectors are: Built Environment (including electricity and natural gas usage from residential, commercial, industrial uses and public lighting), Transportation, Solid Waste, Potable Water, and Wastewater. (See Section 2.2 for more information about excluded emissions.)

ICLEI U.S. Community Protocol (version 1.2, July 2019) methods and assumptions were used to estimate emissions from electricity and natural gas usage, solid waste generation, potable water delivery, and wastewater treatment. Although the 2017 CAP used ICLEI's ClearPath model to estimate emissions from these sources, the updated inventory follows the quantification methods described in the U.S. Community Protocol appendices that correspond to each applicable sector because the model is no longer available for public use.[1]

The California Air Resources Board's (CARB's) Emissions Factor (EMFAC) 2021 model was used to calculate on-road transportation emissions, and the companion OFFROAD2021 model was used for the off-road equipment sector. Unlike the previous version used to prepare the GHG inventory for the 2017 CAP, EMFAC 2021 is offered as a web-based tool and includes a Scenario Analysis option that directly calculates emissions specific to the selected location and year for the input vehicle miles traveled (VMT). The result includes total emissions from on-road vehicles during start-up, running, and idling phases and is therefore more comprehensive than the on-road emissions estimated for the 2017 CAP, which only included running emissions. The methodology for off-road transportation is unchanged.

1 ClearPath is a web-based model developed by ICLEI in 2013 to inventory, forecast, and manage GHG emissions. Use of the ClearPath model was available for any U.S. city, county, or regional government for free between 2015 and 2018 due to grant funding by Bloomberg Philanthropies. Since 2019, ClearPath is only available through paid ICLEI membership.

The basic approach to calculate emissions is based on activity data and emissions factors, using the following equation:

[Activity Data] x [Emissions Factor] = Emissions

Activity data refers to a measurement of energy use or another GHG-generation process, such as electricity consumption or decomposition of landfilled solid waste. Emissions factors are used to convert activity data to emissions and are usually expressed as emissions per unit of activity data (e.g., metric tons of carbon dioxide equivalent [MTCO2e] per kilowatt hour [kWh] of electricity). As an example, multiplying the total amount of electricity consumed (i.e., activity data, expressed in kWh) by the emissions factor (in MTCO2e per kWh) produces the GHG emissions from electricity consumption. Inputs for the emissions inventory based on activity data (or usage) for baseline year 2022 are described in the next section.

Although there are six internationally recognized GHGs that directly impact the climate—carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6)—the GHG inventory quantifies only the weighted sum of CO2, CH4, and N2O as carbon dioxide equivalents (CO2e) due to lack of reliable data about sources of HFCs, PFCs, and SF6 (broadly referred to as fluorinated gases), which are typically emitted by leaking refrigerants and fire suppressants. Further, the City has little to no control over this emissions source, so these GHGs are excluded from the inventory, consistent with the significant influence reporting framework of the ICLEI U.S. Community Protocol. Where CO2, CH4, and N2O emissions are calculated separately (e.g., when there is no CO2e emission factor available), the 100-year Global Warming Potential (GWP) factors are used to convert CH4 and N2O emissions to CO2e. According to the International Panel on Climate Change (IPCC), the GWP of CH4 is 27, and the GWP of N2O is 293.[2]

Excluded Emissions

Consistent with the current 2017 CAP, the updated baseline and forecasted community-wide GHG inventories are intended to encapsulate emissions generated by sources and activities within Redlands over which the City has significant influence to measure progress of existing local GHG reduction strategies, or revise/develop new strategies as necessary, that support short- and long-term climate objectives established by the State. The GHG inventories are as comprehensive as possible; however, some emissions are excluded because sufficient, accurate data was unavailable; there is no established method for quantification; or the scope or applicability to the City of Redlands was inappropriate or irrelevant. The following emissions were excluded from the GHG inventories:

Consumption-Based Emissions

Although emissions related to solid waste generated by residents and businesses in Redlands account for some of the goods consumed within the city, there is no widely accepted standard methodology for reporting consumption-based inventories or reliable database for tracking consumption (i.e., all the consumer goods of a household). ICLEI Community Protocol also notes that inclusion of consumption-based reporting frameworks may also increase potential for double-counting. As such, the prepared inventories are prepared at the community (citywide) level.

Emissions from Mountainview Generating Station

Consistent with the 2017 CAP, emissions related to the Southern California Edison (SCE) Mountainview Generating Station—including embodied or "upstream" emissions from energy generation, in addition to emissions associated with consumption of the electricity itself—were

2 Intergovernmental Panel on Climate Change, Climate Change 2021: The Physical Science Basis [Table 7.15], Working Group I Contribution to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change, [Masson-Delmotte, V., P. Zhai, A. Pirani, S.L. Connors, C. Péan, S. Berger, N. Caud, Y. Chen, L. Goldfarb, M.I. Gomis, M. Huang, K. Leitzell, E. Lonnoy, J.B.R. Matthews, T.K. Maycock, T. Waterfield, O. Yelekçi, R. Yu, and B. Zhou (eds.)] (Cambridge, United Kingdom and New York, NY, USA: Cambridge University Press): 2021, https://doi.org/10.1017/9781009157896.

excluded from the community-wide GHG inventory because these emissions are included at the points where energy is consumed (some of which are in Redlands) rather than where it is simply produced. Exclusion of emissions from the Mountainview Generating Station therefore ensures that they would not be double counted within the data provided by SCE for the Built Environment (electricity) sector. Additionally, large stationary sources (which are considered part of the Built Environment sector by ICLEI) are generally regulated at the state level, and the City has little to no influence over the facility. Finally, emissions from this production source are excluded because they would otherwise inflate emissions from electricity consumption, which is already the second largest contributor to GHG (as discussed in Chapter 4), such that it would critically undermine local climate action planning.

Natural and Working Lands

Although the City of Redlands is located within a context of significant natural and agricultural resources, a majority of land within city limits is classified as urban and built-up (developed) land. CARB's 2022 update of the AB 32 Scoping Plan (2022 Scoping Plan) emphasize the importance of natural and working lands to achieving statewide carbon neutrality; however, sufficient data and tools are not available to quantify local levels of carbon sinks and sources in this sector.

Emissions from Agricultural Operations

Agricultural land located within city limits is relatively limited and does not include major commercial-scale livestock activity, which would generate substantial emissions. Existing General Plan policies and other regulations allow certain urban agriculture activities within Redlands, and many of the emissions from these activities are covered by other sectors included in the inventory, such as off-road equipment within the Transportation sector. It is noted that the 2017 CAP included an Agriculture sector, which included electricity consumption by agricultural users. However, this data was not available for 2022 due to data aggregation laws, and therefore, an accurate estimate of agricultural emissions could not be quantified. Given that emissions from agricultural operations makes up only 0.13 percent of the 2015 baseline inventory, as presented in the 2017 CAP, this amount is considered relatively negligible for the CAP Update.

High-Global Warming Potential Greenhouse Gases

High-GWP GHGs, including sulfur hexafluoride (SF6), chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), and other fluorinated gases, are most commonly generated in urban environments by refrigerant leakage and fire suppressant emissions. Although these GHGs contribute a significant effect to climate change, there is no reliably accurate data source for this information, and the City has limited control over the issue. For these reasons, high-GWP GHGs are generally excluded from local community inventories.

2.2 Baseline Emissions Inventory

Total Emissions

The annual GHG emissions for baseline year 2022 total 554,413 MTCO2e. **Table 2-1** details the emissions by sector, and **Figure 2-1** depicts the distribution of emissions by sector. The largest sector is Transportation (66.2 percent), followed by Built Environment (29.5 percent).

In 2021, the San Bernardino County Transportation Authority (SBCTA) led preparation of the San Bernardino Regional Greenhouse Gas Reduction Plan, which includes GHG inventories and potential reduction measures to serve as a guide for more detailed community-level CAPs throughout the county. The Regional GHG

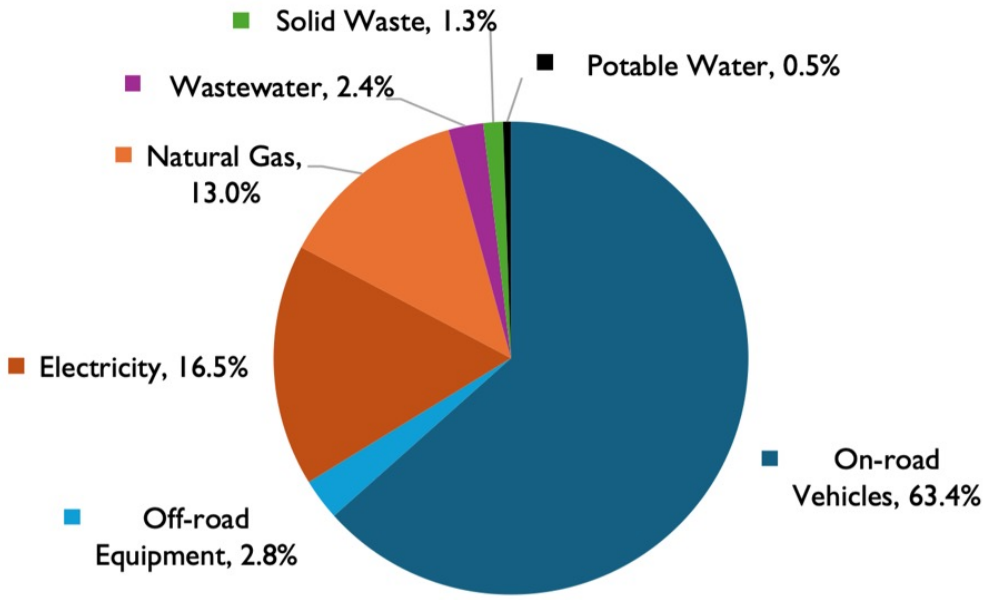
TABLE 2-1: 2022 BASELINE COMMUNITY-WIDE GHG EMISSIONS INVENTORY BY SECTOR

SECTOR	SOURCE/ACTIVITY	DETAILS	MTCO2E PER YEAR	
			EMISSIONS	SUBTOTAL
Built Environment	Energy - Electricity	Residential	43,020	91,750 (16.5%)
		Commercial	36,512	
		Industrial	11,618	
		Public Lighting	601	
	Energy - Natural Gas	Residential	56,017	72,002 (13.0%)
		Commercial	15,451	
		Industrial[1]	534	
Transportation	Fugitive/Energy	On-Road	351,444	367,144 (66.2%)
		Off-Road	15,700	
Solid Waste	Fugitive - Landfill	Residential	2,368	7,412 (1.3%)
		Commercial/ Industrial	5,031	
		Bulk Waste	13	
Potable Water	Energy - Supply	Extraction	582	2,975 (0.5%)
		Conveyance	53	
	Energy – Treatment[2]		327	
	Energy – Distribution[2]		2,013	
Wastewater	Stationary - Treatment		38	13,129 (2.4%)
	Process - Treatment		185	
	Fugitive - Treatment		376	
	Energy - Collection, Treatment[3]	Electricity	1,203	
		Natural Gas	11,327	
Grand Total				**554,413**

1. Industrial natural gas emissions may be underestimated due to unavailability of data from large facilities (customer confidentiality laws).
2. Emissions from electricity used to treat and distribute potable water are subtracted from the commercial category in the Built Environment sector to avoid double counting; emissions from water supply represent embodied energy and are not included in the SCE report for consumption by Redlands and therefore do not need to be subtracted.
3. Energy for wastewater collection and treatment is reported together and cannot be separated. Emissions are subtracted from the commercial electricity and natural gas categories in the Built Environment sector to avoid double counting.

Dyett & Bhatia, 2024.

FIGURE 2-1: 2022 BASELINE GHG EMISSIONS BY SECTOR



Dyett & Bhatia, 2024

Reduction Plan provides context for neighboring jurisdictions in the county; for example, the 2016 baseline was 203,924 MTCO2e for the City of Loma Linda, 218,940 MTCO2e for the City of Highland, and 1,440,525 MTCO2e for the City of San Bernardino.[3]

Likewise, neighboring cities in Riverside County have also prepared GHG inventories. According to their Economic Prosperity Action Plan and Climate Action Plan (2016), the 2020 forecasted business-as-usual GHG inventory for the City of Riverside was 1,045,427 MTCO2e.[4] The City of Moreno Valley also adopted a CAP in 2021, which estimates a 2018 baseline inventory of 866,410 MTCO2e.[5]

As reported in the 2017 CAP, the 2015 baseline inventory for Redlands was 419,417 MTCO2e. However, as noted in the Methodology section, tools and data sources used to prepare the 2015 baseline have changed or are no longer available. In addition, the updated 2022 baseline inventory recategorizes the emissions sectors to better align with recent State recommendations for local government actions for GHG reductions that support State efforts to decarbonize the built environment, electrify transportation, and reduce VMT. To enable valid comparison between 2015 and 2022 and assess progress, the 2015 baseline inventory has been adjusted using the new methodology and based on inputs reported in the 2017 CAP; the resulting 2015 adjusted baseline inventory is 497,625MTCO2e.

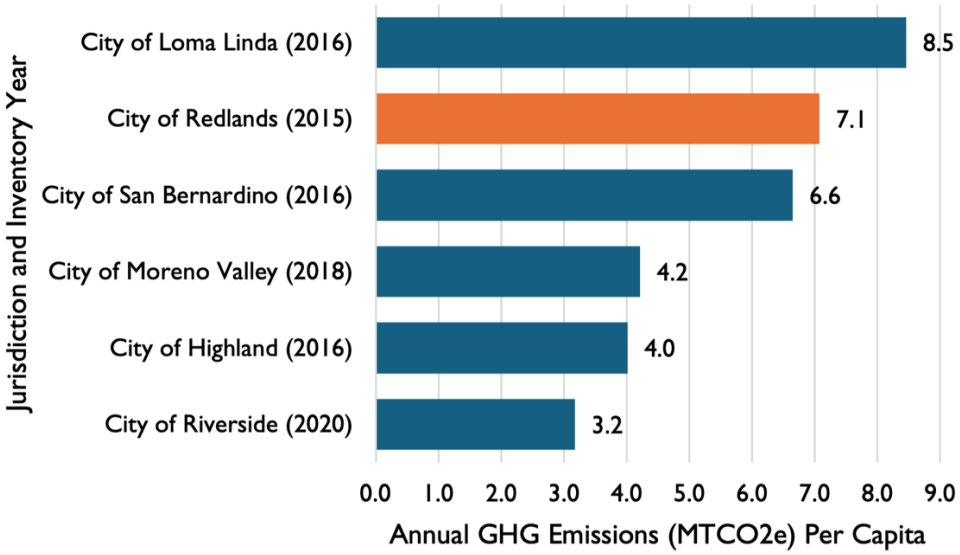
Given its geographic and population size, the relatively moderate level of GHG emissions generated by Redlands is comparable to neighboring jurisdictions based on a comparison of per capita emissions, shown in **Figure 2-2**. However, the updated baseline GHG Inventory for 2022 shows an increase in community-generated GHG emissions since 2015 (discussed further in Chapter 3), and therefore GHG reduction is recommended.

3 San Bernardino County Transportation Authority/San Bernardino Council of Governments, San Bernardino County Regional Greenhouse Gas Reduction Plan, March 2021, https://www.gosbcta.com/wp-content/uploads/2019/09/San_Bernardino_Regional_GHG_Reduction_Plan_Main_Text_Mar_2021.pdf

4 City of Riverside, Economic Prosperity Action Plan and Climate Action Plan, January 2016, https://corweb.riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/other-plans/2016%20Riverside%20Restorative%20Growthprint%20Economic%20Proposerity%20Action%20Plan%20and%20Climate%20Action%20Plan.pdf

5 City of Moreno Valley, City of Moreno Valley Climate Action Plan, Adopted June 15, 2021, https://moval.gov/city_hall/general-plan2040/MV-CAP.pdf

FIGURE 2-2: ANNUAL GHG EMISSIONS PER CAPITA COMPARISON WITH NEIGHBORING JURISDICTIONS



Sources: City of Riverside Economic Prosperity Action Plan and Climate Action Plan, 2016; City of Moreno Valley Climate Action Plan, 2021; SBCTA San Bernardino County Regional Greenhouse Gas Reduction Plan, 2021; California Department of Finance Table E-4; Dyett & Bhatia, 2024

2.3 Business-as-Usual Forecast

As was done for the baseline inventory (see Section 2.2), the forecasted GHG inventories project all direct emissions from sources within Redlands city limits, including fuel combusted in the city, as well as indirect emissions associated with the consumption of energy that is generated outside the borders of the city. Included and excluded GHGs are as described in Section 2.1. The emissions inventories tally emissions from the same five sectors as the baseline inventory.

The emissions projected in the forecast use the activity data (or usage) from the 2022 baseline inventory as an initial value, then predicted growth in each sector is projected to scale with various Redlands characteristics, such as population and housing growth and increase in non-residential development in 2030 and 2050, unless specific growth projections (e.g., water use or energy demand) are otherwise provided.

The business-as-usual forecast estimates emissions through the years 2030 and 2050, assuming the land use and circulation system incorporated into the SBTAM+ regional transportation model, which is consistent with regional growth projections under the 2024 update to Connect SoCal that is currently underway. The growth assumptions, as shown in **Table 2-2**, include the housing and employment inputs for SBTAM+ provided by Fehr & Peers, as well as population estimates and projections from the California Department of Finance. This approach was used to model growth assumptions in absence of specific buildout projections that align with the target years 2030 and 2050. This methodology differs from the 2017 CAP, which used the 2035 General Plan buildout. Where possible, 2022 values were validated against or supplemented by the most recent estimates from the California Department of Finance.

In addition, the business-as-usual scenario includes the effects of key climate regulations at the federal and State levels, primarily affecting the Built Environment and Transportation sectors. These effects are incorporated into the energy demand forecasts prepared by the California Energy Commission (CEC) and used to project growth in electricity and natural gas

TABLE 2-2: POPULATION, HOUSING, AND EMPLOYMENT GROWTH ASSUMPTIONS, 2022-2050

	2022	2030		2050	
METRIC	**ESTIMATE**	**PROJECTION**	**GROWTH, 2022-2030**	**PROJECTION**	**GROWTH, 2030-2050**
Population[1]					
City of Redlands	72,259	75,243	4.1%	82,228	9.3%
San Bernardino County	2,180,777	2,368,002	8.6%	2,681,796	13.3%
Redlands Housing Units[2]	27,580	28,321	2.7%	32,849	16.0%
Single-family	17,766	18,024	1.5%	18,903	4.9%
Multifamily	9,814	10,297	4.9%	13,947	35.4%
Redlands Employment[3]	50,400	52,803	4.8%	60,103	13.8%
Retail jobs	9,474	9,232	-2.6%	8,499	-7.9%
Non-retail jobs	40,926	43,571	6.5%	51,604	18.4%

1. Population estimates for 2022 from California Department of Finance Table E-5 (May 2023 release), and 2030 and 2050 County population projections from Table P-2B. City of Redlands population projections for 2030 and 2050 as used in regional modeling and as provided by Fehr & Peers.
2. Housing for 2030 and 2050 calculated based on the number of households provided by Fehr & Peers and maintaining Redlands' vacancy rate in 2022 (5.14%) as estimated by California Department of Finance Table E-5 (May 2023 release).
3. Employment estimates and projections are provided by Fehr & Peers, consistent with inputs to the SBTAM+ used to calculate VMT. SBTAM+ is consistent with regional projections (by SCAG) under the 2024 Connect SoCal RTP/SCS but are locally scaled by SBCOG/SBCTA. Employment is categorized into retail (including retail trade) and non-retail (including all occupational sectors other than retail trade); the decrease in retail jobs is likely a result of both growth projections as well as the categorization method.

Sources: California Department of Finance, 2023; Fehr & Peers, 2024; Dyett & Bhatia, 2024

consumption, as well as EMFAC 2021 (and the corresponding OFFROAD 2021 model) used to model future transportation emissions. For example, both sources account for the impact of Executive Order (EO) N-79-20, which calls for 100 percent of passenger vehicle sales to be zero-emission by 2035 and all on-road trucks to be zero-emission where feasible by 2045, in addition to Advanced Clean Cars, Advanced Clean Fleets, and related Pavley regulations. A full description of the regulations incorporated into the CEC's energy demand forecast are described in the 2023 Integrated Energy Policy Report (IEPR)[6], and regulatory assumptions for EMFAC 2021 are as described in the EMFAC 2021 Volume III Technical Document.[7]

State actions that do not underlie growth assumptions were quantified separately and are reflected in the adjusted business-as-usual forecast (described in Section 2.4). These include Renewables Portfolio Standards (RPS) under SB 100 and SB 1020, 2022 Title 24 Building Energy Efficiency Standards, and Renewable Gas Standards (RGS) under SB 1440. Local actions that would be implemented by the City, such as increasing solid waste diversion in line with the statewide goal under AB 341, are not included but would instead be credited as a GHG reduction measure (to be developed) in the updated CAP.

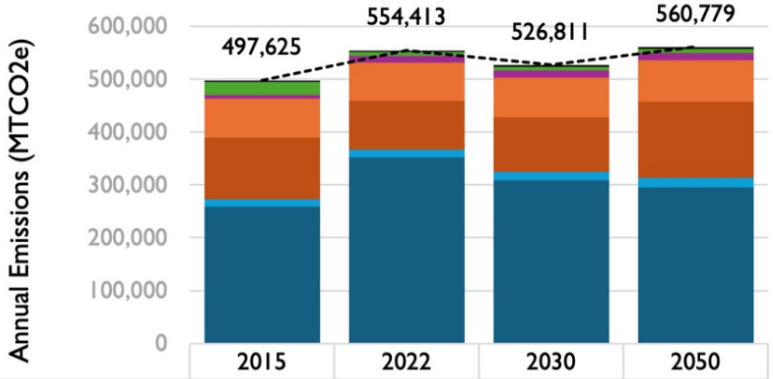
6 California Energy Commission, Adopted 2023 Integrated Energy Policy Report with Errata, February 14, 2024, https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2023-integrated-energy-policy-report.

7 California Air Resources Board, EMFAC2021 Volume III Technical Document (Version 1.0.1), April 2021, https://ww2.arb.ca.gov/sites/default/files/2021-08/emfac2021_technical_documentation_april2021.pdf.

Total Emissions

Table 2-3 and **Figure 2-3** compare the GHG emissions inventories by sector for the adjusted 2015 baseline, 2022 baseline, and 2030 and 2050 business-as-usual forecasts without reductions from State actions. As shown in **Figure 2-3**, annual GHG emissions in Redlands is estimated to continue increasing since 2015, except for a slight fluctuation in 2030, when the decrease in transportation emissions outweighs growth-induced increases in emissions from other sectors. In absolute terms, total annual emissions in the business-as-usual scenario are projected to increase from 497,625MTCO2e in 2015 to 560,779 MTCO2e in 2050 (an increase of 13 percent).

FIGURE 2-3: CHANGE IN TOTAL ANNUAL BUSINESS-AS-USUAL GHG EMISSIONS, 2015-2050



	2015	2022	2030	2050
Potable Water	3,189	2,975	2,990	3,417
Solid Waste	24,933	7,412	7,718	8,435
Wastewater	6,088	13,129	13,329	13,530
Natural Gas	73,676	72,002	75,021	77,827
Electricity	117,185	91,750	103,172	143,786
Off-road Equipment	13,315	15,700	16,108	18,592
On-road Vehicles	259,239	351,444	308,472	295,192
------- Total	497,625	554,413	526,811	560,779

Dyett & Bhatia, 2024

TABLE 2-3: BASELINE AND BUSINESS-AS-USUAL DETAILED COMMUNITY-WIDE GHG EMISSIONS INVENTORIES BY SECTOR, 2015-2050

SOURCE/ACTIVITY	DETAILS	2015[1] BASELINE	2022 BASELINE	2030 BAU FORECAST	2050 BAU FORECAST
Built Environment					
Energy - Electricity	Residential	46,892	43,020	47,326	63,400
	Commercial	50,240	36,512	43,9678	68,187
	Industrial	19,306	11,618	11,624	11,750
	Public Lighting	747	601	544	449
Energy - Natural Gas	Residential	49,983	56,017	56,078	56,266
	Commercial	23,362	15,451	18,404	21,017
	Industrial2	331	534	539	544
Subtotal		190,861	163,753	178,193	221,613

TABLE 2-3: BASELINE AND BUSINESS-AS-USUAL DETAILED COMMUNITY-WIDE GHG EMISSIONS INVENTORIES BY SECTOR, 2015-2050

SOURCE/ACTIVITY	DETAILS	2015[1] BASELINE	2022 BASELINE	2030 BAU FORECAST	2050 BAU FORECAST
Transportation					
Fugitive/Energy	On-Road	259,239	351,444	308,472	295,192
	Off-Road	13,315	15,700	16,108	18,592
Subtotal		272,554	367,144	324,580	313,784
Solid Waste					
Fugitive - Landfill	Residential	14,741	2,368	2,466	2,694
	Commercial/ Industrial	10,184	5,031	5,239	5,725
	Bulk Waste	8	13	14	15
Subtotal		24,933	7,412	7,718	8,435
Potable Water					
Energy - Supply	Extraction	621	582	533	609
	Conveyance	77	53	67	76
Energy – Treatment3		—4	327	334	382
Energy – Distribution3		2,490	2,013	2,057	2,350
Subtotal		3,189	2,975	2,990	3,417
Wastewater					
Stationary - Treatment		1	38	40	44
Process - Treatment		180	185	193	211
Fugitive - Treatment		402	376	393	430
Energy - Collection, Treatment5	Electricity	1,345	1,203	1,431	1,574
	Natural Gas	4,161	11,327	11,272	11,272
Subtotal		6,088	13,129	13,329	13,530
Grand Total		**497,625**	**554,413**	**526,811**	**560,779**
Percent Change from 2015		-	+11%	+6%	+13%
Per capita emissions		7.1	7.7	7.0	6.8

BAU = Business-As-Usual

1. Emissions for 2015 are adjusted from the 2015 GHG Inventory included in the 2017 CAP using the same methodology as the 2022 baseline inventory to allow for valid comparison. Emissions from the Residential, Commercial, Industrial, Agricultural, and Public Lighting sectors of the 2015 GHG Inventory were combined into the Built Environment sector; 2015 commercial electricity includes agriculture electricity, which is not available for other years.
2. Industrial natural gas emissions may be underestimated due to unavailability of data from large facilities (customer confidentiality laws).
3. Emissions from electricity used to treat and distribute potable water are subtracted from the commercial category in the Built Environment sector to avoid double counting; emissions from water supply represent embodied energy and are not included in the SCE report for consumption by Redlands and therefore do not need to be subtracted.
4. Energy (electricity) used for treatment and distribution of potable water were reported together for the 2015 GHG Inventory and are shown combined under distribution.
5. Energy for wastewater collection and treatment is reported together and cannot be separated. Emissions are subtracted from the commercial electricity and natural gas categories in the Built Environment sector to avoid double counting.

When evaluated based on an efficiency metric, business-as-usual forecast emissions are expected to improve compared to the 2022 baseline emissions level, which is substantially higher than in 2015 (as adjusted for valid comparison). As shown in **Figure 2-4**, the total annual emissions of 526,811 MTCO2e in 2030 would correspond to 7.0 MTCO2e per capita, decreasing from 7.7 MTCO2e per capita in 2022 as well as decreasing from 7.1 MTCO2e per capita in 2015. The efficiency metric for 2050 would also continue this downward trend to 6.8 MTCO2e per capita.

As shown in **Figure 2-5**, the transportation sector continues to represent the greatest source of community-wide emissions, accounting for 61.7 percent of emissions in 2030 and 55.9 percent in 2050. Built environment emissions remain as the second largest sector, making up 33.8 percent of emissions in 2030 and 39.5 percent in 2050.

FIGURE 2-5: 2030 AND 2050 BUSINESS-AS-USUAL GHG EMISSIONS BY SECTOR

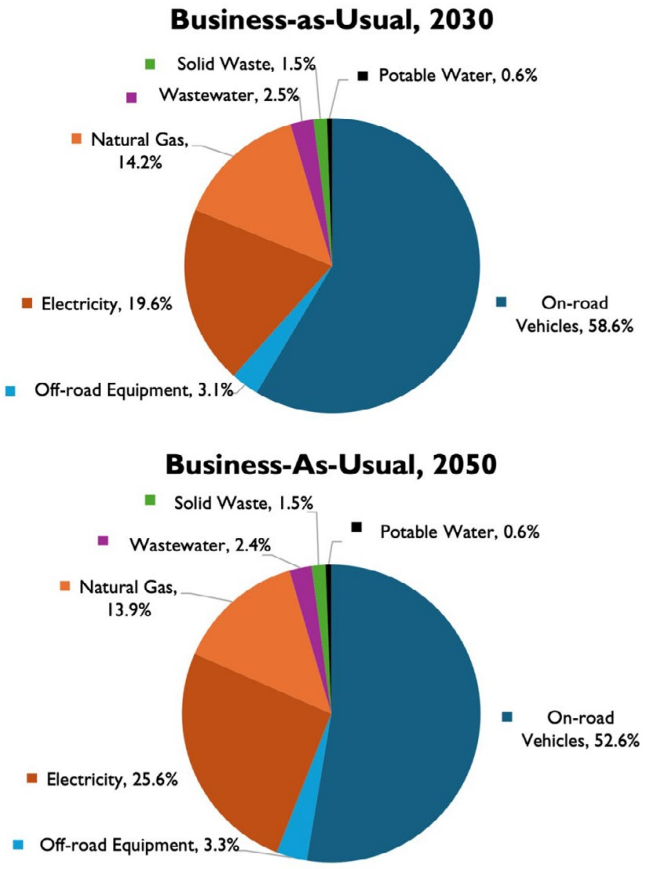


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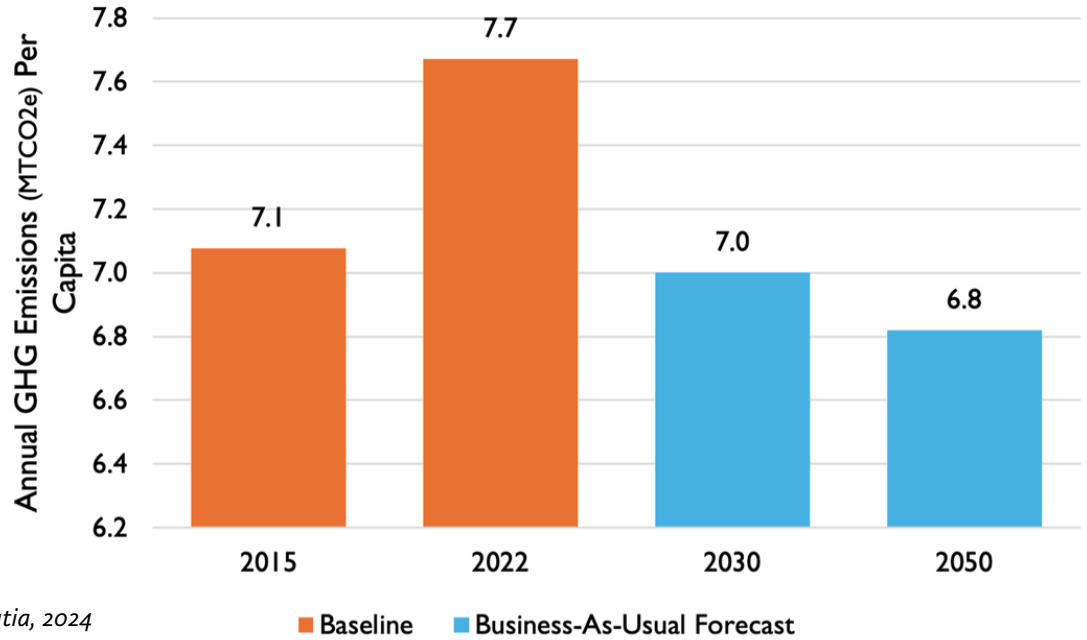
FIGURE 2-4: BUSINESS-AS-USUAL GHG EMISSIONS PER CAPITA, 2015-2050



Dyett & Bhatia, 2024

2.4 Adjusted Business-As-Usual Forecast

Reductions from State actions that could be quantified independently from growth assumptions are reflected in the adjusted business-as-usual forecast, as described in the following sections. Local actions that would be implemented by the City, such as increasing solid waste diversion in line with AB 341 or establishing a local food recovery goal as outlined by SB 1383, are not included but would instead be credited as a GHG reduction measure in the CAP.

Electricity Emissions Reductions from Renewables Portfolio Standards

Renewables Portfolio Standards (RPS), established in 2002 by SB 1078 with the initial requirement that 20 percent of electricity retail sales (such as by investor-owned utilities like SCE) must be served by renewable resources by 2017. RPS requirements were accelerated in 2015 with SB 350 to 50 percent by 2030, then again in 2018 with SB 100, which increased the 2030 target to 60 percent and requires all of the state's electricity to come from carbon-free resources by 2045. In 2022, SB 1020 clarified interim RPS targets: 90 percent by 2035, 95 percent by 2040, and 100 percent by 2045. Quantified reductions in the adjusted business-as-usual forecast reflect the latest RPS consistent with SB 100 and SB 1020.

Natural Gas Emissions Reductions from Renewable Gas Standards

CPUC Decision 22-02-025[8] requires California's four largest investor-owned utilities providing natural gas (one of which is SoCalGas) to meet collective biomethane procurement targets for 2025 and 2030 to implement SB 1440 (2022) and support California's organic waste diversion goal under SB 1383 (2016). Under this decision, SoCalGas is responsible for procuring its proportionate share of Cap-and-Trade allowances (49.26 percent) of the collective renewable natural gas procurement target of 17.6 billion cubic feet (Bcf) annually by 2025, as well as contributing its proportionate share of 2020 annual bundled core natural gas demand forecasted in the 2020 California Gas Report[9] of the collective 72.8 Bcf annually by 2030. The latter target is referred to as the "Renewable Gas Standard" (RGS) and applies to 2030 and beyond, but CPUC will re-evaluate and revise, as necessary, this standard for the longer term in 2025.

SoCalGas' Aspire 2045 Sustainability Strategy establishes a goal of delivering 20 percent renewable natural gas to core customers by 2030,[10] in line with these regulations. According to the Aspire 2045 Factsheet, SoCalGas is currently (as of August 2023) providing five percent renewable gas.[11] Given this direction, quantified reductions in the adjusted business-as-usual forecast reflect SoCalGas' goal for 2030 and assume this goal would be maintained thereafter (through 2050). Although SoCalGas is the locally specific utility for Redlands, SoCalGas' compliance with RGS is included as a state-level (rather than local) action because it is directly tied to SB 1440 and the City has no influence over this action.

Built Environment Reductions from Title 24

The Title 24 Building Energy Efficiency Standards (Part 6, Energy Code) are updated every three years and set increasingly stringent standards to reduce wasteful, uneconomical, and unnecessary uses of energy in residential and non-residential buildings. The 2022 standards are effective as of January 1, 2023. The CEC estimated annual savings over the previous (2019)

8 California Public Utilities Commission, Decision 22-02-025: Decision Implementing Senate Bill 1440 Biomethane Procurement Program (Rulemaking 13-02-008), February 24, 2022, https://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M454/K335/454335009.PDF

9 California Gas and Electric Utilities, 2020 California Gas Report, October 2020, https://www.socalgas.com/sites/default/files/2020-10/2020_California_Gas_Report_Joint_Utility_Biennial_Comprehensive_Filing.pdf.

10 Southern California Gas Company, Aspire 2045: SoCalGas Sustainability Strategy, February 2022, https://www.socalgas.com/sites/default/files/2022-02/SoCalGas_Sustainability_Strategy_final.pdf.

11 Southern California Gas Company, Aspire 2045 Factsheet, August 2023, https://www.socalgas.com/sites/default/files/2023-08/ASPRIE_2045_Factsheet.pdf.

standards in the 2022 Energy Code Impact Analysis.[12] Quantified reductions in the adjusted business-as-usual forecast reflect these estimates for climate zone 10 (Riverside County), applied to electricity and natural gas consumption of residential and non-residential new construction and alterations, using the same assumptions as the CEC. Savings from Title 24 due to avoided electricity and natural gas consumption are in addition to reductions from RPS and RGS.

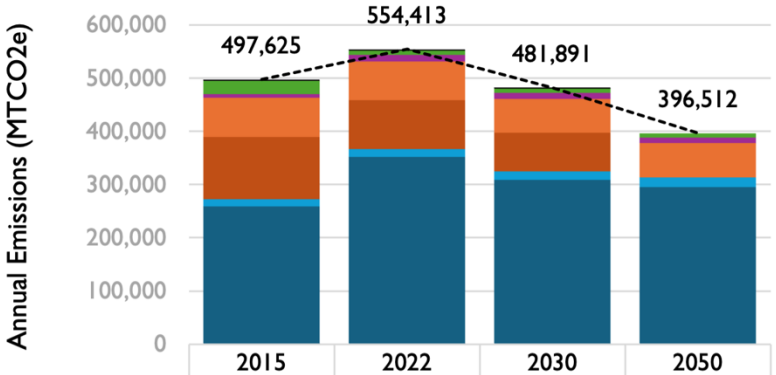
Summary

As shown in **Figure 2-6**, annual community-wide GHG emissions in Redlands have increased since 2015, rising about 11 percent from 497,625 MTCO2e in 2015 (adjusted using the methodology described in this report using inputs from the 2017 CAP for valid comparison) to 554,413 MTCO2e in 2022. Without State actions to decarbonize electricity and natural gas GHG emissions generated by Redlands would continue to increase to 560,779 MTCO2e in 2050 under the business-as-usual scenario, representing a 13-percent rise above 2015 levels.

However, annual community-wide GHG emissions are estimated to decrease under the adjusted business-as-usual scenario to 396,512 MTCO2e in 2050, representing a 20-percent reduction from 2015 levels. These significant reductions, particularly in the Built Environment and Potable Water sectors, reflect the achievement of 100-percent carbon-free electricity from SCE by 2045 (supporting RPS) and 20-percent renewable gas delivered by SoCalGas by 2030 and beyond (supporting RGS). In fact, emissions in the Potable Water sector would virtually be reduced to zero, based on the carbon-free energy used to supply, treat, and deliver potable water. In addition, Transportation sector emissions are expected to decrease slightly due to State efforts such as the Advanced Clean Cars Program and EO N-79-20, despite an absolute increase in VMT within Redlands.

12 California Energy Commission, 2022 Energy Code Impact Analysis, June 30, 2023, https://www.energy.ca.gov/publications/2023/impact-analysis-2022-update-california-energy-code.

FIGURE 2-6: CHANGE IN TOTAL ANNUAL ADJUSTED BUSINESS-AS-USUAL GHG EMISSIONS, 2015-2050



	2015	2022	2030	2050
Potable Water	3,189	2,975	2,175	0
Solid Waste	24,933	7,412	7,718	8,435
Wastewater	6,088	13,129	11,159	10,176
Natural Gas	73,676	72,002	62,919	64,117
Electricity	117,185	91,750	73,340	0
Off-road Equipment	13,315	15,700	16,108	18,592
On-road Vehicles	259,239	351,444	308,472	295,192
------- Total	497,625	554,413	481,891	396,512

Dyett & Bhatia, 2024

Meanwhile, emissions from the Solid Waste sector would continue to increase in proportion with increasing solid waste disposed by the growing population of Redlands. However, emissions quantified in this report do not include the impact of increasing solid waste diversion in line with the statewide target under AB 341 or establishing a local food recovery goal under SB 1383, which would be implemented as a City action and credited under the updated CAP. Inclusion of these GHG reduction measures, to be developed as part of the updated CAP's GHG Reduction Strategy, is recommended to offset increasing emissions in this sector.

Despite the increase between 2015 and 2022 baseline conditions, future per capita emissions under the adjusted business-as-usual scenario would also decrease to about 6.4 MTCO2e per capita in 2030 and 4.8 MTCO2e in 2050, as shown in Table 2-4. Based on this efficiency metric, the City would not meet its adopted target for 2030 of 6.0 MTCO2e per capita contained in the adopted 2017 CAP, and additional reductions would be required, especially in the Transportation and Built Environment sectors.

TABLE 2-4: SUMMARY OF ADJUSTED BUSINESS-AS-USUAL COMMUNITY-WIDE GHG EMISSIONS INVENTORY, 2015-2050

METRIC	2015 BASELINE	2022 BASELINE	2030 ADJ. BAU	2050 ADJ. BAU
Total Annual GHG Emissions (MTCO2e)	**497,625**	**554,413**	**481,891**	**396,512**
Percent change from 2015 levels	-	+11%	-3%	-20%
Per capita emissions1	7.1	7.7	6.4	4.8

Adj. BAU = Adjusted Business-As-Usual (includes reductions from State actions, including RPS, RGS, and Title 24)

1. Per capita emissions calculated based on population shown in Table 7.

Sources: Dyett & Bhatia, 2024

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3 GHG Reduction Targets and Forecasts

This chapter describes the greenhouse gas (GHG) reduction targets provided by State law, provides a baseline forecast of GHG emissions, and models forecasts of future GHG emissions through 2050 with quantified GHG reductions from State actions.

3.1 Greenhouse Gas Reduction Targets

State Goals and Guidance

Since passage of AB 32 in 2006, California's statewide GHG reduction targets have continued their downward trajectory below 1990 emissions levels. Namely, these state-level targets have included achievement of 1990 levels by 2020 (AB 32), 40 percent below 1990 levels by 2030 (SB 32), and 80 percent below 1990 levels by 2050 (EO S-03-05). However, long-term goals have changed in response to EO B-55-18 and AB 1279, which call for statewide carbon neutrality, or 85 percent below 1990 levels, by no later than 2045 and net zero emissions (or better) thereafter.

In the previous 2017 Scoping Plan, the California Air Resources Board (CARB) provided recommendations for local GHG reduction targets that aligned with the State's targets for 2030 and 2050. Especially given that many local jurisdictions do not have GHG inventories for 1990, these recommended targets were provided as efficiency metrics calculated based on the population. Specifically, the 2017 Scoping Plan recommended that local jurisdictions achieve 6.0 MTCO2e per capita in 2030 and 2.0 MTCO2e per capita in 2050 to demonstrate consistency with statewide targets. However, given that the new carbon neutrality goal for 2045 is more ambitious than the 2050 target, this recommendation for 2050 is no longer appropriate. According to the updated 2022 Scoping Plan, CARB now recommends that jurisdictions focus on developing locally appropriate, plan-level targets that align with the trajectory to carbon neutrality instead of focusing on a per capita 2050 target.

Methodology for Target Setting

The City of Redlands adopted two GHG reduction targets in the 2017 CAP that are now considered short-term targets: 6.0 MTCO2e per capita in 2030 and 5.0 MTCO2e per capita in 2035. These adopted targets remain consistent with the State's GHG reduction objectives and therefore do not need to be revised for the Redlands CAP Update. However, the updated CAP will extend the City's GHG reduction strategy to reflect the State's revised long-term goal through the year 2050. The methodology for determining a locally appropriate target for Redlands is described in the following sections.

Comparison with the 2022 Scoping Plan

Consistency with the Scoping Plan is considered alignment with the State's climate goals and relevant State plans or policies adopted for the purposes of reducing GHGs because the Scoping Plan itself was prepared to implement these regulations. As such, the Scoping Plan and its corollary documents and data are used as the primary source and guidance for determining a local target.

The 2022 Scoping Plan lays out the State's plan to achieve carbon neutrality by 2045 and improves upon previous versions of the plan that focused only on the industrial, energy, and transportation sectors by expanding actions for carbon capture and storage through the state's natural and working lands as well as a variety of mechanical approaches. The 2022 Scoping Plan acknowledges that, despite efforts to significantly reduce emissions from combustion of

fossil fuel for energy and transportation, some residual emissions will inevitably remain from sources such as certain industrial activities, internal combustion vehicles still on the road, and refrigerants. At a statewide level, forests, shrublands/chaparral, croplands, wetlands, and other natural and working lands will necessarily play a critical role to feasibly achieve carbon neutrality, but sequestration and storage by these lands will also need to be supplemented by additional methods to remove carbon from the atmosphere.

Strategies and actions included in the 2022 Scoping Plan are based on the statewide emissions that were modeled for each AB 32 GHG inventory sector for the 2022 Scoping Plan scenario from 2018 through 2045. More information about the modeling is available in the 2022 Scoping Plan's Appendix H: AB 32 GHG Inventory Sector Modeling.[1] **Table 3-1** shows the statewide emissions by sector for the 2022 Scoping Plan scenario in 2020, 2030, and 2045, followed by three types of total emissions:

1. Net total emissions include all sectors shown in the table;
2. Gross total emissions include all sectors except for the reductions from carbon dioxide removal (CDR); and
3. "CAP inventory total" emissions, which include the same sectors that are included in the Redlands CAP community-wide GHG emissions inventory:
    - Built environment emissions from residential, commercial, industrial, and public lighting electricity and natural gas consumption;
    - Transportation emissions from on-road vehicles and off-road equipment;
    - Solid waste landfill emissions;
    - Potable water emissions from energy used to supply, treat, and deliver water; and
    - Wastewater emissions from treatment processes and wastewater treatment plant energy demand.

Performance levels are shown relative to emissions in 2022 rather than 1990 levels to align with the 2022 updated baseline year quantified for Redlands and because data for 1990 is not available for Redlands. Further, the earliest year for 2022 Scoping Plan data is 2018, which does not align with the earliest available inventory year for Redlands (2015). The corresponding emissions per capita efficiency metrics were calculated using population estimates from the California Department of Finance.

As seen in **Table 3-1**, the 2022 Scoping Plan is estimated to meet and exceed the carbon neutrality target for 2045, with a greater level of carbon removed from the atmosphere than emitted. When accounting for carbon removal and sequestration, net statewide emissions in 2030 would be about 40 percent below 2022 levels and 5.6 MTCO2e per capita, further decreasing in 2045 to about 103 percent below 2022 levels and -0.3 MTCO2e per capita. Without carbon removal and sequestration, the gross total emissions would be about 82 percent below 2022 levels and 1.6 MTCO2e per capita. When only considering the same emissions as included in the Redlands CAP inventories, the 2022 Scoping Plan would be about 87 percent below 2022 levels and achieve 1.0 MTCO2e per capita.

Proposed Long-Term Local Target

As noted above, CARB recommendations in the 2022 Scoping Plan suggest that jurisdictions should focus on developing locally appropriate, plan-level targets that align with the trajectory to carbon neutrality instead of focusing on a per capita 2050 target. However, this guidance does not necessarily preclude usage of a per capita target. The long-term target for 2050 is therefore expressed in MTCO2e per capita for consistency with the metrics used in the 2017 CAP.

1 California Air Resources Board, "Appendix H: AB 32 GHG Inventory Sector Modeling," 2022 Scoping Plan, November 2022, https://ww2.arb.ca.gov/sites/default/files/2024-01/nc-2022-sp-appendix-h-ab-32-ghg-inventory-sector-modeling.pdf.pdf; AB 32 GHG Inventory Sectors Modeling Data Spreadsheet is available at: https://ww2.arb.ca.gov/sites/default/files/2022-11/2022-sp-PATHWAYS-data-E3.xlsx.

TABLE 3-1: 2022 SCOPING PLAN EMISSIONS, PERFORMANCE LEVELS, AND EFFICIENCY METRICS, 2022-2045			
METRIC	**2022**	**2030**	**2045**
California Population[1]	39,028,571	39,430,871	40,152,224
2022 Scoping Plan Scenario Statewide Emissions (MTCO2e)			
Agriculture	32,400,217	20,099,616	15,301,010
Carbon Dioxide Removal (CDR)[2]	0	-6,774,430	-74,991,771
Electric Power	46,887,456	39,199,474	8,680,822
High Global Warming Potential	20,250,000	9,900,000	9,000,000
Industrial	70,691,831	40,550,536	11,519,123
Recycling and Waste	9,840,000	9,179,852	7,989,708
Residential and Commercial	34,829,287	26,815,926	4,404,489
Transportation, Communications, Utilities (TCU)	152,548,276	80,578,332	7,942,868
Statewide GHG Emissions Totals (MTCO2e)			
Net emissions with all sectors	367,447,067	219,549,306	-10,153,751
Gross emissions without CDR[3]	367,447,067	226,323,736	64,838,020
CAP Inventory emissions[4]	314,796,850	196,324,120	40,537,010
Statewide Performance Levels Relative to 2022 (% below 2022 emissions)			
Net (all sectors)	-	40.3%	102.8%
Gross (without CDR)	-	38.4%	82.4%
CAP Inventory[3]	-	37.6%	87.1%
Statewide Efficiency Metrics (MTCO2e per capita)			
Net (all sectors)	9.4	5.6	-0.3
Gross (without CDR)	9.4	5.7	1.6
CAP Inventory[3]	8.1	5.0	1.0

1. Population data from the California Department of Finance Table P-2A Total Population for California and Counties (2020-2060).
2. The 2022 Scoping Plan assumes carbon dioxide removal (CDR) reductions would take effect starting 2028.
3. Includes all AB 32 GHG Inventory Sectors except CDR: agriculture, electric power, high-GWP, industrial, recycling and waste, residential and commercial, and transportation.
4. Includes only the same sectors that are included in the Fairfield CAP community-wide GHG emissions inventory (see Section 2): electric power, industrial, recycling and waste, residential and commercial, and transportation.

Sources: California Air Resources Board, 2022; California Department of Finance (Table P-2A), 2024; Dyett & Bhatia, 2024

In addition, the target year 2050 was selected in favor of 2045 to best align with the horizon year of long-term planning efforts, including the Southern California Association of Governments (SCAG) regional transportation plan/sustainable communities strategy (RTP/SCS), Connect SoCal 2024. Given the State's most recent update to its long-term GHG reduction target for 2045 and overall climate goals, it is assumed that carbon neutrality—or net positive emissions as shown in **Table 3-1**—would be maintained through 2050. The performance levels and efficiency metrics calculated for 2045 are therefore assumed to be sufficient for 2050.

The net total emissions shown in **Table 3-1** includes all sectors quantified for the 2022 Scoping Plan per AB 32 and provides a comprehensive picture of GHG-generating activities, as well as efforts to offset some of those GHGs in California. This level of detail was necessary in the 2022 Scoping Plan to show the feasibility of achieving statewide carbon neutrality by 2045. However, sufficient data and tools are not available to quantify local levels of carbon sequestration and storage, and carbon removal efforts are generally beyond the scope of local actions and influence. Therefore, setting a local target based on the net total emissions is not appropriate. The gross total emissions calculated from the 2022 Scoping Plan data includes all sectors except carbon removal and therefore adjusts for the fact that this sector cannot be quantified at the local level. However, this total would also be inappropriate for setting the local GHG reduction target because it includes other sectors such as agriculture and high-GWP emissions that were not included in the community-wide inventory for Redlands and is therefore not a valid comparison.

As such, the subset of total emissions from the 2022 Scoping Plan that correspond to the same five primary sectors included in Redlands' inventory (the "CAP inventory total" shown in **Table 3-1**) is the most appropriate total that provides the closest match between state- and local-level emissions inventories. The recommended long-term target for the Redlands CAP Update is 1.0 MTCO2e per capita by 2050.

Emissions and Targets Gap Analysis

Summary of Greenhouse Gas Emissions Inventories

Table 3-2 summarizes the results of the updated baseline and forecasted GHG inventories for Redlands. The forecasted emissions for 2030 and 2050 correspond to the "adjusted business-as-usual" scenario, which represents reasonably foreseeable future conditions with the land use and transportation network modeled by the San Bernardino Travel Activity Model Plus (SBTAM+) and includes the effect of state-level actions and efforts that would reduce GHG emissions in Redlands. State-level actions that were incorporated into the adjusted business-as-usual forecasted inventory are detailed in Section 2.4.

Need for Additional Reductions

Table 3-3 and **Figure 3-1** show how the City will need to take actions to reduce GHG emissions beyond the adjusted business-as-usual scenario to meet its GHG targets for 2030 and 2035 as adopted in the 2017 CAP. Significant additional reductions will also be required to align with the State's carbon neutrality goal and meet the proposed new long-term target for the Redlands CAP Update by 2050.

TABLE 3-2: BASELINE AND ADJUSTED BUSINESS-AS-USUAL FORECASTED GHG EMISSIONS INVENTORIES, 2015-2050

METRIC	2015 BASELINE[1]	2022 BASELINE	2030 ADJ. BAU[2]	2050 ADJ. BAU[2]
Total annual GHG emissions (MTCO2e)	**497,625**	**554,413**	**481,891**	**396,512**
Built environment – Electricity	117,185	91,750	73,340	-
Built environment – Natural gas	73,676	72,002	62,919	64,117
Transportation – On-road	259,239	351,444	308,472	295,192
Transportation – Off-road	13,315	15,700	16,108	18,592
Solid waste	24,933	7,412	7,718	8,435
Potable water	3,189	2,975	2,175	-
Wastewater	6,088	13,129	11,159	10,176
Reductions from state-level actions[3]	-	-	-30,433	-314,284
Performance Metrics				
Percent below 2015 levels	-	+11%	-3%	-20%
Population[4]	70,310	72,259	75,243	82,228
Per capita emissions	7.1	7.7	6.4	4.8

Emissions for 2015 are adjusted from the 2015 GHG Inventory included in the 2017 CAP using the same methodology as the 2022 baseline inventory to allow for valid comparison.

Adj. BAU = Adjusted Business-As-Usual forecast.

State-level actions include RPS, RGS, and Title 24; reductions from Title 24 are beyond (distinct from) reductions from RPS and RGS. Transportation sector reductions are already built into the emissions modeling tool and cannot be separated.

Population for 2015 and 2022 are from California Department of Finance estimates (Tables E-4 and E-5). Population for 2030 and 2050 are as modeled by SBTAM+, consistent with regional projections under Connect SoCal 2024.

Sources: California Department of Finance (Table E-4 estimates for 2000-2010 and Table E-5), 2012-2023; Dyett & Bhatia, 2024

TABLE 3-3: PROJECTED TRAJECTORY, TARGETS, AND REQUIRED REDUCTION, 2015-2050				
METRIC	**2015 BASELINE[1]**	**2022 BASELINE**	**2030 ADJ. BAU[2]**	**2050 ADJ. BAU[2]**
Projected Trajectory				
Population[3]	70,310	72,259	75,243	82,228
Total annual GHG emissions (MTCO2e)	497,625	554,413	481,891	396,512
Per capita emissions (MTCO2e per capita)	7.1	7.7	6.4	4.8
Target Metrics and Reduction Levels				
GHG reduction targets (MTCO2e per capita)[4]	-	-	6.0	1.0
Emissions level if target is achieved (MTCO2e)[5]	-	-	451,458	82,228
Additional emissions reductions needed to achieve target (MTCO2e)	**-**	**-**	**-30,433**	**-314,284**

Emissions for 2015 are adjusted from the 2015 GHG Inventory included in the 2017 CAP using the same methodology as the 2022 baseline inventory to allow for valid comparison.

Adj. BAU = Adjusted Business-As-Usual forecast.

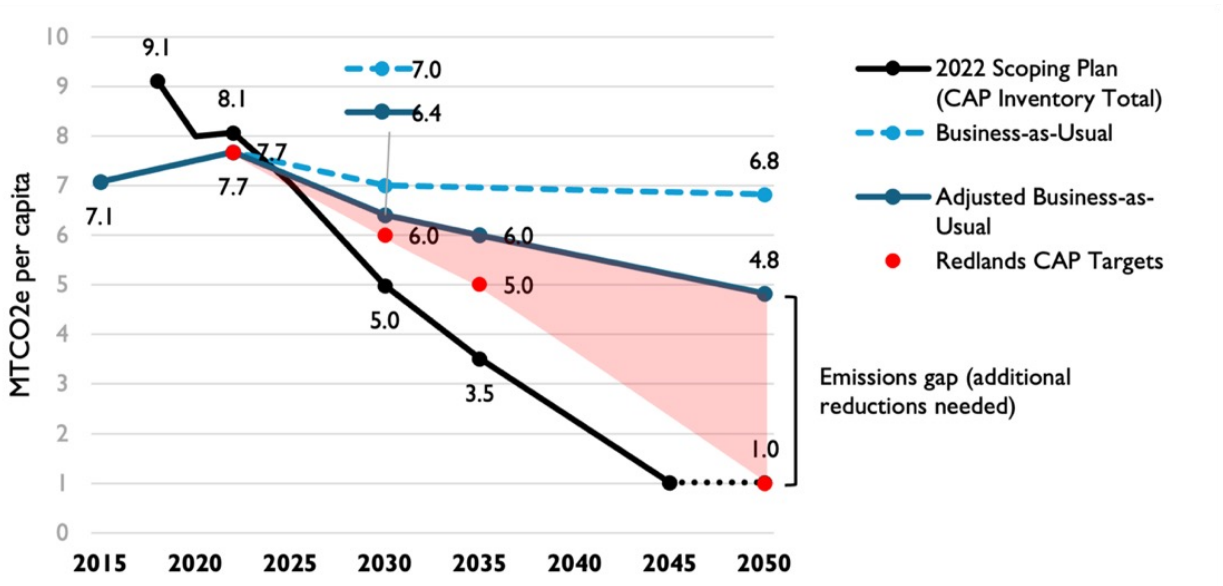
Population for 2015 and 2022 are from California Department of Finance estimates (Tables E-4 and E-5). Population for 2030 and 2050 are as modeled by SBTAM+, consistent with regional projections under Connect SoCal 2024. All population values are consistent with those used to calculate the GHG inventories.

The 2017 CAP target for 2035 is not shown because an updated GHG inventory forecast has not been quantified for that year, so gap analysis cannot be conducted.

Product of the GHG reduction targets and the population shown in the table.

Source: Dyett & Bhatia, 2024

FIGURE 3-1: COMPARISON OF STATE AND REDLANDS PER CAPITA EMISSIONS, 2015-2050



Source: Dyett & Bhatia, 2024

Note: Business-as-Usual scenario represents future conditions without reductions from state-level actions, which are included in the Adjusted Business-as-Usual forecast.

4 Greenhouse Gas Reduction Strategy Framework

This section presents GHG reduction strategies with key considerations for selecting and prioritizing specific measures. The chapter also quantifies GHG reductions from (1) State actions and (2) the updated CAP measures and actions and applies these reductions to the emissions forecast.

4.1 Key Considerations

Significant Contributors

As shown in **Figure 4-1**, the transportation sector—specifically from on-road vehicles (see also **Table 3-2** above)—is expected to continue to make up the large majority of Redlands' total annual GHG emissions in 2030 and 2050. This trend would be moderated by federal and state-level actions, Advanced Clean Cars program, Innovative Clean Transit, and other regulations incorporated into EMFAC 2021, that are expected to result in lower annual emissions primarily due to electrification of vehicle fleets and use of cleaner and more efficient technologies. However, this means that vehicle miles traveled (VMT) will be an increasingly critical lever; without decreasing total VMT overall, the transportation sector would continue to represent a disproportionately large share of total emissions.

The second largest contributor to total emissions in Redlands is the built environment sector, which includes emissions associated with electricity and natural gas consumption by residential, commercial, and industrial buildings as well as public lighting. **Figure 4-1** also shows how the built environment sector is expected to represent 28.3 percent of total emissions in 2030 and 16.2 of total emissions in 2050. Energy consumption would grow in proportion with the population, housing, and non-residential development in Redlands, consistent with regional growth (see the Progress Report for more information). Significant emissions reductions are expected due to State-level actions noted in Section 3.1 to decarbonize the energy sector. However, such changes are limited by the feasibility of technologies that are still under development. Therefore, controlling energy demand and consumption, such as by increasing energy efficiency and conservation, will continue to be the key to decreasing built environment sector emissions in the foreseeable future.

Significant Influence

As noted above, the City can influence VMT, energy demand, and generation of solid waste within the community. Though solid waste, potable water, and wastewater emissions are substantially less than transportation and built environment emissions, the City has significant influence over these sectors because the systems are under the City's direct control. That is, the City owns and operates the California Street Landfill, the Tate and Hinckley surface water treatment plants, and the Redlands Wastewater Treatment Facility, which are all located within the city.

As shown in **Table 3-2** above, solid waste emissions would continue to grow from the 2022 baseline through 2050 in proportion with the population. Local actions will help to reduce the upward trajectory for both residential as well as commercial and industrial waste streams, as well as provide an opportunity to align with the State's focus on short-lived climate pollutants (SB 1383). Guidance for local solid waste regulations and programs are provided by CalRecycle and continue to develop along with statewide efforts such as under AB 341 and SB 1383.

Potable water emissions quantified in the GHG inventory are based on the energy it takes to supply, treat, and deliver water to Redlands residents. As shown in **Figure 4-1** and **Table 3-2**,

these emissions would virtually reach zero due to state-level actions that would reduce emissions from electricity used to operate the City's water system. However, anticipated changes in technologies would best be coupled with actual reductions in water demand and corresponding energy needs to ensure emissions reductions in this sector. The forecasted inventories are based on water demand projections from the City's 2020 Urban Water Management Plan (UWMP), which assumes water demand would increase in proportion with population growth, but increased water efficiency and conservation efforts would be expected to help reduce these needs.

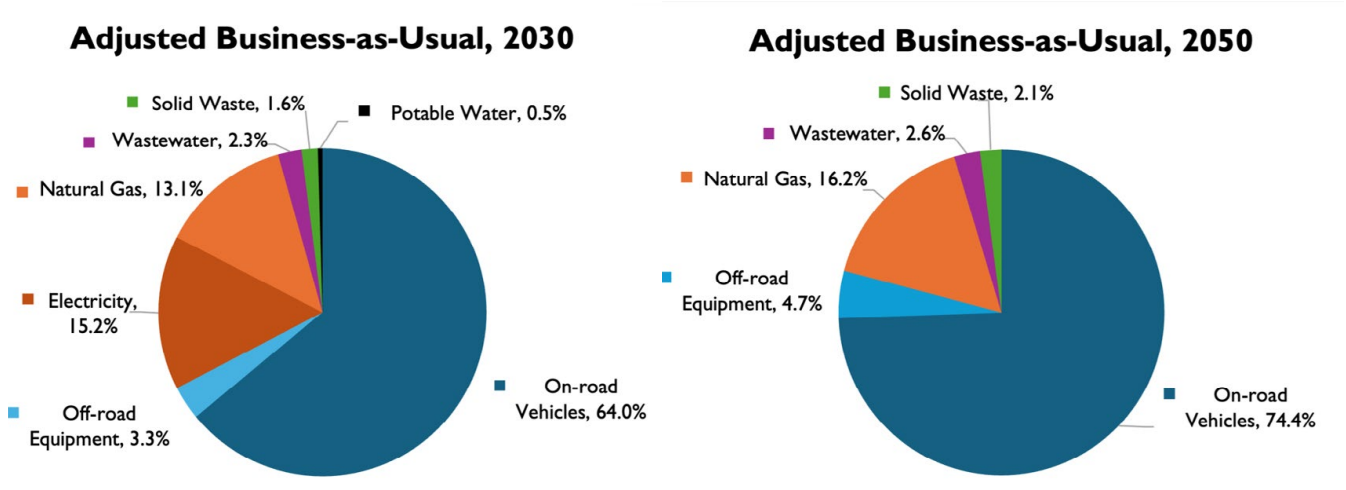
The wastewater sector represents a larger share of total annual emissions (about two percent) compared to the potable water sector, but these two sectors are inherently interrelated because consumption of potable water results in generation of wastewater. While methane and nitrous oxide emissions generated as byproducts of the wastewater treatment process are inevitable, the City can influence the significant portion of wastewater sector emissions generated by natural gas consumed by the wastewater treatment plant, such as by using biogas (methane from wastewater treatment) or other sources of on-site energy in place of natural gas.

Input from Stakeholder Outreach

Potential reduction strategies are also based on input from the Stakeholder Meeting conducted on July 25, 2024, that was attended by 14 participants representing Accelerate Neighborhood Climate Action (ANCA), University of Redlands, Redlands YIMBY, Omnitrans, City of Riverside, and City of Redlands staff from the Facilities and Community Services Department, Municipal Utilities and Engineering Department, and Building and Safety Division. Key highlights from the meeting include the following considerations.

- **Infrastructure supporting electric vehicles (EVs).** Publicly available EV chargers should be distributed equitably throughout the city—especially in North Redlands, low-income areas, and disadvantaged communities—and accessible at all hours. The City should provide wayfinding signage, have a plan to maintain and repair public EV chargers, and ensure there is adequate technical support for users experiencing issues with their EVs or the infrastructure. The CAP should prioritize actions, such as exceeding Title 24 requirements or innovative solutions like EV chargers serving on-street parking, that most effectively achieve the target number of EV chargers, in a manner that

FIGURE 4-1: ADJUSTED BUSINESS-AS-USUAL EMISSIONS BY SECTOR, 2030-2050



proportionately distributes public and private obligation to provide public, publicly accessible, and shared private EV chargers. Grants and other incentives to offset costs of owning an EV should be provided, especially for low-income residents.

- **Renewable electricity.** The City should transition its electricity provider to Community Choice Energy to maximize renewable energy usage, especially as electricity demand increases in proportion with EV ownership.
- **Mixed-use and higher density land uses to reduce VMT**. The City should consider zoning changes—such as increasing base densities, allowing more mixed uses, reducing setbacks, raising maximum heights, allowing single-stair reform in multifamily and commercial development, promoting row houses by eliminating side setbacks, and reducing parking requirements—to enable transit-supportive densities, provide nearby services and amenities, and reduce driving. Existing bike infrastructure could be improved by focusing on enhancing safety, including by installing protected bike lanes. Programs to increase transit ridership is a cost-effective way to leverage recent improvements to the transit system, though services could also be improved through targeted strategies – such as expanding SBX to Redlands to increase residents' access to medical facilities in Loma Linda, addressing fragmentation of sidewalks or other pedestrian and bicycle networks, and enhancing connections to key community destinations.
- **Partnership with schools.** Existing opportunities to reduce driving and encourage the transition to EVs include the Safe Routes to School program and ANCA's efforts to organize neighborhood carpools. It was noted that outreach and education efforts through schools represents an opportunity to effectively engage with students and families. The University of Redlands has plans to reduce its emissions through installation of additional EV chargers and solar panels but is interested in doing more, such as renewing efforts to implement a bike-share program connecting the campus to the Downtown area.
- **Costs and co-benefits**. The GHG Reduction Strategy should include a mix of measures that target new construction and existing buildings, as well as land use type (i.e., residential, commercial, industrial, medical, educational, etc.). Financial impact—such as direct costs to upgrade or retrofit homes or potential long-term costs of natural gas for households that cannot afford upgrades—on low-income residents is an important consideration, and measures should minimize negative consequences, such as rents raised by landlords who need to offset the cost of upgrading/retrofitting their properties, through tax rebates and other resources. Measures should also maximize co-benefits, such as shading from trees that lower energy demand to cool buildings, among other environmental benefits. The City should prioritize such approaches in low-income areas, where residents may not be able to afford energy efficiency upgrades. Co-benefits should also communicate the value of complementary actions like landscape water efficiency, as well as potential to strengthen climate resilience and adaptation.
- **Outreach and education.** Education about EVs should be provided to EV suppliers and service providers, not only consumers. For example, used EV retailers should be knowledgeable about rebates that are available to help residents access affordable options for owning an EV. Education about home electrification should be more clearly coordinated by the City to prevent misinformation and scams, as well as address lack of awareness, such as by endorsing trusted information and resources. More funding for education and outreach about existing recycling and

organic waste diversion programs is needed to increase awareness about these requirements, along with enforcement to increase compliance.

- **City- and community-led efforts.** The City should "lead by example," such as converting vehicle fleets to EVs, installing solar panels and batteries, striving for zero waste, and reducing emissions from City-owned facilities including the landfill and wastewater treatment plant. The City can also facilitate community-led efforts, such as ANCA's Repair Café program to encourage residents to repair and reuse items rather than throw them away or a sustainable food system consisting of local food produced in community gardens and composting. The City may consider a single-use plastics and containers ban, which is strongly supported by ANCA.

2017 Climate Action Plan Measures (2035 General Plan Policies)

The 2017 CAP forecasted that the 2035 General Plan land use and circulation system as well as the reasonably foreseeable State actions at the time would be sufficient to meet the established GHG reduction targets for 2030 and 2035. In addition, the 2017 CAP estimated that additional General Plan policies and actions—including bikeway system improvements, pedestrian improvements and increased connectivity, traffic calming, parking facilities and policies, and transportation improvements—would further reduce the City's future emissions. Reductions corresponding to these five measures were calculated using the Quantifying Greenhouse Gas Mitigation Measures methodology developed by California Air Pollution Control Officers Association (CAPCOA) to quantitatively demonstrate how the 2017 CAP would achieve the plan's reduction targets.

However, as discussed in Chapter 3, the updated GHG inventory shows that the City is not on track to meet its targets and would need to significantly reduce its emissions to align with the State's long-term GHG goals. In other words, the 2035 General Plan policies and actions alone would not be sufficient to meet the City's and the State's climate goals. Many of the measures quantified in CAPCOA's methodology, which was updated in 2021, apply to projects rather than to communities as a whole and thus require specific, project-level data that is not available at this time and/or not appropriate for the community-wide scale of the CAP.

Therefore, the 2017 CAP measures are not quantified for the CAP Update. However, applicable policies and actions from the 2035 General Plan are included as supportive measures or incorporated into other potential reduction measures and quantified where possible.

Cost and Benefit Considerations

In addition to the GHG reduction potential and degree of local jurisdictional control, the ease of implementation and enforcement for each reduction measure may vary. Section 4.2 below provides an initial estimate of each measure's GHG emissions reduction potential and associated City and/or private costs to implement the measure (approximately rated as low, moderate, or high). Additional financial feasibility considerations are noted where applicable with respect to availability of relevant federal, state, local, and other potential funding sources – such as eligible projects and programs, funding amounts, and schedules for application and award of funds. Co-benefits—including cost savings, job creation, air quality or other environmental quality, adaptation, public health, and equity—are also identified in Section 4.2 and have been confirmed and refined in response to community and stakeholder input.

4.2 Preferred Strategy

As shown in **Table 3-3**, the City will need to take actions to reduce GHG emissions beyond the legislatively adjusted business-as-usual (BAU) scenario to meet its GHG targets for 2030 and 2035 as adopted in the 2017 CAP. Significant additional reductions will also be required to align with the State's carbon neutrality goal and meet the proposed new long-term target for the Redlands CAP Update by 2050. **Table 4-1** and **Table 4-2** detail the Preferred Strategy to meet the City's greenhouse gas (GHG) reduction targets. The

TABLE 4-1: SUMMARY OF REDUCTIONS FROM QUANTIFIED POTENTIAL MEASURES, 2030-2050

	EMISSIONS REDUCTIONS (MTCO2E)[1]	
METRIC/MEASURE	**2030**	**2050**
Reduction Targets		
Projected per capita emissions (MTCO2e per capita)	6.4	4.8
GHG Reduction Target (MTCO2e per capita)	6.0	1.0
Total emissions reductions needed to achieve target[2]	-30,433	-314,284
Quantified Reduction Measures		
TR-1a. Achieve EV charger target to support on-road ZEVs	-71,745	-251,700
TR-2a. Limit idling of off-road equipment and require upgraded equipment using cleaner fuels	-3,723	-12,948
TR-2b. Require electric landscaping equipment	-411	-1,771
TR-3a. Reduce fragmentation of pedestrian network	-771	-738
TR-3b. New bike paths, separated bike lanes, or bikeways	-60	-58
TR-3c. Transit-supportive roadway treatments	-10	-10
BE-2a. Adopt a local benchmarking ordinance	-351	-1,053
BE-2b. Require existing residential buildings to meet building performance standard	-10,706	-36,218
SW-1a. Accelerate solid waste diversion target to 75%	-1,496	-1,635
SW-1b. Divert 75% of organic waste (SB 1383)	-3,976	-4,346
SW-1c. 20% edible food recovery (SB 1383)	-437	-478
CS-1a. Increase urban tree canopy by planting new trees	-3,017	-15,083
Total Reductions from Measures[3]	**-96,703**	**-326,038**
Target achieved?	Yes	Yes

1. Estimated emissions reductions beyond the adjusted business-as-usual forecast scenarios for 2030 and 2050. Table shows these as negative values to emphasize that they are reductions, and do not mean they are additional emissions.
2. Emissions reductions needed to achieve targets beyond state-level actions, including RPS, RGS, Title 24, and transportation sector reductions are already built into EMFAC 2021, that are included in the adjusted business-as-usual inventories.
4. Numbers may not sum exactly due to rounding.

Source: Dyett & Bhatia, 2024

Preferred Strategy reflects input from City staff, stakeholders, and community members as well as accounts for significant contributors to GHG emissions and areas in which the City has significant influence.

Table 4-1 shows greenhouse gas measures that could be implemented to achieve the proposed reduction target presented in **Table 3-3**. Measures that can be quantified are summarized in **Table 4-1**, and additional supportive measures that cannot be quantified due to lack of available data, established quantification methodology, or potential for double counting are excluded from the summary table but are described in **Table 4-2** below. As shown in **Table 4-1**, implementation of the potential GHG reduction measures is expected to be sufficient to meet the City's GHG reduction targets for both 2030 and 2050.

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES						
MEASURE	**PERFORMANCE METRIC**	**REDUCTION POTENTIAL (MTCO2E)[1,2]**	**APPROX. COST LEVEL**	**POTENTIAL RESOURCES**	**CO-BENEFITS**	**NOTES**
TRANSPORTATION						
TR-1. Provide and maintain EV refueling infrastructure, with a focus on disadvantaged areas, to support transition to ZEVs.						
TR-1a. 760 EV chargers citywide by 2030 (26% of passenger and 27% of medium/heavy duty vehicles on the road are ZEVs); 3,300 chargers by 2050 (100% of passenger and 85% of medium/heavy duty vehicles on the road are ZEVs) *Citywide total in 2024: 546 (383 commercial)*	760 EV chargers citywide by 2030 (26% of passenger and 27% of medium/heavy duty vehicles on the road are ZEVs); 3,300 chargers by 2050 (100% of passenger and 85% of medium/heavy duty vehicles on the road are ZEVs)	2030: 71,745 MTCO2e 2050: 251,700 MTCO2e *Estimated for passenger and medium/heavy duty on-road ZEVs corresponding to target.*	Moderate cost to City as new public works projects or increased project cost for private developer	Various programs and incentives available	Air quality, public health, equity, job creation	This measure supports the goals of EO N-79-20 to electrify transportation.
TR-1b. Work with SCE to utilize existing streetlight infrastructure to provide additional EV charging stations throughout the city. Prioritize installation in disadvantaged neighborhoods.	Pilot program launched by 2027	See TR-1a	Moderate to High cost to City as new public works projects	US Dept. of Energy Vehicle Technologies Office funding	Air quality, cost savings, equity	Opportunity to expand on existing Street Light Upgrade Program
TR-1c. Identify additional opportunities to make the zoning code and installation process more "EV-friendly," such as creating a definition for alternative fuels and recharging facilities, specifying EV chargers as a permitted use in as many districts as possible, and allowing online permitting for small-scale installations.	Review and update, as necessary, Redlands Municipal Code Chapter 15.58, Electric Vehicle Charging Systems, Chapter 18.08, Definitions and Construction, and applicable zoning districts by 2026	See TR-1a	Low cost to City	SoCalREN services	Air quality	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
TR-1d. Require installation of EV direct current (DC) fast chargers at new gas stations and existing gas stations that undergo a proposed amendment to the existing CUP and streamline review of these changes.	Adopt ordinance by 2026	See TR-1a	Low cost to City, high cost to developer or property owner	SCE Charge Ready Program, Low Carbon Fuel Standard credits, SB 445 opportunity to transition gas stations to EV charging	Air quality, public health, economic development	May require amendment to Redlands Municipal Code Sec. 18.156, Automobile Service Stations.
TR-1e. Work with Redlands Unified School District, Esri, and Omnitrans and seek other public-private partnerships to provide publicly accessible EV chargers at popular community destinations and within disadvantaged neighborhoods.	Locations identified by 2026; Joint-use agreements signed by 2027	Supportive (not quantified)	Low to moderate costs, assumed to be shared by partners	Veloz Public-Private Partnership, SoCalREN Public Power-Up program, CALeVIP 2.0	Air quality, equity, cost savings	
TR-1f. Increase EV charging wayfinding and signage to help navigate EV drivers to the nearest station. Review, and amend as necessary, design standards to increase visibility of EV chargers.	Signs installed for all publicly accessible EV charging stations with more than 4 Level 2 chargers or 2 DC fast chargers	Supportive (not quantified)	Low cost to City, low cost to developer or business	Free Caltrans highway system trailblazer signs	Air quality	
TR-1g. Provide a GIS-based community reporting system and publicly accessible online map of EV chargers for residents to locate nearby chargers, report chargers in need of repair, or suggest locations for new EV charging stations. *This could build on the existing Redlands 311 system and/or federal or State mapping tools.*	Develop program and conduct outreach by 2026; use inputs to prioritize implementation of TR-1a	Supportive (not quantified)	Low cost to City	US Dept. of Energy Alternative Fuels Data Center, CEC Electric Vehicle Chargers in California Dashboard	Air quality, equity	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
TR-1h. Designate a City EV Coordinator to oversee EV programs, resources, and outreach, as well as encourage participation in California Climate Action Corps programs. Expand community education and awareness about making the transition to ZEVs and resources to help make the transition affordable for all residents.	City will appoint EV Coordinator responsibilities by 2026; Annual outreach conducted	Supportive (not quantified)	Low cost to City	Resources compiled by SCE, South Coast AQMD, SoCalREN, federal and State agencies, etc.	Cost savings, equity, job creation	
TR-2. Work with South Coast AQMD to reduce emissions from off-road sources.						
TR-2a. Adopt a policy that limits idling of construction, industrial, and commercial off-road equipment and requires upgraded equipment that uses cleaner fuels.	25% of construction, industrial, commercial, and portable off-road equipment energy demand is electrified by 2030; 75% by 2050	2030: 3,723 MTCO2e 2050: 12,948 MTCO2e	Low cost to City, low to moderate costs for applicable businesses	Clean Off-road Equipment (CORE) vouchers, GoGreen Financing, Carl Moyer Program, South Coast AQMD incentives and programs	Air quality, public health	This measure supports the goals of EO N-79-20 to electrify transportation. Assumptions in line with 2022 Scoping Plan scenario.
TR-2b. Require landscaping equipment to be electric-powered for both residential and commercial projects	25% of residential and commercial landscaping equipment is electric-powered by 2030; 100% by 2050	2030: 411 MTCO2e 2050: 1,771 MTCO2e	Low cost to City, low to moderate costs for landscaping businesses	South Coast AQMD electric lawn and garden rebate, incentive, and exchange programs	Air quality, public health	This measure supports the goals of EO N-79-20 to electrify transportation and is in line with AB 1346.

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
TR-3. Increase the convenience, reliability, affordability, and safety of walking, bicycling, and taking public transit to reduce VMT.						
TR-3a. Improve pedestrian network by reducing fragmentation. Implement actions in the Sustainable Mobility Plan to prioritize pedestrian safety and first-last mile connectivity, especially in low-income and disadvantaged communities.	Increase sidewalk length by 5% by 2030 (17 miles, relative to the existing sidewalk network) *See priority projects recommended in the Sustainable Mobility Plan*	2030: 771 MTCO2e 2050: 738 MTCO2e *Estimated for 5% total network increase*	Moderate cost to City as new public works projects	Redlands Measure T, SBCTA Measure I, Caltrans Climate Adaptation Planning grant, SBCTA Transportation Development Act	Air quality, public health, equity, community cost savings	This is a plan/ community level CAPCOA measure to reduce VMT. Supported by General Plan policies, Safe Routes to School programs, and other related plans, including Sustainable Mobility Plan goal of 7.21 miles of pedestrian routes
TR-3b. Improve bicycle network by constructing bike paths, separated bike lanes, or bikeways. Implement actions in the Sustainable Mobility Plan to improve safety and connectivity, especially in low-income and disadvantaged communities.	Increase bikeway network length by 7.64 miles of Class I, II, or IV lanes by 2030 (resulting in a 10% increase of the existing bikeway network) *See priority projects recommended in the Sustainable Mobility Plan; 4.05 miles of Class I, II, or IV currently proposed*	2030: 60 MTCO2e 2050: 58 MTCO2e *Estimated for 10% network increase*	High cost to City as new public works projects or increased project cost for private developer	SBCTA Transportation Development Act, SCAG Sustainable Communities Program, Caltrans Sustainable Transportation Planning Grant	Air quality, public health, community cost savings, equity	This is a plan/ community level CAPCOA measure to reduce VMT. Supported by General Plan policies, bicycle parking requirements in the California Green Code, and other related plans
TR-3c. Implement transit-supportive roadway treatments to improve transit travel times and reliability	Improve 10% of transit routes. Examples: transit signal priority, bus-only signal phases, queue jumps, curb extensions to speed passenger loading, dedicated bus lanes	2030: 10 MTCO2e 2050: 10 MTCO2e *Estimated for 10% network improvement*	High cost to City as new public works projects	Partnership with Omnitrans, SCAG Carbon Reduction Program, SBCTA Transportation Development Act	Air quality, public health	This is a plan/ community level CAPCOA measure to reduce VMT. Supported by General Plan policies and other related plans

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES						
MEASURE	**PERFORMANCE METRIC**	**REDUCTION POTENTIAL (MTCO2E)[1,2]**	**APPROX. COST LEVEL**	**POTENTIAL RESOURCES**	**CO-BENEFITS**	**NOTES**
TR-3d. Work with Omnitrans to develop and market a program that improves public perception and increases ridership of buses and zero-emission transit.	Program implemented by 2026; Increase ridership by 5% by 2035; 10% by 2050	Supportive (not quantified)	Low cost to City, low cost to Omnitrans	Partnership with Omnitrans, Volkswagen Environmental Mitigation Trust	Public health, equity, community cost savings, adaptation with shade covers at bus stops	Work with Omnitrans to obtain ridership data for annual CAP monitoring and explore the idea of shuttle services that provide first-/last-mile connections to transit stations
TR-3e. Implement the integrated land use and transportation policies, such as allowing greater mixed uses and denser housing near transit, envisioned in the Transit Villages Specific Plan (TVSP) and General Plan to reduce VMT. Prioritize projects that achieve transit-supportive densities.	Apply to grant programs listed in TVSP Table 9-1, Funding Tool Matrix by 2026; buildout of future planned improvements in the TVSP by 2040	Supportive (not quantified)	Moderate to high cost to City for feasibility studies and subsequent public works projects	Partnership with SBCTA, Omnitrans, and Esri; resources in TVSP Funding Matrix	Air quality, public health, equity, job creation	
TR-3f. Install roundabouts as a traffic control device when feasible to smooth traffic flow, reduce idling times, eliminate bottlenecks, and manage speed.	Install 5 roundabouts or traffic circles by 2035	Supportive (not quantified)	High cost to City as new public works projects	SCAG Sustainable Communities Program, Caltrans Sustainable Transportation Planning Grant	Air quality, energy and fuel savings, enhanced pedestrian or traffic safety, public health	
TR-4. Implement transportation demand management strategies to reduce commute trips to work, school, and other frequent destinations.						
TR-4a. Work with RUSD and ANCA to establish a neighborhood carpool program and/or increase ridership of zero-emission school buses.	Develop goal in partnership with RUSD and ANCA (example: 75% of students signed up for carpool by 2030 and 90% by 2050)	Supportive (not quantified)	Low cost to City and partners	Safe Routes to School program, Volkswagen Environmental Mitigation Trust	Public health, adaptation	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
TR-4b. Encourage University of Redlands, Esri, and other employers with 250 or more employees to implement commute trip reduction programs. Elements may include providing vanpool or ridesharing, transit passes, or other ways to reduce driving. Program must include at least one mandatory element and regular monitoring and reporting.	Decrease the percentage of Redlands residents who drive alone to work to 75% by 2030 and 65% by 2050 *2022 ACS five-year estimates (Table B08006): 76.1%*	Supportive (not quantified)	Low cost to City, moderate to high costs to employers	South Coast AQMD Employee Commute Reduction Program (Rule 2202), University of Redlands Shuttle Services, Esri Rideshare Program and loaner bicycles	Air quality, public health	Same performance metric target for 2030 as Sustainable Mobility Plan
TR-4c. Use the recommendations in the TVSP and findings of the Downtown Parking Study to develop pilot projects of parking strategies that encourage less solo driving.	Pilot project located Downtown launched by 2027	Supportive (not quantified)	Moderate cost to City, moderate cost to private vehicle owners	The City of San Diego implemented a Downtown Parking Pilot Program to test the use of varying meter rates and time restrictions in the downtown area. The new strategies increased parking utilization rates; the revenue of which could be used to implement other transit-supportive roadway treatments	Air quality, public health	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES						
MEASURE	**PERFORMANCE METRIC**	**REDUCTION POTENTIAL (MTCO2E)[1,2]**	**APPROX. COST LEVEL**	**POTENTIAL RESOURCES**	**CO-BENEFITS**	**NOTES**
TR-4d. Pilot programs for EV-preferential policies such as dedicated loading zones, parking, and other incentives	Pilot project launched by 2027	Supportive (not quantified)	Moderate cost to City		Air quality	
BUILT ENVIRONMENT						
BE-1. Facilitate the transition to renewable, clean energy and enhance communitywide electric readiness.						
BE-1a. If a regional Community Choice Aggregation (CCA) is created by a multi-jurisdictional agency, consider opting in to participate, with the goal of transitioning all City accounts to 100% renewable.		Supportive (not quantified)	Low cost to City to participate in an already-created CCA			
BE-1b. Develop a community shared solar generation system, such as microgrids and storage of local electricity at schools, public facilities and community centers, fire stations, and libraries.	Pilot project completed by 2035	Supportive (not quantified)	High initial cost to City and/or developer, but future savings	US Dept. of Energy Community Power Accelerator, Low-Income Weatherization, California Strategic Growth Council Community Assistance for Climate Equity Program, SCE Community Renewables Program	Equity	
BE-1c. Work with SCE to promote and further incentivize battery storage as a means to maximize electrification benefits and improve resiliency	Establish baseline percentage of homes with battery storage beginning in 2025; increase or maintain year over year	Supportive (not quantified)	Low cost to City, low to moderate costs to owners to purchase batteries	Self-Generation Incentive Program, SCE New Home Energy Storage Pilot, SCE Storage Marketplace	Adaptation	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
BE-1d. Partner with educational institutions and local businesses to support development of a local green economy by providing resources for and marketing education and training programs	Provide outreach materials (e.g., to businesses and schools)	Supportive (not quantified)	Low cost to City	SoCalREN Workforce Education & Training Program, CalSEED, potential partnership with Esri	Job creation, equity, adaptation	
BE-1e. Encourage lenders to participate in solar and green lending education and certification programs; market certified lenders to homeowners	City to provide outreach materials	Supportive (not quantified)	Low cost to City	Example: University of New Hampshire-Inclusive Solar and Green Lending	Job creation, equity	
BE-2. Increase energy efficiency and reduce energy demand, especially from existing buildings.						
BE-2a. Adopt a local benchmarking ordinance that expands AB 802 to require existing large commercial and multifamily buildings of 30,000 square feet or larger to conduct energy assessments with the EPA ENERGY STAR Portfolio Manager and disclose assessments to the City annually.	10% of energy assessments result in at least 15% energy efficiency improvements	2030: 351 MTCO2e 2050: 1,053 MTCO2e	Low cost to City and low cost to owners of large commercial and multifamily buildings, with future savings	CEC AB 802 resources (e.g., ENERGY STAR Portfolio Manager); City of San Jose Energy and Water Building Performance Ordinance (BPO)	Cost savings	Assumes voluntary upgrades; City Building & Safety Division staff to monitor/enforce reporting and send out notices to comply

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
BE-2b. Adopt building performance standards that require existing single-family and multi-family residential buildings undergoing remodels and/or additions meeting certain criteria to meet a minimum energy savings score (in site MMBtu per year).	Single family, pre-1978: 39 site MMBtu/year Single family, 1978-1991: 30 Single family, 1992-2010: 18 Multifamily, pre-1978: 17 Multifamily, 1978-1991: 16 Multifamily, 1992-2010: 13	*2030: 10,706 MTCO2e* *2050: 36,218 MTCO2e Estimated for 2022 Code Cycle*	Low City cost to adopt criteria; approx. 8.6-year payback period for multifamily properties; approx. 16.5-year payback period for single-family properties; Low to moderate costs to owners with future savings	Local Energy Codes – Cost Effectiveness Explorer, Low-Income Weatherization Program	Cost savings	Based on Action BE-2b, if a single-family or multifamily building's remodel or addition meets the stated criteria (to be defined and adopted in a reach code), the energy improvements will be proportionate to the size or value of the renovation project, with a flexible menu of options; Reach code needs to be adopted for every Energy Code cycle (e.g., 2025 code cycle begins in 2026).
BE-2c. Provide information to owners about resources, such as funding sources, tax credits, on-bill financing, rebates, or other incentives, to make energy efficiency upgrades	Information provided on City's website, at permitting counter, and during related outreach events	Supportive (not quantified)	Low cost to City	Federal Solar Investment Tax Credit, CPUC Self-Generation Incentive Program, CPUC Single-Family Affordable Solar Homes (SASH) Program, SoCalREN, SCE, South Coast AQMD resources	Cost savings, equity	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
BE-2d. Continue implementation of Redlands Municipal Code Section 18.156.950, Sustainable Energy, for new warehouses and logistics distribution centers and explore the opportunity to apply similar requirements to large commercial developments.	Track compliance of development projects subject to Section 18.156.950 with respect to the zero-emission equipment, renewable energy, energy efficiency, solar PV, EV charging, and tree planting requirements. By 2030, evaluate and update requirements, as needed, and consider similar requirements for commercial developments.	Supportive (not quantified)	Low cost to City	Collaboration with developers	Adaptation, cost savings	Recent example of project to track: Resolution No. 8620 (Lot Merger No. 8 and Planned Development No. 7)
BE-3. Lead by example by achieving carbon neutrality of City buildings and operations						
BE-3a. Develop and implement a City "lead by example" plan to increase energy efficiency in City buildings, facilities, and operations. Ensure adequate staffing, such as dedicated climate staff or fellows, and determination of responsibilities by various departments, agencies, and partners to successfully implement the plan.	Adopt plan by 2028; conduct annual performance reviews	Supportive (not quantified)	Low cost to City	SoCalREN services, Climate Mayors network resources	Adaptation, cost savings	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL ($MTCO_2E$)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
BE-3b. Consider joining the national Climate Mayors coalition to demonstrate commitment to climate leadership	Join by 2026; annually participate in meetings or events	Supportive (not quantified)	Low cost to City	Access to network resources and idea sharing opportunities	Cost savings	
BE-3c. Enroll in SoCalREN's services for energy efficiency resources and participate in network events	Complete enrollment and maintain membership; attend meetings	Supportive (not quantified)	Low cost to City as eligible public agency	None needed; resources gained	Cost savings	SoCalREN is administered by the County of Los Angeles and funded by utility ratepayers under the auspices of the California Public Utilities Commission (CPUC). SoCalREN offers an objective, third party resource for enrolled agencies at no cost.
BE-3d. Electrify the City's vehicle fleet	60% of the municipal fleet is electrified by 2035; 100% of all feasible vehicles and equipment by 2050. Incorporated into the lead by example plan	Supportive (not quantified)	Moderate cost to City	US Dept. of Energy and CEC funding for EV readiness plans	Air quality	
BE-3e. As part of Measure BE-3a, include projects in the City's Capital Improvement Plan for installing solar PV systems and battery storage at City facilities	Priorities identified and underway by 2030	Supportive (not quantified)	Moderate to high costs to City as public works projects	Alternative Fuel Vehicle Refueling Property Credit	Adaptation, cost savings	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
SOLID WASTE						
SW-1. Solid waste diversion						
SW-1a. Achieve a solid waste disposal rate through local action that matches the statewide goal of 75% diversion	Disposal rate of 2.95 pounds per person per day (PPD) by 2030 and maintained thereafter; organic waste diversion and food recovery counts toward this goal (see SW-1b and SW-1c)	2030: 1,496 MTCO2e 2050: 1,635 MTCO2e	Low to moderate cost to City for enforcement and outreach (e.g., SW-1c and SW-1d), higher costs to City for facility and management improvements (e.g., SW-3a); moderate costs to businesses	Beverage Container Recycling City/ County Payment Program	Environmental quality, job creation Environm	Accelerates AB 939 "Good Faith Effort" jurisdiction targets in line with but do not exceed statewide goals
SW-1b. Continue to implement Redlands Municipal Code Sec. 13.67, Mandatory Organic Waste Disposal Reduction, that supports SB 1383 by locally diverting 75% of organic waste from landfills in order to match the statewide goal	75% organic waste diversion by 2025 and maintained thereafter; Review and update, as necessary, code by 2026	2030: 3,976 MTCO2e 2050: 4,346 MTCO2e	Same as SW-1a	CalRecycle SB 1383 Implementation Resources (see SW-1c through SW-1e)	Environmental quality, job creation	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES						
MEASURE	**PERFORMANCE METRIC**	**REDUCTION POTENTIAL (MTCO2E)[1,2]**	**APPROX. COST LEVEL**	**POTENTIAL RESOURCES**	**CO-BENEFITS**	**NOTES**
SW-1c. Adopt a Food Waste Prevention and Edible Food Recovery policy, such as expanding Redlands Municipal Code Sec. 13.67.060 and 13.67.070, to develop a program, in collaboration with community partners, including San Bernardino County, with guidance and incentives for compliance and monitoring in line with SB 1383 for food recovery and distribution.	20% of currently disposed, edible commercial food surplus is recovered for human consumption by 2025 and maintained thereafter	2030: 437 MTCO2e 2050: 478 MTCO2e	Low to moderate cost to City; can be combined with SW-1d	Edible Food Recovery Grant Program, CalRecycle Model Edible Food Recovery Agreement and jurisdiction examples	Public health, equity, job creation	Intended to support SB 1383 through local action to match the statewide goal of 75% diversion
SW-1d. Increase education and enforcement of organics waste collection, processing, and diversion from landfills, especially activities that prevent contamination of recyclable or divertible waste streams.	Determine baseline compliance through required enforcement activities per SB 1383 by 2025 and implement an annual inspection and enforcement program ; Annual outreach for residents and enforcement to Tier One and Two commercial edible food generators	Supportive (not quantified)	Low to moderate cost to City; can be combined with SW-1c	CalRecycle Mandatory Organic Waste Disposal Reduction jurisdiction examples, CalRecycle Beverage Container Recycling grants, Best Practices for Route Review, and other SB 1383 resources	Job creation	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
SW-1e. Adopt a communitywide Recovered Organic Waste Product Procurement Policy that supports continued achievement of Redland's annual recovered organic waste product procurement target, as established by CalRecycle. Explore partnerships with local farms to help meet the annual procurement target. Example strategies include using the maximum possible amount of compost for City parks and landscaping.	Annually procure 0.08 tons of organic waste per resident	Supportive (not quantified)	Low cost to City	CalRecycle Model Procurement Policy and jurisdiction examples, City's current utilization of compost/mulch from One Stop Landscape	Environmental quality, community cost savings	Per SB 1383, procurement does not necessarily have to be from organic waste generated by the city
SW-2. Solid waste reduction						
SW-2a. Encourage the reduction of single use plastics and containers communitywide, especially at City events and facilities	Ordinance adopted by 2026	Supportive (not quantified)	Low cost to City, moderate to high cost for businesses	Partnership with ANCA, Beverage Container Recycling Grant Program, Beverage Container Recycling City/ County Payment Program	Environmental quality	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
SW-2b. Adopt policies to reduce waste from City operations such as "Buy Recycled" or actions to encourage paper reduction, such as a "think before you print" campaign, reducing margins and logos on City-branded materials, requiring fewer copies or smaller-sized project plans or submittals, using computer software to remove blank pages and images from documents, etc.	Ordinance adopted by 2026	Supportive (not quantified)	Moderate cost to City but potential future savings	Recycled-Content Product Manufacturers directory, RecycleStore	Cost savings	
SW-2c. Require projects that require a construction and demolition recycling plan to divert a minimum of 65% of non-hazardous construction and demolition waste with third-party verification, in compliance with CALGreen Tier 1 requirements	Amend Sec. 13.66.050 to include a mandatory target of 65% diversion of construction and demolition waste with third-party verification	Supportive (not quantified)	Low cost to City		Environmental quality	Consider increasing local requirement and/or revising as CALGreen requirements change.
SW-2d. Adopt a policy, in compliance with AB 2593, to require recycled asphalt pavement for bikeways and greenways, as well as commercial and community parking lots where feasible.	Ordinance adopted by 2026	Supportive (not quantified)	Low to moderate costs to City for future public works projects	Rubberized Pavement Grant Program	Public health	

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
SW-2e. Require new commercial developments to submit waste reduction plans and encourage existing businesses to conduct waste audits. Develop a green business program that recognizes and rewards local businesses for high waste diversion and/or other sustainability measures	50% of businesses conduct waste audits by 2030, and 100% by 2050. Green business program established by 2027.	Supportive (not quantified)	Low to moderate cost to City, moderate cost to developers or businesses with potential future savings or revenue	California Strategic Growth Council Community Assistance for Climate Equity Program	Adaptation, job creation	May require amendment to Sec. 13.66.030
SW-2f. Work with ANCA, schools, local art groups, and businesses to expand neighborhood-scale programs that support a circular economy by encouraging reuse to reduce waste generation, such as creative reuse workshops or community exchange programs.	Establish program by 2026, and conduct at least one event per year	Supportive (not quantified)	Low cost to City	Partnership with ANCA and others, Recycling Market Development Revolving Loan Program, New Market Tax Credits	Job creation	
SW-3. Reduce emissions from the City's landfill facility						
SW-3a. Explore opportunities to increase waste-to-energy capacity at the landfill, such as using captured landfill gas to meet the facility's energy demand and/or providing the energy on a local grid. *This action also supports progress toward Redlands' procurement target (see SW-1e).*	60% landfill facility energy demand met by energy generated on site by 2035; 100% by 2050	Supportive (not quantified)	Moderate cost to City to connect current landfill gas capture system for waste-to-energy, with potential future savings or revenue	Greenhouse Gas Reduction Loans, Clean Electricity Investment Tax Credit	Adaptation, cost savings	Emissions from energy usage by the landfill facility are included in the built environment sector for this inventory due to lack of site-specific data.

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES						
MEASURE	**PERFORMANCE METRIC**	**REDUCTION POTENTIAL (MTCO2E)[1,2]**	**APPROX. COST LEVEL**	**POTENTIAL RESOURCES**	**CO-BENEFITS**	**NOTES**
SW-3b. Coordinate capacity planning with the County per SB 1383 and increase sorting capabilities at the landfill to support diversion goals. Seek to achieve a high diversion organic waste processing facility status	Divert 75% of organic waste (see SW-1b).	Supportive (not quantified)	Low to cost to City, potentially higher costs (see SW-1b)	Greenhouse Gas Reduction Loans	Job creation	
POTABLE WATER						
PW-1. Increase water efficiency and water conservation						
PW-1a. Continue to implement the Water Efficient Landscape Ordinance, Urban Water Management Plan, and Water Systems Master Plan.	Review and update plans; monitor progress in an annual report	Supportive (not quantified)	Cost varies with projects	California Climate Investments, Watershed Resilience Program, WaterSMART Small-Scale Water Efficiency Projects grants	Water quality, adaptation	
PW-1b. Require CALGreen Tier 2 water efficiency requirements for indoor water uses in new development and renovated buildings.	Ordinance adopted by 2026	Supportive (not quantified)	Low cost to City, moderate potential costs to developers or owners	WaterSMART Small-Scale Water Efficiency Projects grants	Water quality, cost savings	Consider reductions for smaller projects
PW-1c. Explore options to reduce prevalence of water-intensive ornamental lawns, especially in lower density residential districts, such as by reducing front yard setback requirements	Study of options completed by 2026; amendments to zoning code by 2027	Supportive (not quantified)	Low to moderate cost to City to hire consultant		Adaptation, cost savings, environmental quality	Potential opportunity to connect to infill housing objectives

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
PW-1d. Increase enforcement activities of water use restrictions to ensure compliance. Require noncompliant water customers to participate in an education program.	Establish baseline level of noncompliance by 2027 and reduce or maintain this level year over year	Supportive (not quantified)	Low to moderate cost to City for inspections, potential revenue from inspection fees		Water quality	
PW-1e. Join the EPA-sponsored national WaterSense partnership to promote water-efficient products and practices	Join partnership by 2026, attend meetings or events annually	Supportive (not quantified)	Low cost to City with potential savings	WaterSense partner resources	Water quality, cost savings	
PW-1f. Continued education, incentives, and assistance services to comply with AB 1668 and SB 606, such as events that showcase the city's demonstration gardens to encourage landscape conversion	Annually monitor program participation and assess opportunities to improve	Supportive (not quantified)	Low cost to City	City of Redlands Water Efficiency Rebate Program	Adaptation	Demand management measures included in the UWMP and Water Systems Master Plan
WASTEWATER						
WW-1. Reduce emissions from wastewater treatment						
WW-1a. Continue to implement the recommendations in the Wastewater Master Plan to optimize operational efficiency.	Projects identified in the Capital Improvement Plan	Supportive (not quantified)	Low to moderate costs to City as public works projects, with potential future savings		Cost savings	Focus will be on advancing and innovating WWTP processes to increase water and energy efficiency.

TABLE 4-2: EVALUATION OF GREENHOUSE GAS REDUCTION MEASURES

MEASURE	PERFORMANCE METRIC	REDUCTION POTENTIAL (MTCO2E)[1,2]	APPROX. COST LEVEL	POTENTIAL RESOURCES	CO-BENEFITS	NOTES
CARBON SEQUESTRATION						
CS-1. Increase capacity for local carbon sequestration						
CS-1a. Update the Street Tree Policy and Protection Guidelines Manual and City Street Tree Planting Plan and/or develop an urban forest master plan with a new tree planting goal to equitably increase the city's urban forest.	Plant 880 new trees by 2030 (2% increase in current tree canopy); 4,400 new trees by 2050 (10% increase in current tree canopy)	2030: 3,017 MTCO2e 2050: 15,083 MTCO2e	Moderate cost to City for planting and maintenance	Honorary Tree Program, Redlands Community Foundation, CAL FIRE Urban and Community Forestry Grants, CNRA Urban Greening Program	Air and other environmental quality, adaptation, public health, equity	Trees to be planted will be in parks, right-of-way planters, and other City property. Reductions include energy saving benefits from trees. Related efforts include existing tree shade cover requirement under Section 18.156.930(D).
CS-1b. Use compost (organic waste procurement) for urban forest planting and maintenance.	Achieve Redland's annual recovered organic waste product procurement target (See SW-1e)	Supportive (not quantified)	Low cost to City		Environmental quality, cost savings	Per SB 1383, procurement does not necessarily have to be from organic waste generated by the city
CS-1c. Allow community gardens in as many districts as possible as a way to support growth of a local food system, encourage stewardship, and create spaces with capacity to sequester carbon.	Amend zoning code by 2026	Supportive (not quantified)	Low cost to City	CAL FIRE Urban and Community Forestry Grants, CNRA Urban Greening Program, University of Redlands SURF Garden	Environmental quality, job creation, public health	

1. Reductions in the built environment sector in 2050 are from avoided natural gas emissions only because it is assumed electricity would be 100% carbon-free due to RPS requirements by 2045.
2. There are no additional emissions reductions from potable water sector in 2050 because electricity would be 100% zero emission due to RPS.

Source: Dyett & Bhatia, 2025

5 Monitoring, Evaluating, and Reporting

The Climate Action Plan (CAP) outlines a strategic roadmap for Redlands to meet its 2030 and 2035 greenhouse gas (GHG) emission reduction targets as well as the State's carbon neutrality goal and proposed new long-term target for 2050. Recognizing that underlying assumptions and data—such as adoption rates of measures, technological advancements, cost changes, legislative updates, and co-benefits—will evolve over time, the CAP is intended to be a living document that provides flexibility for updates as new information becomes available and success is monitored over time.

This chapter identifies the monitoring framework for the CAP to implement the GHG Reduction Strategy presented in Chapter 4.

5.1 Updated Baseline Inventory Progress Reports

The City remains committed to the ongoing, incremental, and comprehensive efforts required to meet the long-term climate goals set forth in this CAP. As measures are implemented, data on the timing and success of implementation, as well as communitywide GHG emissions trends, will be used to inform updates to individual GHG reduction measures and the CAP as a whole. The intent is to allow City staff to evaluate and monitor CAP performance over time and alter or amend the plan if it is not achieving the desired outcomes. This may include community engagement, providing regular progress updates, and creating opportunities for public input as policies and programs are developed and infrastructure is built. The City should conduct communitywide GHG emissions inventories supported by GHG standard protocols and climate commitments, approximately every two to three years if feasible.

5.2 Annual CAP Monitoring Report

The City will periodically monitor and report on progress towards achieving the emissions targets every year. The monitoring report will include information on the status of the federal and State level emissions reductions measures identified in Chapter 3 of this CAP, as well as any new efforts that may emerge in the reporting year. The report will be presented to the City Council at a public meeting during which interested parties may comment on the report.

5.3 Updates to the CAP

As technologies and markets evolve, and the City implements the CAP actions, these reports will help track progress and identify areas needing improvement, adjustment, or replacement. The City should update the CAP every five years to reflect the findings and recommendations from the inventory updates (described in Section 5.1) and monitoring reports (described in Section 5.2). Updates will also address new state or federal legislation, market trends, or regional initiatives that may influence local climate change mitigation efforts. Moreover, the updates provide an opportunity to reassess measures and actions that were previously challenging to implement due to unavailable technologies or high upfront costs.

5.4 GHG Reduction Strategy Implementation Matrix

Table 4-2 above summarizes the performance metrics, timeframe, and responsibilities for each GHG reduction measure and supporting action to ensure successful implementation of the CAP. A list of resources, including federal, state, and regional programs that represent opportunities for funding or partnerships that are currently available as preparation of this CAP are included in **Table 4-2**.

DYETT & BHATIA
Urban and Regional Planners

City of Redlands Climate Action Plan Update Community Workshop #1 Summary

Date: October 7, 2024, 6:30 p.m. – 8:00 p.m.
Location: City Council Chambers, Redlands City Hall

1. ATTENDEES

City Planning Division staff and Dyett & Bhatia (D&B) hosted an in-person workshop attended by six Redlands residents, some of whom also work in the city. Organizations that were represented include Accelerate Neighborhood Climate Action (ANCA), University of Redlands, and Redlands YIMBY.

2. AGENDA AND MEETING OVERVIEW

- **Welcome.** City staff and D&B welcomed participants, presented the meeting agenda, and introduced the context for the Redlands Climate Action Plan (CAP) Update.
- **Presentation about the CAP Update.** D&B presented background information about the purpose and key concepts of the CAP Update. Participants asked general questions about the CAP Update process.
- **Small group discussion.** D&B led a visioning activity and discussion about the draft candidate strategies, focused on input about community priorities.
- **Closing.** D&B closed the meeting by inviting participants to take the online community survey and providing contact information for follow-up questions or comments.

3. NOTES

1. General Questions/Comments

Participants asked the following questions, answered by technical consultant D&B.

- Was the GHG inventory prepared for just City (municipal) operations, or does it include citywide emissions? How was the activity data (e.g., electricity consumption from SCE) obtained for just Redlands?
- What protocol was used to quantify the GHG inventory?
- Regarding current GHG emissions, how does the City of Redlands compare to other cities?

2. Visioning Activity

Participants were asked to respond to the prompt: "Please describe your vision of a sustainable future for Redlands in 2050. *In 2050, Redlands is…*" Responses were written on sticky notes, as listed below. When asked to share their responses to the group, participants generally agreed with each other's responses.

- Better use of open buildings
- Walkable/city + more bike lanes
- Green spaces
- Clean
- Resilient
- Denser/transit-oriented
- Less car traffic
- More EVs
- Planning for walkability and public transportation
- Closer partnership with RUSD
- Regenerate green space
- Safe, equitable streets
- Effective public transportation system
- Zero waste
- Walkable city
- Diverse localized economy
- Sustained water conservation
- Disaster preparedness
- Localized sustainable food systems
- Neighborhood climate resilience
- Environmental justice
- Dense
- Walkable
- Safely bikeable
- Has great transit

Word cloud generated after the workshop using responses listed above. The most common word used was "walkable." Note: The term "transit" was substituted with "public transportation."

3. Discussion about Community Priorities

Participants were asked to share their input regarding the draft candidate strategies, especially the topics, approaches, and considerations such as co-benefits that they are most interested in. Given the small size of the group, participants were encouraged to have "organic" discussion, with many responses building on one another. The following notes are organized by common themes.

1. Land Use Strategies and VMT Reduction

- Participants strongly support integration of land use and transportation policies (action TR-3f)—especially removing density restrictions, encouraging more density, and transit-supportive density—as well as emphasis on infill and mixed uses particularly on vacant lots. A participant suggested a study by UC Berkeley as a resource to help estimate potential GHG reductions from infill development.
- One participant asked about commute data for Redlands (i.e., the proportion of residents who work within the city vs. those who work outside the city, as well as residents from other cities who work in Redlands) as it relates to citywide VMT. It was noted that this information, though slightly dated, is included in the General Plan. This comment was tied to the participant's vision

for a sustainable future in 2050, in which Redlands residents can live and work in their community as well as have all their needs met within the city.

- Participants feel strongly that the GHG reduction strategy should prioritize VMT reduction by improving walkability and bikeability as well as supporting public transportation systems through adequate infrastructure and higher density, mixed uses in the city center.
- Participants would like to see less car traffic in Redlands, with more effective public transit through higher frequency service and more bus lines.
- Participants supported action TR-3c to construct more bike paths (Class I), separated bike lanes (Class II), or bikeways (Class IV). They agreed that existing "sharrows" (Class III) are not adequate for cyclist safety compared to protected bike lanes and are glad these are not the focus of TR-3c. In addition, one participant asked for more bike parking and a plan for e-bikes (i.e., infrastructure and/or management for both electric and non-electric bicycles).
- One participant commented that they are interested in electrification of the regional rail system (i.e., the Arrow line and Metrolink in general) as it relates to efficiency of service (e.g., faster speeds/acceleration, etc.) as well as GHG emission reductions. It was noted that there are plans for the Arrow line to convert to hydrogen power but not electric. Additionally, the City would have limited control over this issue.
- A participant voiced their support for transit-supportive roadway treatments that improve transit travel times and reliability (action TR-3d), especially the combination of transit signal priority and bus-only signal phases. They emphasized that transit should be a faster mode of transportation than driving in order to be a viable option in place of private vehicles.
- Participants agreed that adding shade covers to bus stops to improve comfort and protection from heat could have a significant impact on bus ridership (action TR-3e).
- Participants agreed that the City should increase enforcement of existing bike parking requirements, such as ensuring that commercial properties are providing the required amount of bike racks, as well as encouraging provision of safe and secure bike parking facilities.
- Participants would support parking strategies including reduced and priced parking (e.g., congestion/demand-responsive pricing) to disincentivize driving. A participant commented that the City should not provide free parking because this subsidizes driving, and thereby GHG emissions, and entrenches car dependency. City staff noted that the findings of the Downtown Parking Study (as referred to in action TR-4c) show that there is sufficient parking in Downtown Redlands but that better management (e.g., enforcing time limits) is required. Participants support a transition to parking structures rather than surface parking (e.g, parking lots, street parking, etc.) and see this as an opportunity for co-benefits through incorporation of sustainable building/site design such as green infrastructure. Participants also urge the City to consider reducing parking requirements, such as required for areas near transit under AB 2097.

- Participants supported the idea of pilot projects under action TR-4c, suggesting State Street as a potential location for removing cars within the city center, with the co-benefit of supporting local businesses by increasing foot traffic.
- One participant cited their experience in the Traffic and Parking Commission, suggesting that the City should include evaluation of the safety and usability of active transportation as part of their RFPs for traffic studies.
- A participant asked whether the City's fleet would also transition to zero-emission vehicles, and City staff confirmed this effort is included in the GHG reduction strategy and is already underway.
- It was noted that the performance metrics for actions under measure TR-3 should specify the target year.

2. *Electric Vehicles*

- While it was recognized that transitioning to EVs has the most significant impact on GHG emissions reductions, all participants strongly agreed that the GHG reduction strategy should de-emphasize the role of EVs and instead prioritize actions that reduce driving, regardless of the type of vehicle. (See above for notes about VMT reduction.)
- It was noted that production of EVs is still resource-intensive, resulting in GHG emissions, and would still require significant costs to maintain road infrastructure (i.e., instead of investing in public transportation, etc.). A participant commented that they see the transition from gas to electric cars and potential increase in availability/use of autonomous vehicles as an opportunity for cost savings and also underlined that the City should invest in infrastructure that supports climate objectives because continuing to maintain roads for cars drives "induced demand."
- Participants agreed that the City should prioritize the transition of mass transportation (i.e., buses and shuttles, etc.) to EVs over private vehicles. It was noted that partnerships with RUSD and Omnitrans would be key to this effort, as well as strategies to increase ridership of mass transit.
- One participant asked for clarifications about the EV charger goals of action TR-1a, specifically whether the goal includes both private and public chargers in addition to residential and commercial and what the source for the quantified targets is. They suggested that the target should be higher, based on the ratio suggested by the 2023 NREL Report on the national charging network (1.178 EVs served by one charger), implying there would be 896 new EVs by 2030.

3. *Electrification Costs and Equity*

- A participant questioned whether requiring all new construction to be carbon neutral (action BE-1b) would increase development costs and was concerned how this may discourage

development in Redlands as well as undermine efforts to facilitate higher density, infill, and sustainable development. They would support changing this action to an incentive-based program that encourages but does not necessarily require carbon neutrality.

- Another participant questioned whether carbon neutrality under action BE-1b includes embodied carbon (e.g., for the sourcing and production of building construction materials) in addition to operational emissions. It was noted that the California Green Building Standards (CALGreen) include requirements for recycling of construction materials. The participant would like to see better enforcement of existing requirements, such as by hiring a consultant to follow-up on whether CALGreen requirements are actually being met beyond the City's checklist, as well as providing incentives for achieving CALGreen Tier 1 and Tier 2. In addition, the participant supports reuse and renovation of existing buildings to reduce embodied carbon.
- A participant supports Community Choice Aggregation for Redlands (action BE-1a) as a way to accelerate transition to renewable energy. Participants supported CCA as a way for the community to have more control over their energy, despite minimal benefit from cost savings, especially in the longer term.
- Participants discussed the need for more support and resources to help residents transition their homes to electric. For example, there are subsidies/rebates for disadvantaged communities and other resources to help with affordability, such as from the IRA, but these websites can be confusing. Participants would like the City to help connect the community to these resources and also play a role in educating and incentivizing installers and contractors that supply electric appliances to make it easier for residents to electrify their homes.
- A participant expressed that the process for solar installation is long and complicated, especially for existing multifamily buildings that do not currently have the appropriate infrastructure to support a solar PV system, which introduces additional costs and impacts financial feasibility. Another participant also emphasized that storage (e.g., batteries) are also essential to a viable solar energy system.
- Participants supported strengthening the language of action TR-2b to not only require electric-powered landscaping equipment but "ban gas-powered lawn equipment," in line with the objectives of AB 1346 and being done in other cities. Participants strongly support complementing this effort with resources for small landscaping businesses, such as those offered by SCAQMD, to convert their equipment in a financially feasible and equitable manner.
- A participant supported the co-benefit about climate adaptation and resilience, noting the importance of neighborhood-level disaster preparedness.

4. Green Spaces

- Participants are interested in integrating more green spaces, such as parks and plazas, within the urban environment, with more trees and associated co-benefits such as increasing pedestrian comfort by making it less hot (i.e., shading).
- Participants were interested in habitat and open space conservation or restoration. One participant suggested emphasizing habitat connectivity as a co-benefit of lawn conversion, along with community food production and native planting, especially given the prevalence of large yards in Redlands.
- Another participant would like to see stronger growth management policies that focus urban development within a compact city center while restoring natural land and regenerating habitat and biodiversity surrounding the city (e.g., tearing down warehouses), as well as protecting the viability of local food production on agricultural lands. It is noted that such policies would not be within the scope of the CAP and would be better addressed by the General Plan.

5. Stakeholders and Community Leadership

- One participant mentioned that they would like the school district to play a larger role in communitywide climate action and encourage the City to pursue a more "fruitful" partnership with schools, given that they own a large amount of land and influence many activities in the city (e.g., commuting to and from school). In addition to coordinating implementation of the City's CAP, the participant suggested urging the school district to adopt its own specific CAP or climate action policies to lead the communitywide initiative.
- Another participant supported the role of schools in educating the community, especially younger generations to address long-term climate action.
- Participants discussed the role of major employers in Redlands, such as Esri, the University of Redlands, and the medical sector, in the local economy to foster a community in which residents can live, work, and meet their other needs – thereby reducing VMT. Additionally, one participant commented that the City should pursue a more diverse economy, with less logistics/distribution businesses, to avoid "economic monoculture."
- Participants would like to see the City of Redlands be a leader of climate action, both in the region and the state, such as by exceeding statewide goals.

City of Redlands Climate Action Plan Update Community Workshop #2 Summary

Date: October 9, 2024, 6:00 p.m. – 7:00 p.m.
Location: via Zoom with registration

4. ATTENDEES

City Planning Division staff and Dyett & Bhatia (D&B) hosted an online workshop attended by two Redlands residents, both of whom are members of Accelerate Neighborhood Climate Action (ANCA).

5. AGENDA AND MEETING OVERVIEW

- **Welcome.** City staff and D&B welcomed participants and presented the meeting agenda.
- **Presentation.** D&B presented background information about the purpose and key concepts of the Climate Action Plan (CAP) Update.
- **Discussion.** Participants introduced themselves, shared their vision for the CAP, and discussed the draft candidate strategies, asking clarifying questions about specific actions.
- **Closing.** D&B closed the meeting by inviting participants to take the online community survey and providing contact information for follow-up questions or comments.

6. NOTES

1. Visioning

As an introduction, participants were asked to introduce themselves, how long they have lived or worked in Redlands, and what they were most interested in discussing at the workshop. They were also invited to describe their vision of a sustainable future for Redlands in 2050.

One shared that they would like to see the actions in the current CAP implemented as well as the proposed reduction measures of the CAP Update to do more to achieve a sustainable future, given that Redlands is not on track to achieve its current targets. Another participant shared that they were interested in climate adaptation and resilience, such as equitable access to cooling strategies. Both participants agreed that changes to transportation were a key component of their vision for a sustainable future, in addition to related co-benefits on air quality and quality of life.

2. Discussion about Draft Candidate Strategies

Participants were asked to share their input regarding the draft candidate strategies, especially the topics, approaches, and considerations such as co-benefits that they are most interested in. One participant kicked off discussion regarding the transportation topic.

The following notes are organized by emission sectors of the greenhouse gas (GHG) reduction strategy framework. It is noted that the input captured below reflect the comments and specific suggestions about the measures from primarily one participant, given the small turnout and because one of the participants had to leave the workshop early.

I. Transportation

- Similar to action TR-1c to make the Zoning Code more "EV-friendly," both participants agreed that the City should require all new development to be EV-friendly and better ensure compliance with CALGreen such as for solar readiness and other requirements. It is noted that this suggestion overlaps with action TR-1d.
- A participant would like action TR-1i to not only "consider" but to actually establish a Climate Action and Adaptation Fund for implementation.
- For actions under measure TR-3, a participant asked for the performance metrics to be more ambitious. Specifically, they would like to see much more sidewalks (action TR-3a), potentially tying this to the Safe Routes to School program, and expressed that the northern part of the city needs more bikeways (TR-3c). Similarly, they would like to double the performance metrics for actions TR-3d and TR-3e from 10 percent to 20 percent, underlining that they would like the CAP to achieve more ambitious outcomes faster but recognizing that these goals should be realistic.
- A participant asked about the implementation of action TR-4b. It was clarified that these programs would contain a mix of voluntary and mandatory measures, to be developed by large employers. Both participants agreed that there is opportunity for the hospital, university, and Esri to offer carpooling and shuttle services. A participant cited Esri's carpool reward system as an existing example that could be improved through additional engagement to increase awareness and continue conversations (general education) about reducing driving. Another participant provided a different example from the City of Corona, which has a grant-funded program to make City vans available for residents to carpool to nearby destinations such as neighboring cities.
- When asked more generally about their ideas for an effective, sustainable transportation system, participants supported the idea of shuttle services that provide first-/last-mile connection to transit stations, especially during rush hours, such as in Anaheim, Wilmington, and Corona. Another idea was providing free inner-city transportation (e.g., between the university and another destination within Redlands).

- Participants supported a stronger partnership between transportation and school systems to encourage residents to take transit. For example, in Los Angeles, schools and colleges offer free transit passes to students. Another participant shared their experience organizing commuter carpooling networks as a neighborhood-level program and would like to see something like this in San Bernardino County.
- A participant would like action TR-1g to require signage for EV charging stations with more than two Level 2 chargers.
- It was suggested that the performance metric for action TR-2b to require landscaping equipment is increased for a faster time frame.

2. *Built Environment*

- A participant supported the carbon neutrality requirement for all new construction (action BE-1b) but would like for this requirement to be sooner than 2030. It was noted that the proposed time frame accounts for the process the City would need to take to adopt a reach code that is approved by the California Energy Commission. The participant also strongly supported the local carbon offset program (action BE-1b) and supported the community shared solar generation system (action BE-1d), which they would like to see a pilot project of by 2030 rather than 2035.
- A participant suggested increasing the requirements of the local benchmarking ordinance and building performance standards (actions BE-2b and BE-2c) so that more buildings are subject to the requirements and meet more stringent energy saving scores. It was noted that the performance metrics for action BE-2b are assumed rates of effectiveness based on a study conducted by the Bay Area Regional Energy Network (BayREN). The participant also suggested providing incentives for retrofitting to action BE-2c to increase financial feasibility for owners.
- A participant suggested that enforcement activities for multifamily projects should be established for action BE-2d. They agreed that this could be stronger enforcement of existing CALGreen standards.
- In response to action BE-2f, it was suggested that the City should increase the performance standards and mitigations of the Redlands Municipal Code Section 18.156.950 (Ordinance No. 2955) so that green roofs, solar systems, etc. are state-of-the-art.
- A participant would like the City to electrify its fleet (action BE-3d) sooner than 60 percent by 2035. City staff noted that this is an existing effort by the Facilities and Community Services Department, and the current goal is to electrify the fleet by 2030, as already identified in the City's five-year Capital Improvement Plan.

3. Solid Waste

- A participant supported the Food Waste and Prevention and Edible Food Recovery Policy (action SW-1c) but would like more information about implementation of an edible food recovery program. They also support the Organic Waste Product Procurement Policy (action SW-1e) and suggested it should be clarified this goal would be communitywide.
- A participant strongly supports the elimination of single-use plastics and containers (action SW-2a), which is an ongoing effort by ANCA, but would like to see this required communitywide and not just at City events and facilities.
- A participant questioned the need for an ordinance to reduce paper consumption from City operations (action SW-2b) and would like to see examples of other communities that have done this.
- For actions SW-2c and SW-2d, a participant questioned whether these would exceed existing CALGreen and other State requirements. It was clarified that these actions are intended to increase enforcement at the local level. The participant suggested a shorter time frame for the performance metrics.
- A participant suggested that the requirements of action SW-2e should be for all businesses or a lower threshold such as businesses with over 50 employees so that small businesses are not disproportionately impacted. They also supported emphasis on incentive-based programs that support smaller businsses.
- It was clarified that the California Climate Action Corps intern (action SW-2h) would be hosted through State funding. It was also noted that the City is also in the process of hiring a Sustainability Coordinator (action TR-1j) that would also help increase the City's administrative capacity for implementation of the CAP.

4. Potable Water

- A participant would like action PW-1c to be stricter, such as requiring reductions in water-intensive ornamental lawns, especially given the local climate and propensity for drought. They suggested seeking more funding sources to increase rebates to remove lawns, which are currently insufficient to incentivize owners to do so. It was noted that Redlands is not part of the metropolitan water district and therefore residents cannot access this funding, but that the City offers its own separate rebate.

5. Carbon Sequestration

- It was clarified that the performance metrics (tree planting goals) of action CS-1a were based on the City's current tree inventory, as available on the City's GeoHub. The participant asked for more details about the implementation of tree planting, such as whether trees would be

provided to residents for free or planted in parks, etc. The participant supported the overall effort, especially with respect to co-benefits on environmental quality and climate adaptation.

City of Redlands Climate Action Plan Update Online Community Survey Results Report

The Redlands Climate Action Plan (CAP) Update Online Community Survey was conducted from October 7, 2024 through October 20, 2024. The survey focused on five different topics related to potential reduction greenhouse gas (GHG) measures including:

- Energy efficient and electric homes
- Electric vehicles (EVs) and EV chargers
- Sustainable transportation
- Climate resiliency and adaptation
- Equitable climate action and community co-benefits

The survey was conducted in both English and Spanish. An online version of the survey was available via a link on the City's website (https://www.cityofredlands.org/post/climate-action-plan-update) and quick response (QR) codes shared with participants at the in-person community workshop (October 7, 2024), online community workshop (October 9, 2024), and stakeholder meeting (October 15, 2024), in addition to printed on English and Spanish flyers distributed at the in-person community workshop and multiple community events to raise awareness of the survey and promote participation. Participation was also promoted through citywide newsletters, email blasts, posters, and posts on social media.

In total, 115 English and zero Spanish survey responses were received. This survey report documents the survey methodology, provides a profile of respondents, and presents key implications for the planning process. A full and complete record of all comments received is included at the end of this report.

3 SUMMARY OF RESULTS

The survey reveals that while support for energy-efficient technology and sustainable initiatives exists, significant barriers remain to adopting electric and climate-focused solutions in Redlands. Respondents are generally unlikely to transition to all-electric homes or electric vehicles (EVs) by 2030, with high costs and limited charging options cited as primary obstacles. However, energy-efficient lighting, electric appliances, and smart thermostats are widely used, suggesting some openness to energy-saving technology.

Safety improvements, expanded bike lanes, and more public transit options were favored to reduce private vehicle reliance. Additionally, respondents would support separated bike lanes and wider sidewalks but expressed reservations about adding bus-only lanes. Climate resilience efforts like retrofitting older buildings, increasing shading, and promoting community gardens received strong backing. A high priority is also placed on supporting public health, environmental quality, and addressing climate vulnerability.

Key areas of concern raised in comments included:

- Managing warehouse pollution.
- Preserving native plants.
- Improving public transit and walkability.
- Reducing single-use plastics.
- Increasing housing affordability.

Respondents highlighted the need for a more sustainable, equitable approach to climate action in Redlands, including ambitious greenhouse gas reduction goals and improved air quality initiatives.

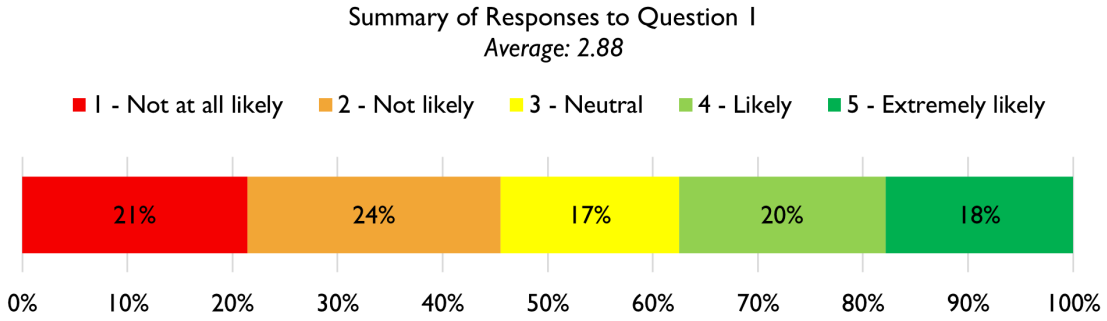
4 DETAILED ANALYSIS OF SURVEY RESPONSES

4.1 Section 1: Energy Efficient and Electric Homes

4.1.1 Question 1. How likely are you to live in an all-electric home in the next five years (i.e., by 2030)?

Respondents were first asked to consider the likelihood of them living in an all-electric home by 2030 on a scale of 1 (not at all likely) to 5 (extremely likely). Of the 112 respondents who answered this question, 18% said they were extremely likely, 20% said they were likely, 17% were neutral, 24% were not likely, and 21% were not at all likely. As seen in **Figure 1-1**, on average respondents were slightly unlikely about the likelihood of living in an all-electric home in the next five years, with a weighted average ranking of 2.88.

Figure 1-1: How likely are you to live in an all-electric home in the next five years (i.e., by 2030)?



On average, survey respondents indicated they are not likely to live in an all-electric home by 2030.

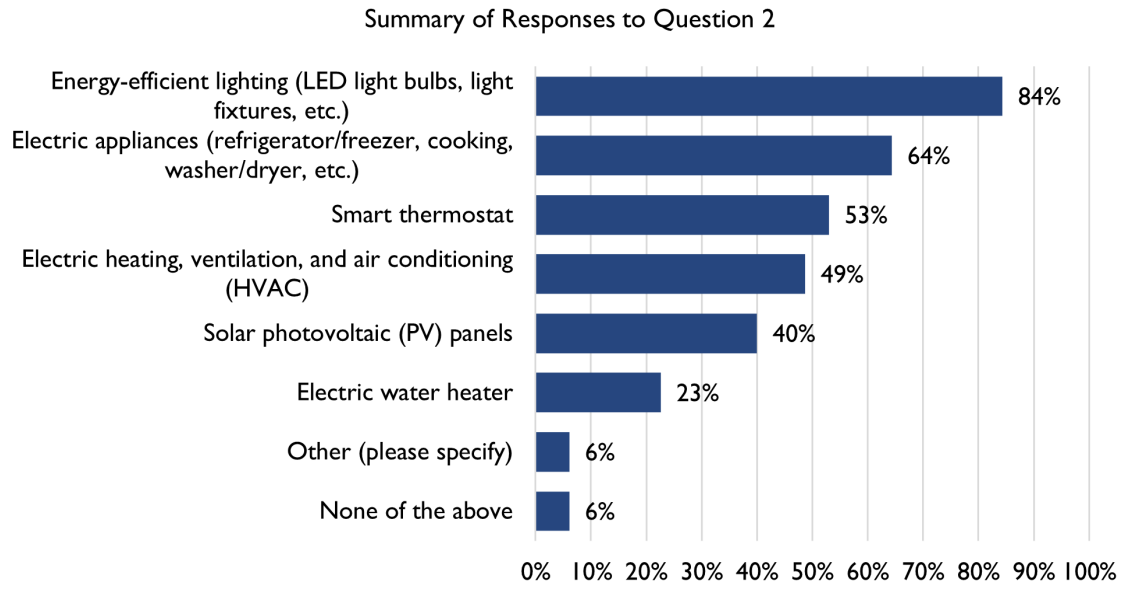
4.1.2 Question 2. Which of the following energy efficient technologies do you have at home?

Of the 115 respondents who answered this question, a majority have energy-efficient lighting (84.4%), electric appliances (64.4%), and smart thermostats (53.0%) in their homes as shown in **Figure 2**. About half of the respondents mentioned having electric heating, ventilation, and air conditioning (48.7%) and solar photovoltaic (PV) panels (40.0%) in their

homes. This was followed by 22.6% having electric water heaters, and 6.5% having none of the options.

In addition, 6.1% respondents mentioned having other energy efficient technologies in their homes, this included EV charge stations, EV cars, and low-flow toilets. A full list of comments is available at the end of this report.

Figure 1-2: Which of the following energy efficient technologies do you have at home?

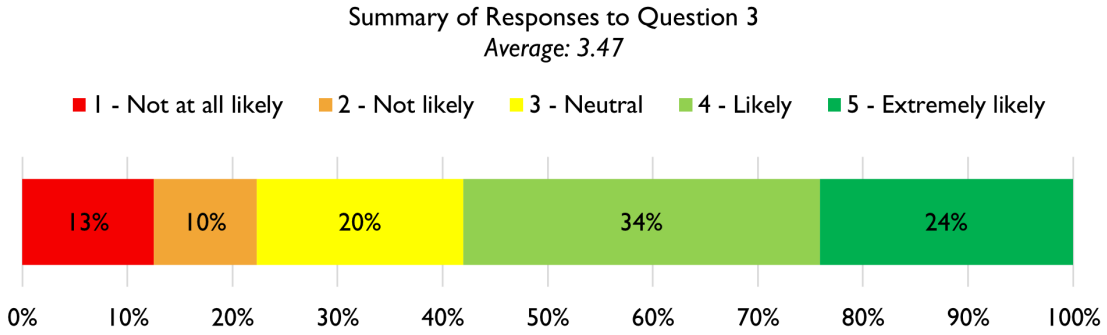


The most common type of energy-efficient technology that survey participants have at home is energy-efficient lighting, but responses indicate that there is room to improve energy efficiency of air conditioning and water heating systems in addition to electrification efforts.

4.1.3 Question 3. How likely are you to change your energy usage in response to seeing information about your energy usage?

Respondents were then asked to consider the likelihood of them changing their energy usage in response to seeing information about their usage on a scale of 1 (not at all likely) to 5 (extremely likely). Of the 112 respondents who answered this question, 24% said they were extremely likely, 34% said they were likely, 20% were neutral, 10% were not likely, and 13% were not at all likely. As seen in **Figure 1-3**, on average respondents were slightly likely about changing their energy usage, with a weighted average ranking of 3.47.

Figure 1-3: How likely are you to change your energy usage in response to seeing information about your energy usage?



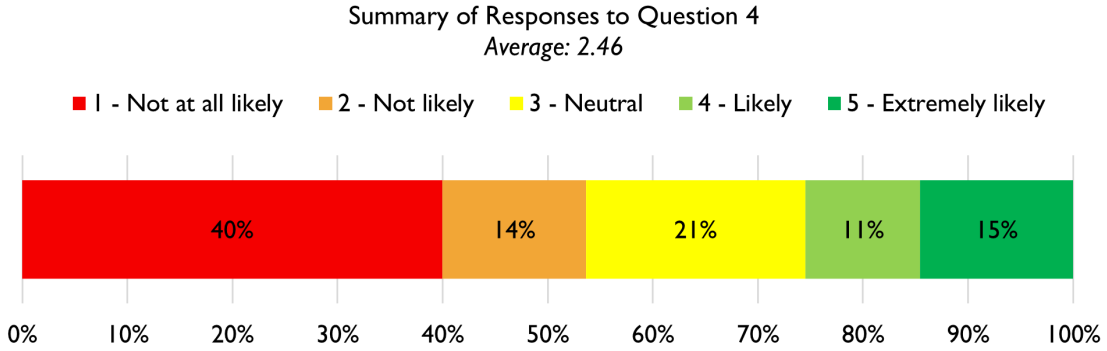
On average, survey respondents are likely to change their energy consumption behavior in response to information about their energy usage.

4.2 Section 2: Electric Vehicles and EV Chargers

4.2.1 Question 4. How likely are you to drive an electric vehicle (EV) in the next five years (i.e., by 2030)?

Respondents were then asked to consider the likelihood of them driving an electric vehicle (EV) in the next five years on a scale of 1 (not at all likely) to 5 (extremely likely). Of the 110 respondents who answered this question, 15% said they were extremely likely, 11% said they were likely, 21% were neutral, 14% were not likely, and 40% were not at all likely. As seen in **Figure 2-1**, on average respondents were slightly unlikely to drive an EV in the next five years, with a weighted average ranking of 2.46.

Figure 2-1: How likely are you to drive an electric vehicle (EV) in the next five years (i.e., by 2030)?



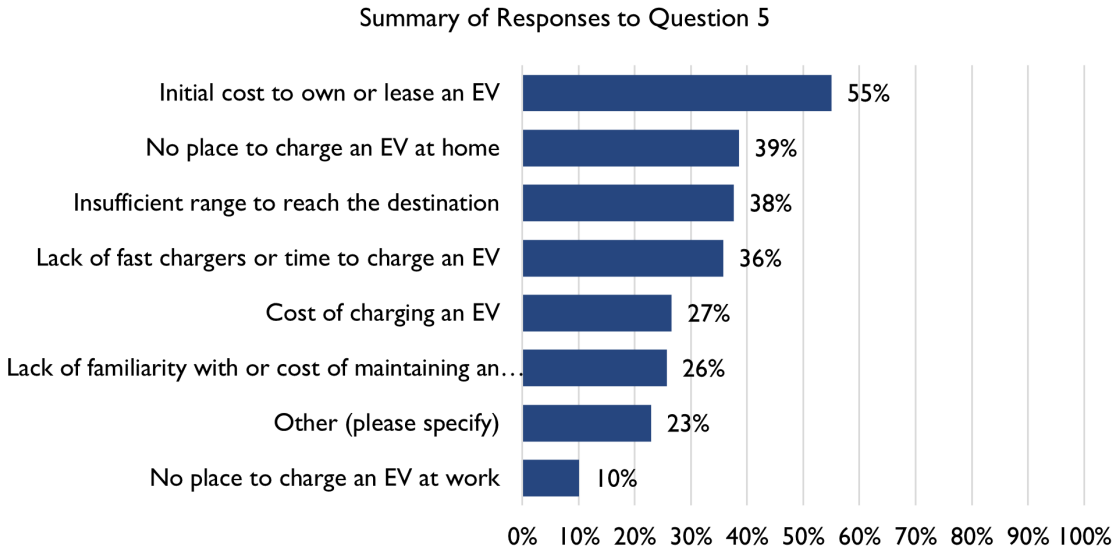
A majority of survey respondents are not likely to drive an EV by 2030.

4.2.2 *Question 5. What, if anything, is the biggest barrier to driving an EV? Please select all that apply.*

Of the 109 respondents who answered this question, more than half (55.1%) thought that the biggest barrier to driving an EV is the initial cost to own or lease an EV as shown in **Figure 2-2**. Others thought major barriers were not having a place to charge an EV at home (38.5%), insufficient range to reach the destination (37.6%), and the lack of fast chargers or time to charge an EV (35.8%). In addition, a quarter of the respondents felt that the cost of charging an EV (26.6%) and the lack of familiarity with or cost of maintaining an EV (25.7%) were barriers. And finally, 10.1% of respondents thought no place to charge an EV at work was a barrier, and 22.9% chose other.

Of those who specified another reason, respondents identified barriers including already having an EV, not wanting to or having the need to change their car in the next five years, the lack of resources for EVs in the City, and issues with the environmental impact of the batteries. A full list of comments is available at the end of this report.

Figure 2-2: What, if anything, is the biggest barrier to driving an EV?



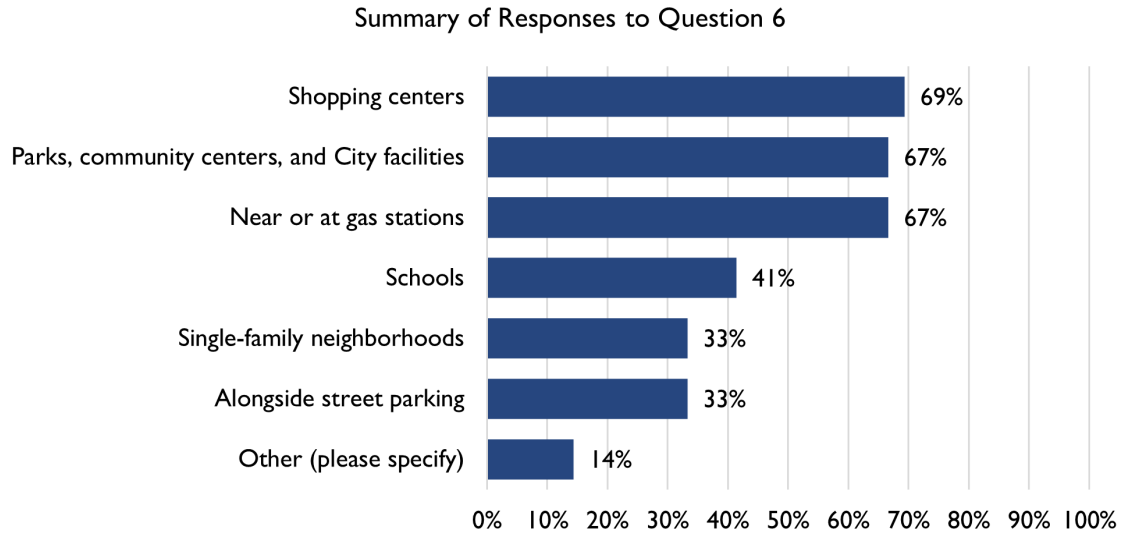
According to survey respondents, the primary barrier to driving an EV in Redlands is the initial cost to own or lease an EV.

4.2.3 *Question 6. What types of places would you like new EV charging stations to be installed? Please select all that apply.*

Of the 111 respondents who answered this question, a majority of the respondents wanted to see new EV charging stations installed at shopping centers (69.4%); parks, community centers, and City facilities (66.7%); and as near or at gas stations (66.7%), as seen in **Figure 2-3**. Others thought that appropriate locations for EV chargers would be at schools (41.4%), in single-family neighborhoods (33.%), and alongside street parking (33.3%).

In addition, 14.4% of the respondents mentioned having other locations for EV charging stations including apartment/multi-family dwelling complexes; parking lots of supermarkets, churches, hospitals, and airports; as well as in parking garages. A full list of comments is available at the end of this report.

Figure 2-3: What types of places would you like new EV charging stations to be installed?



Locations most supported by survey respondents for installation of new EV chargers include commercial and public areas, such as shopping centers, gas stations, parks, community centers, and City facilities.

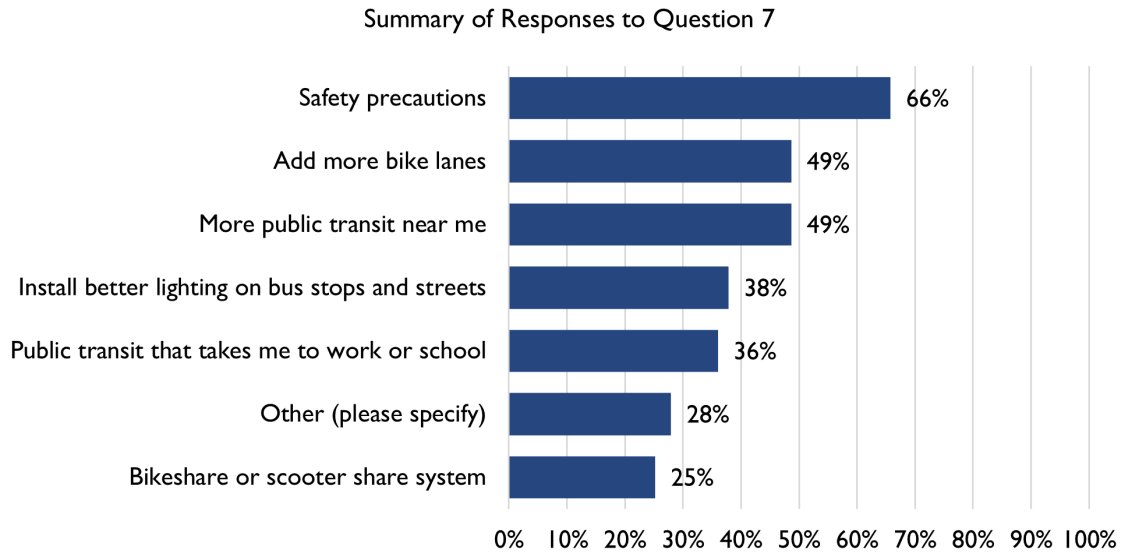
4.3 Section 3: Sustainable Transportation

4.3.1 Question 7. How would you like the City to make it easier to bike, walk, and take public transit? Please select all that apply.

Of the 111 respondents who answered this question, a majority of the respondents (65.8%) felt that safety precautions would make it easier to bike, walk, and take public transit as seen in **Figure 3-1**. In addition, almost half the respondents thought that adding more bike lanes (48.7%) and more public transit near them (48.7%) would make it easier. Others felt that improvements such as installing better lighting on bus stops and streets (37.8%) public transit that takes them to work or school (36.0%) and a bikeshare or scooter share system (25.2%) would help.

In addition, 27.9% of the respondents had other suggestions including more public transit and a higher frequency of the existing transit, safer/protected bike lanes; better connectivity between different modes of transit, as well as improved sidewalks and more crosswalks. A full list of comments is available at the end of this report.

Figure 3-1: How would you like the City to make it easier to bike, walk, and take public transit?



While survey respondents support expanding bicycle and public transit systems, safety of existing transportation systems is the top priority for survey respondents to reduce use of private vehicles.

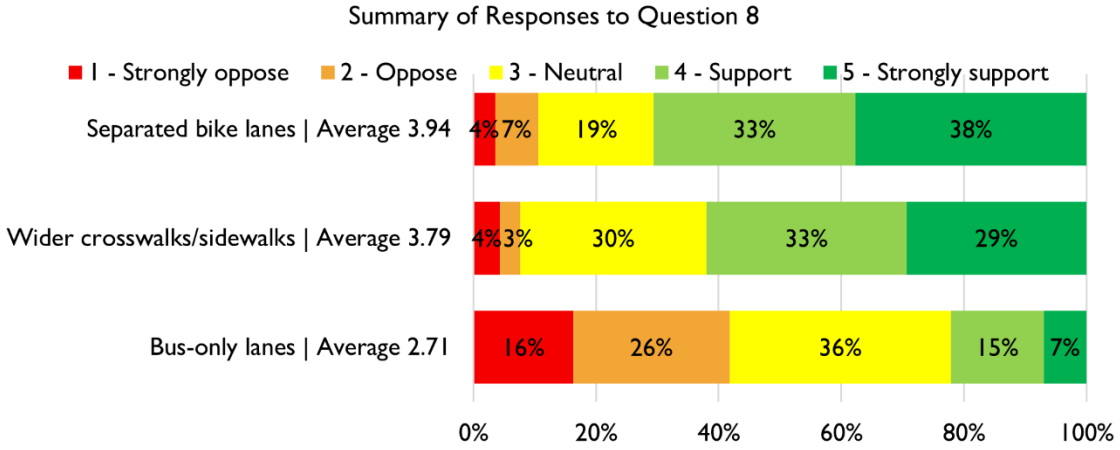
4.3.2 Question 8. Would you support or oppose redesigning some of the City's streets to use some of the road space for the following uses to improve transit reliability, make walking and biking safer, and reduce reliance on private vehicles:

Respondents were then asked if they would support or oppose redesigning some of the City's streets on a scale of 1 (strongly oppose) to 5 (strongly support) as seen on **Figure 3-2**. 110 respondents answered this question, and of the three options 'separated bike lanes' got the most support with an average ranking of 3.94 with 37.6% strongly supporting it, 32.9% supporting it, 18.8% being neutral, 7.1% opposing it, and 3.5% strongly opposing it.

This was followed by 'wider crosswalks/sidewalks' which received an average ranking of 3.79. This included 29.3% of respondents strongly supporting it, 32.6% supporting it, 30.4% being neutral, 3.3% opposing it, and 4.3% of respondents strongly opposing it.

And finally, 'bus-only lanes' got the most opposition with an average ranking of 2.71. This included only 7.0% of respondents strongly supporting it, 15.1% supporting it, 36.0% being neutral, 25.6% opposing it, and finally 16.3% strongly opposing it.

Figure 3-2: Would you support or oppose redesigning some of the City's streets to use some of the road space for the following uses to improve transit reliability, make walking and biking safer, and reduce reliance on private vehicles?



On average, survey respondents would support converting public roads into separate bike lanes and wider crosswalks or sidewalks, but generally would not support addition of bus-only lanes.

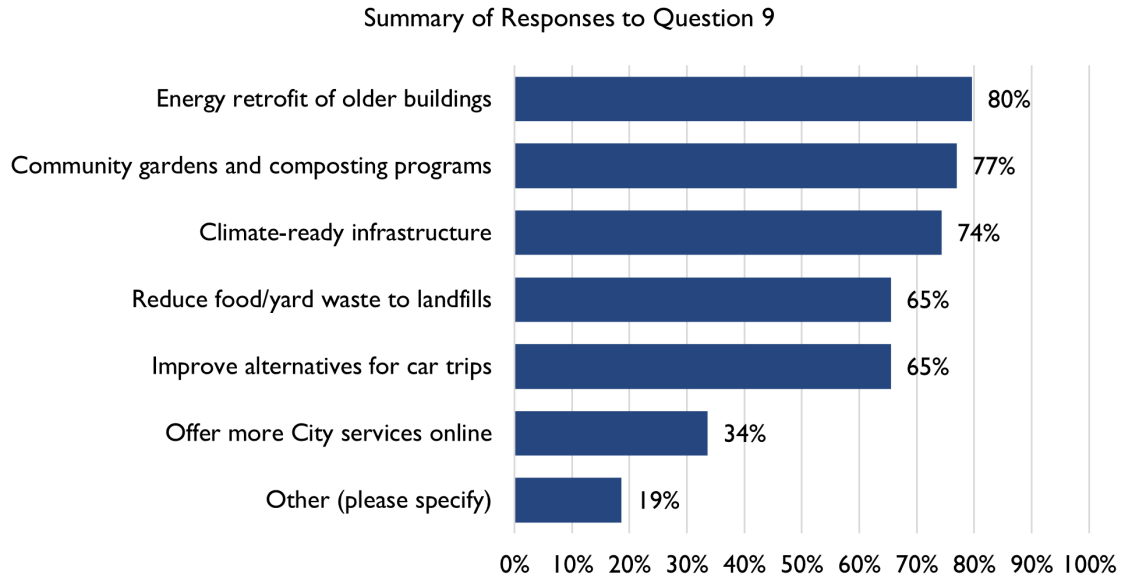
4.4 Section 4. Climate Resiliency and Adaptation

4.4.1 Question 9. Which of the following strategies would you support to strengthen resiliency and climate action in the city? Please select all that apply.

Of the 113 respondents who answered this question, a majority of the respondents supported strategies including energy retrofit of older buildings (79.7%), community gardens and composting programs (77.0%), and climate-ready infrastructure (74.3%) as seen in **Figure 4-1**. In addition, respondents also supported strategies to reduce food/yard waste to landfills (65.5%) and to improve alternatives for car trips (65.5%). Less than half supported the strategy to offer more City services online (33.6%), and 18.6% had other suggestions.

Other reasons specified by survey respondents included wanting to see more green spaces and landscaping; wanting more alternatives to driving (more transit, better bike lanes, etc.); wanting less warehouses; and comments about educating the community about climate change. A full list of comments is available at the end of this report.

Figure 4-1: Which of the following strategies would you support to strengthen resiliency and climate action in the city?



Survey respondents would most support retrofitting older buildings (e.g., by improving their energy efficiency) to strengthen resiliency and climate action in the city.

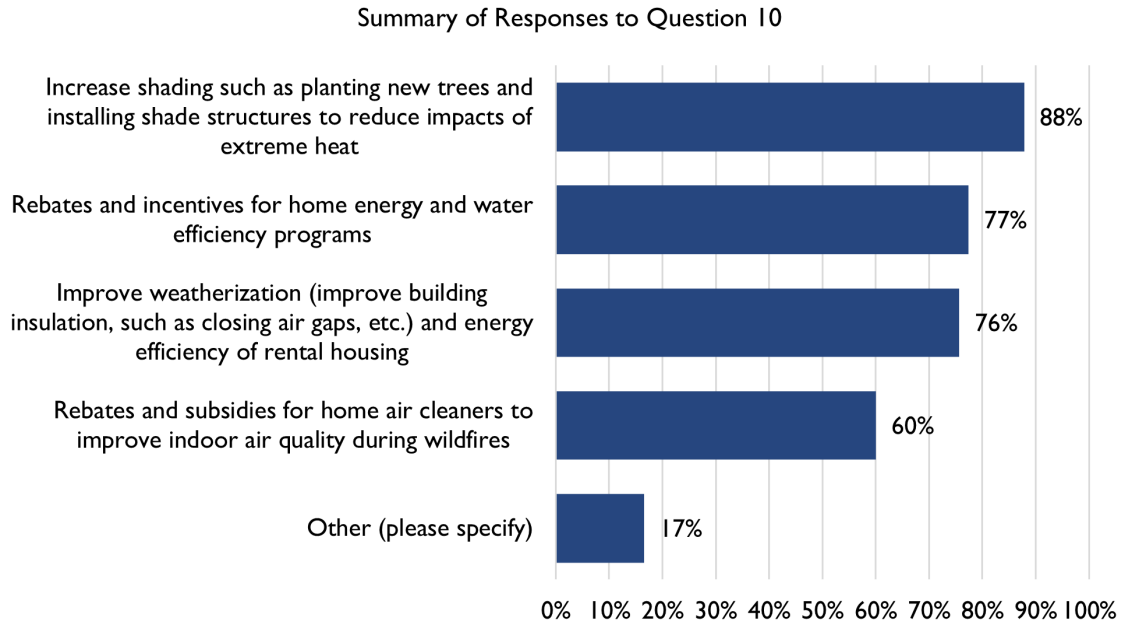
4.5 Section 5. Equitable Climate Action and Community Co-benefits

4.5.1 Question 10. How should we respond as a community to reduce impacts of climate change on our most vulnerable citizens (elderly, young children, people with disabilities, low-income households, etc.)? Please select all that apply.

Of the 115 respondents who answered this question, a majority of the respondents supported strategies including increasing shading such as planting new trees and installing shade structures to reduce impacts of extreme heat (87.8%), rebates and incentives for home energy and water efficiency programs (77.4%), and improving weatherization and energy efficiency of rental housing (75.7%), as shown in **Figure 5-1**. In addition, 60.0% of respondents also support rebates and subsidies for home air cleaners to improve indoor air quality during wildfires, and 16.5% of respondents had other suggestions.

Other suggestions included wanting to see more landscaping with native plants, more shade trees, services for the homeless and those who can't afford these resources, and wanting to see more incentives such as tax breaks. A full list of comments is available at the end of this report.

Figure 5-1: How should we respond as a community to reduce impacts of climate change on our most vulnerable citizens?



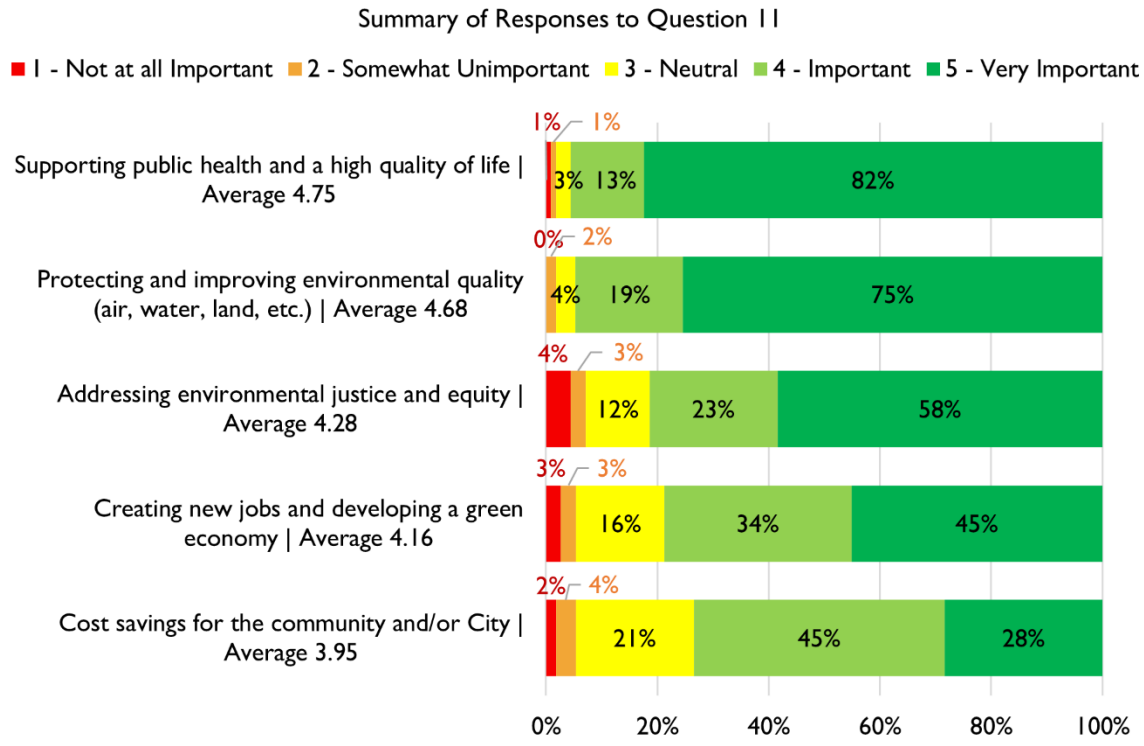
Survey respondents would most support urban heat strategies that increase shading to reduce impacts of climate change on the most vulnerable citizens.

4.5.2 Question 11. How important are the following co-benefits to you? Note: In this context, "co-benefits" are the positive effects that a greenhouse gas reduction measure might also have on other social, economic, or environmental objectives.

The respondents were then asked to rank a variety of co-benefits on a scale from 1 (not at all important) to 5 (very important). All the co-benefits were received positively, with an average score higher than 3.5 as seen on **Figure 5-2**. 114 respondents answered this question, and of the five co-benefits listed 'supporting public health and a high quality of life' got the most positive response with an average ranking of 4.75. This included 82.5% of respondents thinking it's very important; 13.2% finding it important; 2.6% being neutral; and 0.9% each finding it either somewhat unimportant or not at all important.

'Protecting and improving environmental quality' received the next highest level of support, with an average ranking of 4.68 and 75.4% of respondents finding it very important. In addition, 19.3% found it important; 3.5% were neutral; and 1.8% found it somewhat unimportant. This was followed by 'addressing environmental justice and equity' and 'creating new jobs and developing a green economy', which each received average rankings of 4.28 and 4.16 respectively. 'Cost savings for the community and/or City' received the least enthusiastic response, with an average ranking of 3.95.

Figure 5-2: How important are the following co-benefits to you?



Overall, addressing climate vulnerability in Redlands is a very important priority for survey respondents, especially supporting public health and a high quality of life, followed by protecting environmental quality.

4.6 Additional Comments

4.6.1 Question 12. Please use the space below to share any comments or tell us more about any other ideas you may have.

Of the 42 respondents who answered this question, the most common suggestions brought up include:

- **Warehouse Development and Pollution**: A significant portion of comments expressed concern over the development of warehouses, especially where clusters of warehouses are leading to increased pollution and truck traffic. Many suggested stricter regulations on warehouse proximity and a shift towards using electric trucks or requiring companies to contribute to pollution mitigation efforts. Additionally, suggestions included the inclusion of sustainable features like solar panels, green roofs, and electric vehicle infrastructure if additional warehouses are built in the future.

- **Native Plants, Landscaping, and Open Space**: Many community members advocated for the use of native, low-water plants in public parks, city landscaping, and new developments.

They suggested updating plant lists to favor native species, which would reduce water usage, support local wildlife, and improve carbon sequestration. There were also calls to preserve open space and enhance green areas with more native trees and plants.

- **Public Transit, Bike Lanes, and Walkability**: There was strong support for improving public transportation, increasing the safety of walking and biking, and developing more protected bike lanes. Some called for reduced car dependency and better infrastructure to support transit, walking, and cycling. Suggestions included revising zoning codes to create more walkable, mixed-use community hubs.

- **Single-Use Plastics and Waste Reduction:** Several comments focused on the need to eliminate single-use plastics, particularly in restaurants and grocery stores. Residents also raised concerns about Styrofoam and called for more robust waste reduction and recycling programs. Some suggestions included city-branded trash bags and other incentives to encourage recycling and reduce landfill waste.

- **Housing and Affordability**: Housing affordability and the high cost of living were also frequent concerns. Many called for modernizing apartment buildings, adding electric vehicle chargers, and increasing the housing supply to make homeownership more affordable. There were also suggestions to integrate sustainable building practices, such as solar energy and water reuse, into new and existing housing developments.

- **Other**: Other suggestions stressed the urgency of addressing climate change, with calls for more ambitious targets to reduce greenhouse gas emissions; concerns about air quality, especially inn relation to wildfires; as well as issues in relation to traffic and road safety.

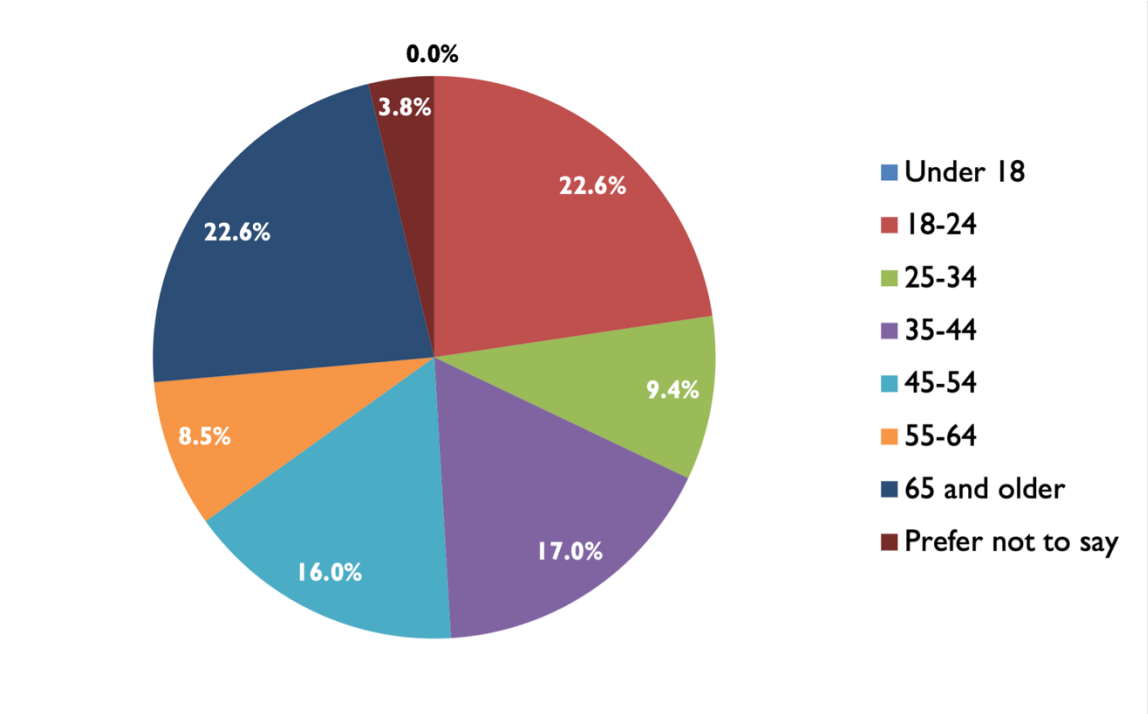
A full list of comments is available at the end of this report.

4.7 Demographic Questions

4.7.1 Question 13. What is your age?

The most common age range of the **106** respondents to this question was 18-24 and 65 and older (22.6%), this was followed by 35-44 (17.0%), 45-54 (16.0%), 25-34 (9.4%), and 55-64 (8.5%). Nobody under the age of 18 took the survey, and 3.8% of respondents preferred not to say.

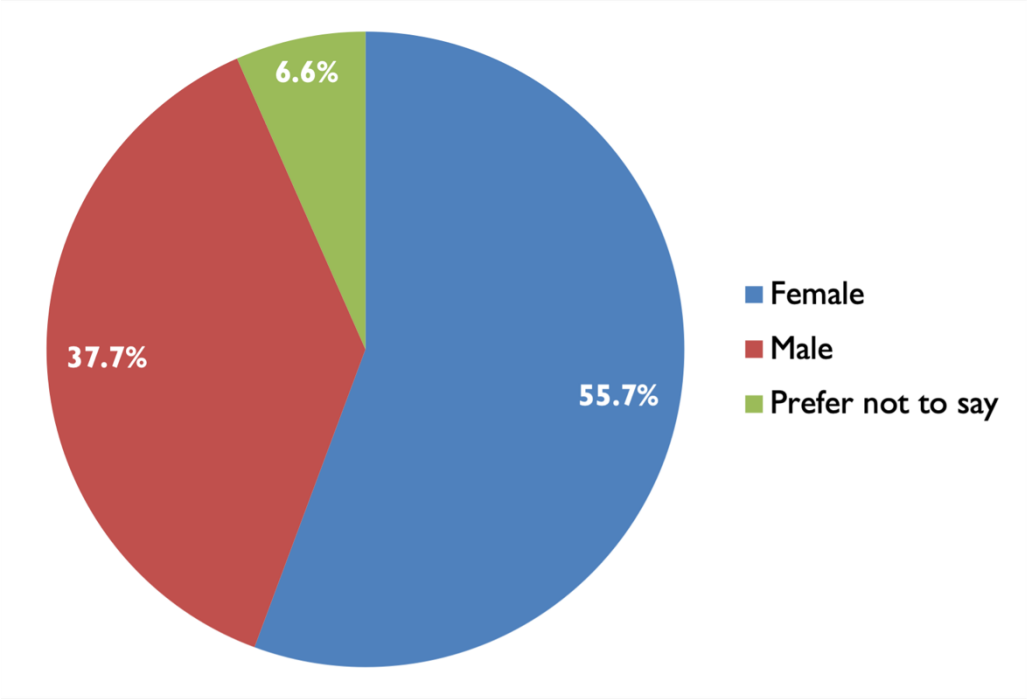
Figure 6-1: Survey Respondents by Age



4.7.2 Question 14. What is your gender?

Of the **106** respondents who answered this question, **55.7%** were female, **37.7%** were male, and **6.6%** preferred not to say.

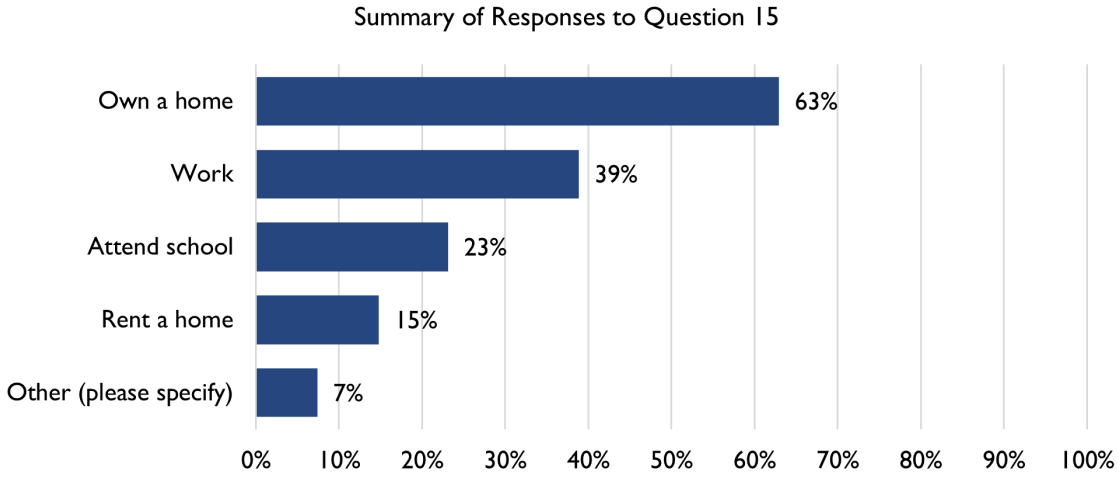
Figure 6-2: Survey Respondents by Gender



4.7.3 Question 15. Do you ___ in Redlands? Please select all that apply.

Of the **108** respondents who answered this question, **63.0%** own a home in Redlands, while **14.8%** rent a home. Additionally, **38.9%** work in Redlands, and **23.2%** attend school in the city. In addition, 7.4% selected other and mentioned that they owned a business in the city; volunteered in the city; have family there; or own property among others. A full list of comments is available at the end of this report.

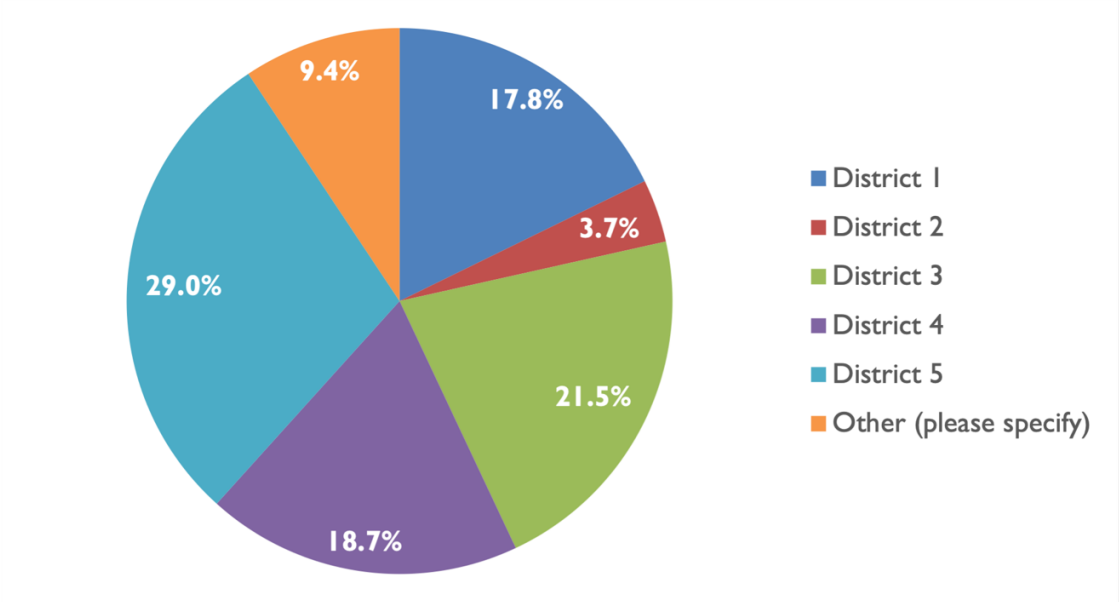
Figure 6-3: Survey Respondents by Residency, Employment, or Other Relationship to Redlands



4.7.4 Question 16. In which voting district do you live? Please see the map for reference.

Of the 107 respondents who answered this question, 17.8% lived in District 1, 3.7% in District 2, 21.5% in District 3, 18.7% in District 4, 29.0% in District 5, and 9.4% chose other *(this included Riverside County, District 32, District 36, Beaumont, among others)*. A full list of comments is available at the end of this report.

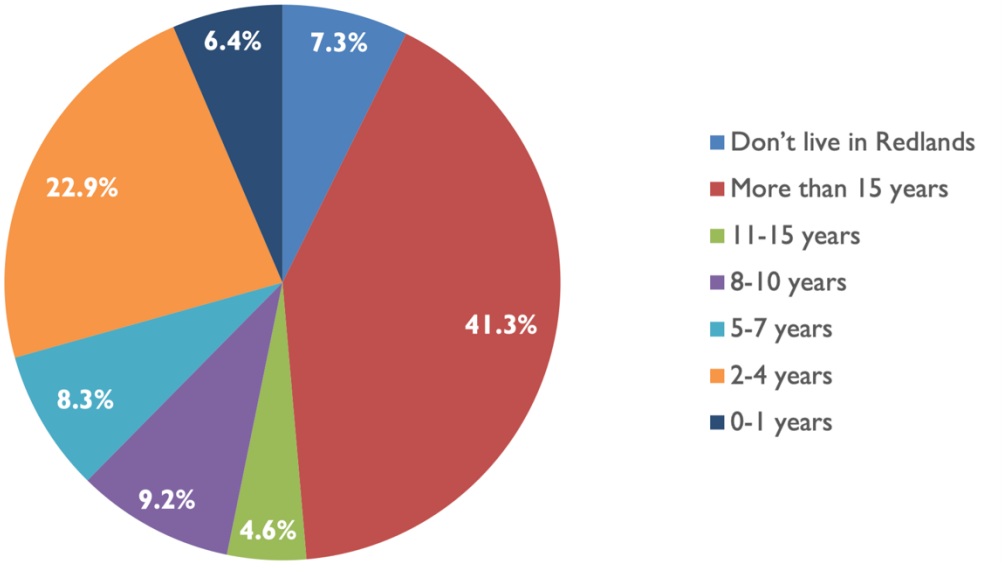
Figure 6-4: Survey Respondents by Voting District



4.7.5 Question 17. How long have you lived in Redlands?

Of the 109 respondents who answered this question, a majority had lived in Redlands for more than 15 years (41.3%). This was followed by 2-4 years (22.9%), 8-10 years (9.2%), closely followed by 5-7 years (8.3%) and 0-1 years (6.4%). Additionally, 4.6% have only lived in Redlands for 11-15 years, and 7.3% don't live in Redlands.

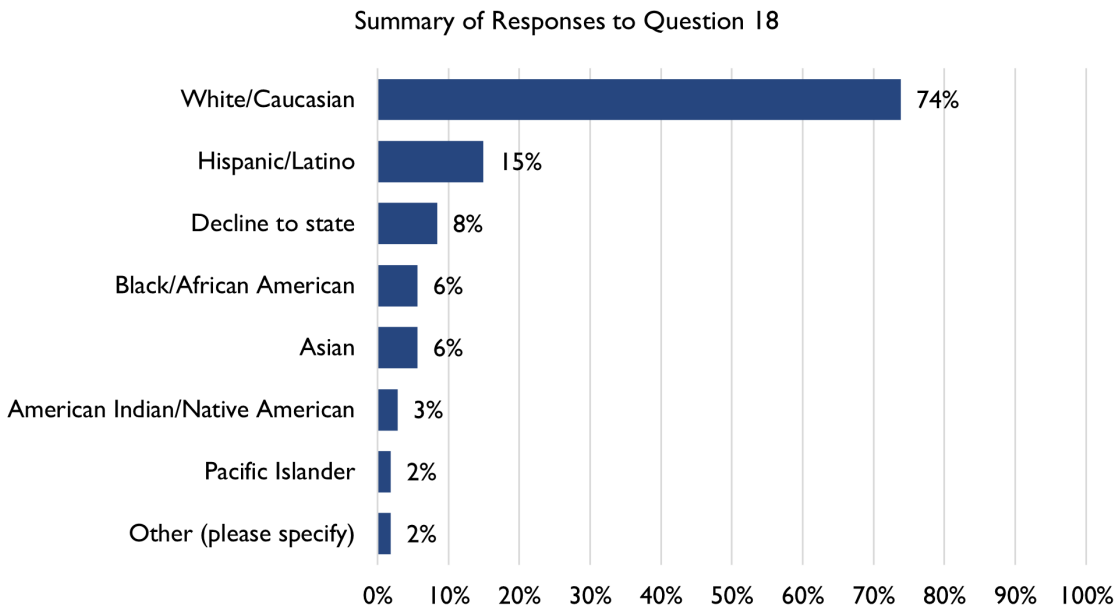
Figure 6-5: Survey Respondents by Length of Residence in Redlands



4.7.6 Question 18. For statistical purposes only, how would you describe yourself? Please select all that apply.

Of the 107 respondents who answered this question, 73.8% described themselves as white/Caucasian, followed by respondents describing themselves as Hispanic/Latino (15.0%), Asian (5.6%), and Black/African American (5.6%) as seen the **Figure 6-6** below. In addition, 1.9% selected other, and a full list of comments is available at the end of this report.

Figure 6-6: Survey Respondents by Race/Ethnicity



4.7.7 Question 19. A survey report will be published on the City's website once the results are analyzed, along with the Preferred Strategy for the Draft Climate Action Plan. If you would like to be notified when the results are available, please sign up by providing your email address.

The last question of the survey provided respondents the opportunity to provide their email address to be notified when the survey report (this document) is available, along with the Preferred Strategy for the Draft CAP. 50 survey respondents provided their information.

5 OPEN-ENDED RESPONSES

5.1.1 Question 2: Other (please specify)

"Which of the following energy efficient technologies do you have at home? Please select all that apply."

1.	EV
2.	Stove is gas, oven electric; Heat is gas AC electric; we are renters and have not control over choice of electric or gas
3.	EV Car
4.	Low-Flow Toilets
5.	Electric vehicle
6.	EV charge station for our EV
7.	Electric AC Electric washer

5.1.2 Question 5: Other (please specify)

"What, if anything, is the biggest barrier to driving an EV? Please select all that apply."

1.	All of the above
2.	insurance cost
3.	Already own an EV
4.	Don't need a new car yet
5.	Own one EV. The barrier to overcome was a strong enough reason to replace my previous transportation, and also lack of familiarity. After I participated in a few workshops/webinars and understand EVs, Plug-In EVs and Hybrids, I was able to make the decision.
6.	The are many reasons as to switching to all electric is a problem.
7.	Had to find a place to fix it if and when there is a problem. Need more shops to work on them.
8.	Electric vehicles are made from environmentally harmful sources and materials, and it won't stop accidents and traffic
9.	Battery resourced unethically (lithium mines)
10.	No barriers
11.	Does not apply
12.	My partner and I have two EVs and solar and a home charger and it is grrrrreat!
13.	EV's are still sketchy
14.	Just not interested as I have no plans to purchase a new car.
15.	Don't want to charge
16.	*This response has been screened due to its political content.*
17.	Nothing wrong with my current car - except the fossil fuel
18.	Ownership/chance on owning E.V/knowledge on how to access gov. Approved-GRANT/car dealership.

19.	Environmental impact of batteries
20.	They lose their value as used cars
21.	Can't afford new car and very low miles driven per year
22.	Battery technology and disposal and the need for electricity to charge them
23.	No local place to charge
24.	Right to repair. Plans for battery and e-waste.
25.	We need more fast chargers around town pronto

5.1.3 Question 6: Other (please specify)

"What types of places would you like new EV charging stations to be installed? Please select all that apply."

1.	Churches & hospitals
2.	Airports, churches, government buildings,
3.	near or in multiple family residential dwelling complexes
4.	New homes should be built with them in the garage.
5.	All new housing projects should include EV chargers
6.	Large commercial parking lots or churches parking lots when not in use and banks parking lots
7.	EV charging stations to be built into the garages of homes.
8.	Please not at schools, you'll have random people showing up to charge.
9.	Apartment complexes
10.	Work
11.	Supermarkets, Hospitals and Medical Offices
12.	Change Out/ upgrade ALL known GAS stations
13.	Parking garages
14.	I don't care
15.	Apartment complexes, churches, food, grocery, businesses
16.	No opinion.

5.1.4 Question 7: Other (please specify)

"How would you like the City to make it easier to bike, walk, and take public transit? Please select all that apply."

1.	Safer bike lanes, better design. Curb, bike lane, parallel parking, then vehicle lane. Bike lane protected by parked cars.
2.	Change zoning to allow for neighborhood markets
3.	Safety systems for pedestrians and bikes
4.	Sharrows are insufficient. Crave out space in right of way for dedicated bike lanes - Dearborn is a good example. Narrower auto lanes promote slower speeds, making roads safer and reducing speed limit creep. Better traffic signal recognition of bicycles and/or bike-level crossing buttons. Require secure bicycle parking retrofits

	with tenant improvements . Better stop-sign enforcement - SO MANY near misses with bikes in 4-way stops with impatient/distracted drivers. Redlands is generally a very bikeable town, but more can be done to make biking a less risky choice. Use DIF or other funds to obtain ROW dedications on road sections with existing bike lanes that are fragmented and create unsafe pinch points (i.e., east San Bernardino Ave between Harrison Ln. and Verona Dr. or west side of Church St. S of Pennsylvania Ave.) Waiting for these properties to (re)develop unnecessarily keeps today's road users in risky situations.
5.	Would like public transportation to specifically and extensively serve the city of Redlands, not just to go between neighboring towns. The current bus system is not helpful at all to avoid using your car in Redlands to run errands, shopping, go to work, school, etc.
6.	Public transportation around town.
7.	Support EBike subsidies and combine with cheaper Metrolink passes/more frequent trains
8.	Increase in railway and bus ways, decrease in car usage
9.	Complete and/ or repair neighborhood sidewalks. Make shopping malls walker-friendly.
10.	More frequent train times and later times on weekend so transportation to LA events is possible
11.	Bike parking
12.	More consistent sidewalks, crosswalks/guards for high traffic school crossings, more patrol around schools to eliminate dangerous drivers making it unsafe for kids to walk/bike
13.	Protected bike lanes. traffic calming measures. painting stripes on 40mph streets is less than worthless
14.	Stop building warehouses that increase traffic and pollution against the suggestions of the planning commission and constituents' will.
15.	Car free State St!!!!
16.	Better connections between Arrow train and Metrolink
17.	The NEW Redlands TRAIL/ to include SEGWAY elect. standable
18.	More walkathons
19.	Close roads or lanes and make them bike only.
20.	I'm too old to walk and bike
21.	Protected bike lanes with physical barriers.
22.	More crosswalks
23.	Walk paths in neighborhoods
24.	Connect the Arrow to Riverside Downtown!!! More trains, faster busses
25.	Bring back the rail trolley
26.	We want more trains! And protected bike lanes all over the city
27.	Enforcement of traffic laws
28.	No opinion
29.	Not interested

30.	1. Public transit that takes me to shopping centers and business districts. 2. Public transit that comes every 15 minutes to a bus/train stop. 3 Transit stops with seats and shade.
31.	Paint is not a bike lane. Public transit that takes much longer than driving is not useful.

5.1.5 Question 9: Other (please specify)

"Which of the following strategies would you support to strengthen resiliency and climate action in the city? Please select all that apply."

1.	Grass in medians result in ridiculous water runoff. Drought tolerant landscaping needs more focus on native plants
2.	Enforce landscape design and fine lawns over a certain sq footage.
3.	More green space, reducing hardscape
4.	City-owned agrivoltaic farms. Micro-grids within the city.
5.	Eliminate parking minimums (and implement paid parking and/or permit system to keep peace with residents). Let alternative transportation become more convenient than driving, reduce blacktop/heat island, and increase urban shade canopy.
6.	offer more bus service ~ reduction of fare back to 2010 pricing (Omnitrans)
7.	Reward residence who strive to reduce greenwaste and refuse in landfill
8.	community involvement in deciding warehouses be made
9.	Regulations applied to large buildings/businesses not just making it the responsibility of single family homes.
10.	Stop approving warehouses and approve houses and apartments instead. The high housing cost means a lot of people have to commute into Redlands from increasingly distant communities.
11.	Elimination of gas tools for landscapers, promote water wise landscaping for city and private owned land. Stop approving warehouses everywhere.
12.	*This response has been screened due to its political content.*
13.	Stop building warehouses that increase traffic and pollution against the suggestions of the planning commission and constituents' will.
14.	Planting more trees and creating more green zones
15.	GO more GREEN. ELECT
16.	Close roads or lanes and make them bike only.
17.	Educating the community more about climate change
18.	I don't know if most of these are feasable
19.	Our city needs to do more to combat all of the diesel truck emissions in our area. Everyday the air quality is marginal and you can see the smog. Mandating warehouses to build solar panel roofs and vertical gardens. There needs to be more done as these warehouses proliferate. The short term job growth is not worth our communities health.
20.	Complete warehouse bans in populated areas with free transport for workers
21.	We would like alternatives TO car trips :-)

5.1.6 Question 10: Other (please specify)

"How should we respond as a community to reduce impacts of climate change on our most vulnerable citizens (elderly, young children, people with disabilities, low-income households, etc.)? Please select all that apply."

1.	Laying new tar in hot months is silly. More impervious surfaces
2.	Native plants in the City plant list (not just drought tolerant, but a high percentage of natives)
3.	Cooling centers. Making sure our street trees actually make shade (replacing palms). Encouraging parking lot shade structures that double as PV systems on commercial lots - make it ministerial. Program(s) for mobile home heat resiliency. Expand rebates/subsides for home air cleaners to improve indoor air quality regardless of wildfire activity.
4.	Some of the initiatives above would make legally requiring landlords to comply necessary, and should include single family rental homes as well as apartments and should not be dependent on how many properties the landlord owns.
5.	Especially at the schools. Redlands schools have no shade, and when it's over 95 they aren't allowed outside, that's ridiculous.
6.	Focus on Redlands tree canopy
7.	Incentives for people who make less waste. Currently it is only a few dollars more for a giant trash bin . I have a small bun and it's hardly ever full . Sometimes I don't even put it out for a few weeks because I try not to make waste. I should be rewarded for my efforts. Other people should have to pay more so that being wasteful hurts a little
8.	Provide additional assistance to those who cannot afford to make these modifications or gain access to resources
9.	Require landlords with rentals to update homes. Many rentals have old/poor insulation and windows/doors that are 50+ years old here.
10.	The community wants to stop building warehouses that increase traffic and pollution against the suggestions of the planning commission and constituents' will.
11.	Mandate cool surfaces on new construction
12.	Included/(all)public areas
13.	Tax breaks incentives
14.	Make more green medians.
15.	some of this is already being done. Where does the $ come from for rebates?
16.	Housing for people living on the streets
17.	Encourage native plants and trees. Discourage grass
18.	Permanent housing and social services for those with no homes at all to shelter them from the climate
19.	Trees are much more important than shade structures; they filter air pollution, sequester carbon and provide shading

5.1.7 Question 12: Please use the space below to share any comments or tell us more about any other ideas you may have.

1.	There needs to be stricter laws regarding building warehouses within a certain distance of each other. There is an ongoing issue in the city of San Bernardino in which companies are building several warehouses in very close proximity. There is an increase in pollution due to truck traffic and emissions. There needs to be a trade-off where the companies need to use electric semi-trucks or contribute towards helping reduce the pollution they are responsible for.
2.	Use low water requiring, low maintenance native plants in parks and city landscaping. Require landscaping around new businesses and new housing to be local native plants. This will support local birds, butterflies, native bees, etc, and require less water and maintenance.
3.	City park and facility plant lists need a complete redo to have native plants. It's the easiest solution both for habitat which is part of climate change, and reduction of water usage. It's actually silly we still have exotic plants on the lists, like we don't understand where we live.
4.	The city needs to support more open space and in all landscaping, more CA native plants and trees which have proven to be better with carbon sequestration, etc. Also for more safe bike lanes and walking lanes, etc. please reduce the speed limits if possible.
5.	Eliminate the use of single-use plastics in restaurants & grocery stores. Significant greenhouse gas reductions must be made by 2030, so the timeframe reduction alternatives must be shorter than currently proposed, if we have a chance of stopping the increase in temperature.
6.	● native plants and trees in landscaped areas (and encouraging residents to include them) support local wildlife ● limit/reduce development of warehouses ● add housing to already developed areas and preserve open space (apply "Smart Growth" principles ● change zoning in residential areas to support local gardens/agriculture (allow for backyard chickens & bee keeping…)
7.	thank you for this survey and for putting a lot of effort into this issue which is extremely important. ● bring more organic farms to our region also if possible ● add water re-use to new buildings, and retro-fit old buildings using it? ● local solar & ag farm which powers our neighborhoods and provides food security, and reduces the transportation required for food. Can the City initiate this? ● Please also work on trash -- our city produces way too much Styrofoam and single-use plastic waste, which is so harmful and polluting. ● Please keep wildlife in mind -- wildlife needs corridors in our region just to live.
8.	To improve our resilience and address GHG, we have to overcome habit and convenience of the status quo. The City must be bold in leading change and not cave

	to car dependency and parking entitlement and whatever else. Stive to make walking/rolling/transit become safe, efficient, and at least as convenient as driving. Bring back the corner store. Comprehensive update of zoning code to break down segregation of uses. Allow locally serving community uses within residential areas to create walkable community nodes. Case in point, Olive Ave Market, Gerard's grocery store, Redlands Village shopping center, Plaza Las Palmas, Brookside Plaza, and Citrus Village are all surrounded by residential neighborhoods resulting in greater walk/roll traffic. Some of these places were wildly unpopular at the time of their development and they have all since become significant community hubs and a resource for the residents around them.
9.	Cost of living is too high. If the energy initiatives cause costs and taxes too increase they're not worth it.
10.	I am very passionate about the condition of our environment and believe that as much action should be taken as possible.
11.	In terms of climate change, I would also recommend tolling freeways based on traffic levels, environmental friendliness of the car, and whether the work they're doing is necessary for life and to do in-person, would also recommend the use of self-driving cars when there's enough of them, and possibly tax unnecessary businesses.
12.	As part expanding public transportation as a method to reduce car emissions, have the University of Redlands have the funding for free bus fares, alike surrounding colleges like Cal State San Bernardino, San Bernardino Valley College and Crafton Hills College. The addition of this university into the free fare program will allow for an extended population to decrease car emissions, as well offer more ideas for bus stops that reach to more small communities like Mentone.
13.	University Arrow station very difficult to access on foot, need a sidewalk from Citrus to the station on east side of University
14.	The recent approval to increase the cost of residential refuse service is focused toward those who over-tax the landfill and city refuse systems. Additionally, the increase is an unfair burden to those households who follow a lifestyle of Reduce, Reuse, Recycle and who also compost ALL kitchen waste. As an example, our household of two senior citizens set our trash can out once each second or third week, our recycling out once a month and green waste can out according to the season, usually every two weeks. Most times our cans are less than half full. We are doing our part. The additional burden of the increased fees acts as a punishment instead of reward for striving to do what is right for our environment. The City would do better to offer carrots rather than a stick to encourage enforcement of mandate to reduce the volume of landfill waste. We await a wise and considered decision on this topic. The option to comment on this topic came where we were out of state, therefore I appreciate this option for comment.
15.	I would like transit around Redlands so that it's possible to go downtown or to work and back. Also to have the train support people who want to go to events in LA on the weekend that run later than 9 o'clock.
16.	I am really bothered by all of the plastic and especially styrofoam to go containers in Redlands. Please do something to stop this very toxic material from being offered to people. When you break styrofoam it releases carcinogenic toxins. Children have been biting and breaking styrofoam since its inception. Not good!! Not to mention that it breaks apart so easily and then is toxic in its micro version too. Oy!

17.	Give more say to the people in regards to the instillation of warehouses as they create large impacts to the community on the micro and macro scale.
18.	Shading would definitely be good with the rising temperatures
19.	Every time we bring warehouses into our community it is not just limiting students but limiting our community to certain needs. Students don't want to come to school etc.
20.	Better roll out of programs, the food waste program in particular was unclear and many don't have the resources to adhere to this. Again, businesses need to do their share. Many are consuming large volumes of energy even in off hours with lights on 24/7. Improving walkability/safety especially near schools.
21.	I live in an apartment with gas appliances and no EV charger. If we had EV chargers, I would buy an electric car. If home prices were more reasonable, I would buy a home and use electric appliances. What would benefit me is 1) incentivizing apartment buildings to modernize; and 2) approving new housing so that supply increases and some homes (even smaller, older homes) are affordable for first-time homeowners.
22.	City council continually ignores it's citizens. Start listening, and caring about the community.
23.	Stop fear mongering. Nuclear is the best way to combat emissions.
24.	Programs that help renters would be great. We are very limited in our ability to make changes such as more efficient appliances and homes. Making Redlands a safe and convenient place for bikers would also make a big difference. I have been disappointed that roads redone in the past few years have not included accommodations for bikers. I am thinking specifically of the freeway underpasses at 6th and Eureka that do not even have shoulders, let alone bike lanes!
25.	Stop building warehouses that increase traffic and pollution against the suggestions of the planning commission and constituents' will. Stop flattening groves filled with trees that help offset pollution from the warehouses.
26.	We need to move forward with policies that help the environment and strengthen out city. Too many fires and incredibly hot summers will destroy this place if we aren't careful
27.	State St. downtown would be such an amazing car free zone. I love seeing the community come together for special events down there and I truly believe making it walking only would do amazing things for the businesses there.
28.	I don't see the point to have a surplus budget if our kids don't have clean air and water
29.	Would support a moratorium on warehouse expansion, and make concerted efforts to develop a greener economy.
30.	Thank YOU! for all you do...and being able to take any and all surveys/opinion! GOD BLESS 🙏 YOU @LL!! 😇!
31.	Incentivize lower water use. Tax homes with pools higher. Tax 2+ or more car homes higher.
32.	Please stop building warehouses.
33.	Many of these ideas have merit but are costly. There needs to be a cost-benefit analysis done. Asking residents to pay for it (thru taxes & fees) is a burden I cannot support
34.	You could save money by not having to maintain so many streetlights by replacing some of them with roundabouts. They are safer too. You could also save money by

	getting smaller fire trucks that are just as capable like they have in other countries and have separated bike paths that you can use as emergency lanes. Smaller trucks have better maneuverability and visibility. I am begging you to check out the youtube channel called Not Just Bikes.
35.	Please keep also upgrading and/or improving rail transit into Los Angeles. This is more of a county/state responsibility I suppose, but it sure is nice to have this option as traffic toward LA becomes more untenable to deal with (or people wanting to come to Redlands for events or visitation have to deal with it). And thank you for this survey!
36.	Larger cities in the world have dealt with and overcome bad pollution and air quality, Mexico City and Delhi. Things like regulating diesel truck use, growing my greenery (parks, sidewalk trees, vertical and rooftop gardens on buildings) can help alleviate our serious air quality problems.
37.	I have asthma, and the air quality here is very concerning. The wildfire smoke in particular causes me a great deal of anxiety and stress. I want to stay in Redlands otherwise, but I don't know if I will be able to if the air quality gets too bad for my health.
38.	None of this matters if we have trucks to and from warehouses on streets and the freeways. We need local agriculture and manufacturing to supply local needs.
39.	● Require all new and existing warehouses to build green roofs, and/or solar panels. ● Enhanced recycling program: my hometown implemented city-branded trash bags that you had to pay for, and garbage trucks would only pick up those bags, so people recycled a lot more because it essentially cost money to throw things in the garbage. ● Promote water harvesting: build rain gardens and swales in medians and parks. ● More parks and green spaces with native plants, rain gardens, and trees trees trees.
40.	I feel like the city council has voted against the best interests of the city by approving more warehousing and not investing in ways to improve our tragic air quality.
41.	Given the number of people who bicycle throughout Redlands, it seems pertinent to implement protected/separated bike lanes not just for the safety of us current riders but also to allow new riders to begin riding their bikes as a form of alternative transit and feel safe.
42.	Improving the traffic measures, i.e. speeding on city streets, red light running, and putting in speed bumps without costs being put on homeowners.

5.1.8 Question 15: Other (please specify)

"Do you ___ in Redlands? Please select all that apply."

1.	Small business owner
2.	Volunteer.
3.	Attend college
4.	Live
5.	University of Redlands
6.	Rent/tenant APT.
7.	Have family there, spend lots of time there. Looking to move there.

8.	Own property

5.1.9 Question 16: Other (please specify)

"In which voting district do you live? Please see the map for reference."

1.	Na
2.	Riverside
3.	N/A
4.	District 32
5.	Riverside county (San Timoteo Canyon)
6.	Mentone, San Bernardino County
7.	36
8.	San Bernardino district
9.	BEAUMONT
10.	Currently living in Forest Falls

5.1.10 Question 18: Other (please specify)

"For statistical purposes only, how would you describe yourself? Please select all that apply."

1.	Mexican/American.
2.	(Family of two)

April 2025

REDLANDS CLIMATE ACTION PLAN INITIAL STUDY/NEGATIVE DECLARATION

for the City of Redlands

Prepared for:

City of Redlands

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1 Project Description

1.1 Proposed Project

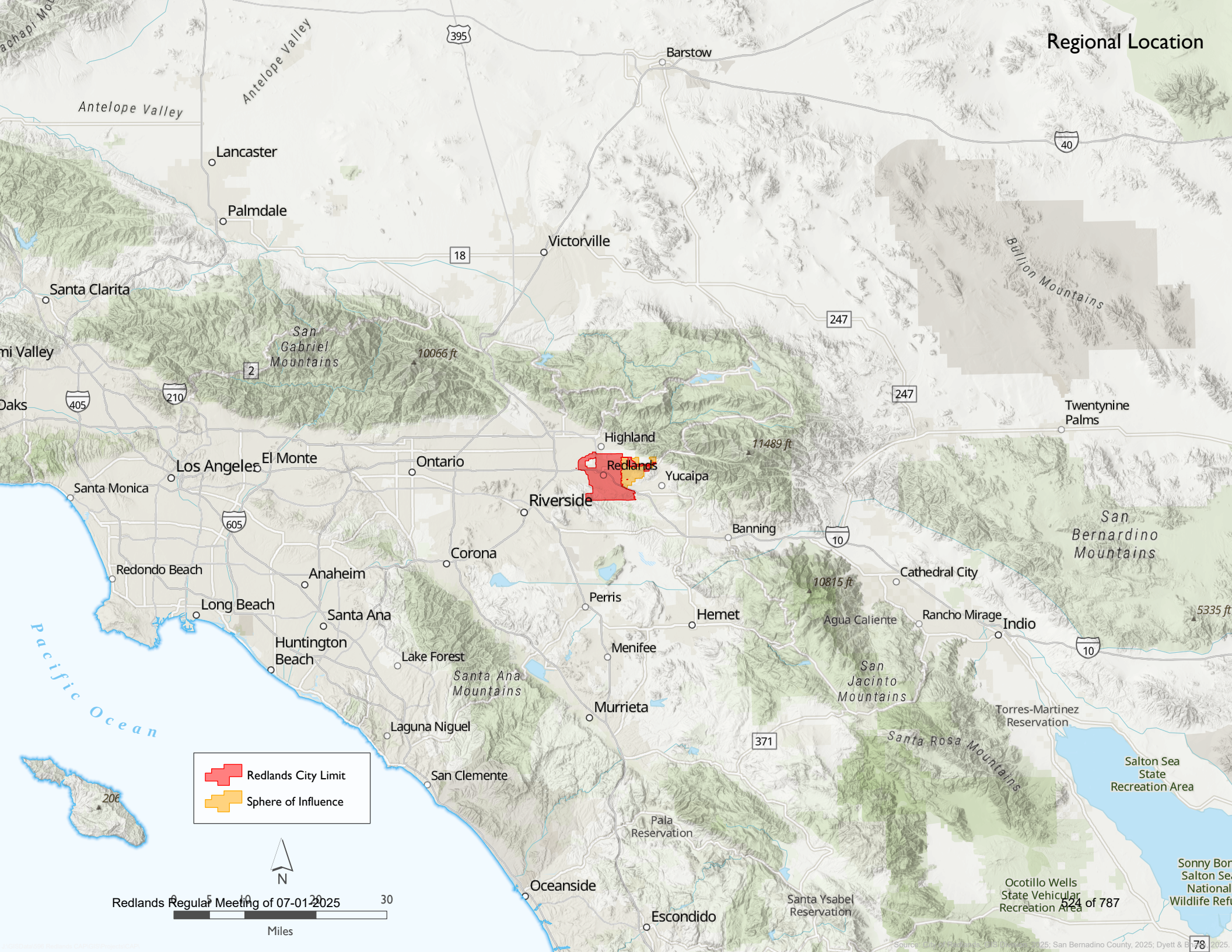
The proposed project is the Redlands Climate Action Plan (CAP). The updated CAP will replace the CAP adopted by the City in 2017.

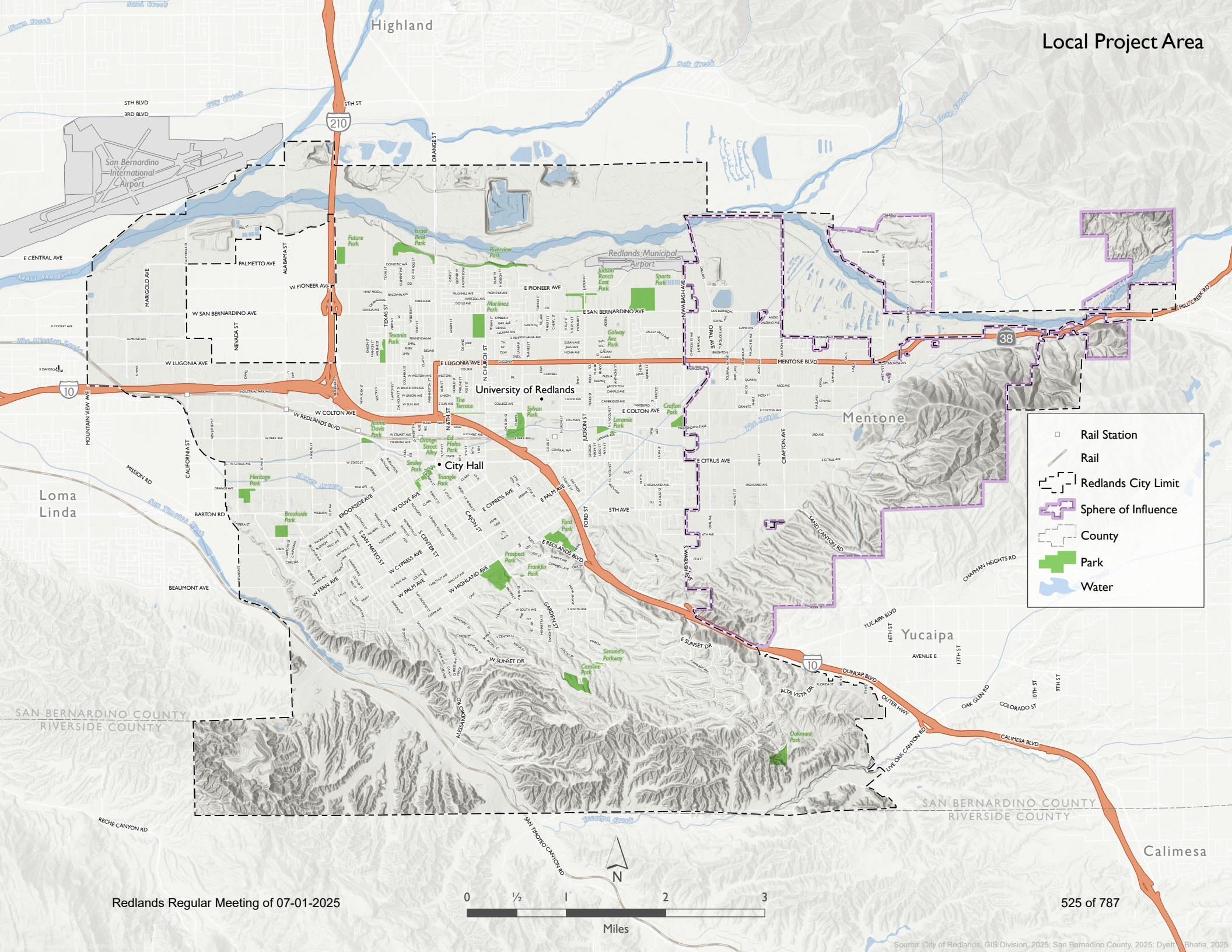
California has adopted a wide variety of regulations aimed at reducing the State's greenhouse gas (GHG) emissions. In addition to the efforts at the State level, local governments have broad influence and, in some cases, exclusive jurisdiction over activities that contribute to significant GHG emissions through their planning and permitting processes, local ordinances, outreach and education efforts, and municipal operations. As a result, many communities throughout the state are taking responsibility for planning to reduce energy use and emissions. Through proactive measures in land use, transportation, energy efficiency, green building, waste diversion, water conservation and more, local governments help residents and businesses save money while improving quality of life and reducing emissions in their communities.

The CAP includes measures to enable the City to meet its targets for GHG emissions consistent with current targets for the State to the year 2050. The updated CAP will replace the present CAP that the City of Redlands adopted in 2017. The updated CAP includes projections of GHG emissions in Redlands through 2050, outlines updated State GHG reduction targets, and includes a GHG Reduction Strategy with measures and quantified GHG reduction targets.

1.2 Plan Location and Setting

The proposed CAP applies to all of the City of Redlands. Redlands is located at the base of the San Bernardino Mountains in San Bernardino County, 60 miles northeast of Los Angeles and 45 miles west of Palm Springs. **Figure 1** shows the location of Redlands in a regional context. Redlands lies along the Interstate 10 (I-10) freeway corridor, which links the city with the cities of San Bernardino, Ontario, and Los Angeles to the west and Palm Springs to the east. State Route 210 (SR 210) or the Foothill Freeway originates in Redlands, traverses the northwest part of the city, and heads west towards Pasadena. **Figures 1** and **2** show the regional location and local project area, respectively.


Regional Location
Barstow
Antelope Valley
Antelope Valley
Lancaster
Palmdale
Victorville
Santa Clarita
San Gabriel Mountains
10066 ft
Bullion Mountains
Twentynine Palms
Highland
11489 ft
Redlands
Yucaipa
Los Angeles
El Monte
Ontario
Santa Monica
Riverside
Banning
San Bernardino Mountains
Corona
Redondo Beach
Anaheim
Cathedral City
10815 ft
Perris
Long Beach
Santa Ana
Hemet
Agua Caliente
Rancho Mirage
Indio
5335 ft
Huntington Beach
Lake Forest
Menifee
Santa Ana Mountains
San Jacinto Mountains
Pacific Ocean
Murrieta
Torres-Martinez Reservation
Laguna Niguel
Santa Rosa Mountains
Salton Sea State Recreation Area
San Clemente
Redlands City Limit
Sphere of Influence
Pala Reservation
N
Oceanside
Santa Ysabel Reservation
Ocotillo Wells State Vehicular Recreation Area
Escondido
0 5 10 20 30
Miles
Source: Cities of Redlands, CSI, Inc., 2025; San Bernadino County, 2025; Dyett & Bhatia, 2025.



Source: City of Redlands, GIS Division, 2025; San Bernadino County, 2025; Dyett & Bhatia, 2025.

1.3 Planning Area Characteristics

The Planning Area consists of all land located within the incorporated limits of the City of Redlands. The Planning Area is bounded on the north by the Santa Ana River Wash, the City of Highland, and the San Bernardino mountains; on the east by unincorporated San Bernardino County (community of Mentone and the Crafton Hills) and the City of Yucaipa; on the south by the northern boundary of Riverside County; and on the west by the cities of Loma Linda and San Bernardino. Of the total 36.24 square miles identified in the Livable Community Element of the City's General Plan, the leading land use in the Planning Area is residential, followed by vacant land; parks, open space, and recreation; and agriculture.[1]

1.4 Project Background

State law requires local jurisdictions to address climate vulnerability and incorporate climate adaptation policies into their planning. Many jurisdictions also develop greenhouse gas mitigation or climate action plans to achieve local, regional, and State emission reduction goals. In 2017, Redlands adopted its first CAP, which focused on reinforcing the City's commitment to reducing GHG emissions, and demonstrating how the City planned to comply with State of California GHG emission reduction standards.

However, since the 2017 CAP was prepared, conditions in the city have evolved, and the State has passed new laws that require a more aggressive GHG reduction trajectory than was previously outlined in EO S-03-05. Assembly Bill (AB) 1279 codifies the goal set in EO B-55-18 to achieve statewide carbon neutrality no later than 2045, translating to statewide GHG emissions reductions to at least 85 percent below 1990 levels by 2045. The 2017 CAP also had a horizon year to 2035.

As such, the purpose of the Redlands Climate Action Plan 2050 is to outline practical, innovative, and cost-effective methods of achieving targets that support the State's latest GHG reduction objectives (discussed further in Section 1.3). This updated CAP also reflects the latest climate science with updated baseline and forecasted GHG emissions inventories, as well as aligns with new City and State targets for 2030 and 2045.

1.5 Project Objectives

To enable streamlining, this Project fulfills the requirements for a CAP that is compliant with the California Environmental Quality Act (CEQA) and supports the State's GHG and vehicle-miles traveled (VMT) reduction goals. The following chapters of the CAP meet the criteria for a CEQA-qualified plan:

[1] City of Redlands. 2017. General Plan 2035. Available at https://www.cityofredlands.org/post/planning-division-general-plan. Accessed March 13, 2025.

- **Chapter 2** quantifies GHG emissions, both existing and projected over a specific period, resulting from activities within the City of Redlands. This section also identifies and analyzes the GHG emissions resulting from specific actions or categories of actions anticipated within the City of Redlands.
- **Chapter 3** establishes a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the General Plan would not be cumulatively considerable.
- **Chapter 4** specifies the measures and performance standards, that would collectively achieve the specified emissions level (i.e., GHG reduction targets established in Section 3.1), as demonstrated by substantial evidence, if implemented on a project-by-project basis.
- **Chapter 5** includes a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels.

1.6 Project Description

This update to the Redlands CAP presents the City's progress toward the GHG reduction targets established in the 2017 CAP and forecasts GHG emissions through 2050 to assess the City's capacity to support recent adjustments to the State's climate objectives, including an ambitious goal of carbon neutrality by 2045. The GHG Reduction Strategy included in this updated CAP includes actions and quantified measures to meet and/or exceed State requirements.

The updated Redlands CAP reflects the latest guidance from the California Air Resources Board (CARB) established in the 2022 Scoping Plan, which is designed to implement the State's GHG emission reduction targets set in Assembly Bill (AB) 32, Executive Order (EO) S-3-15, and Senate Bill (SB) 32. Although previous guidance (i.e., in the 2017 Scoping Plan, which is now superseded by the 2022 Scoping Plan) provided efficiency metrics for local governments to implement these targets, this is no longer the primary approach recommended by CARB; rather, local governments are encouraged to adopt CAPs and implement local actions that support State efforts to electrify transportation, decarbonize buildings, and reduce VMT, among other GHG-reducing measures. The GHG Reduction Strategy outlined in the updated CAP aligns with this new approach. Nevertheless, quantified metrics, including the GHG emissions inventory and forecasts, remain essential to climate action planning (as described below).

1.6.1 EMISSIONS INVENTORY, BASELINE AND PROJECTIONS

GHG emissions inventories are used to measure a community's progress toward reducing GHGs. AB 32 established a statewide target of reducing GHG emissions to 1990 levels by 2020. California has exceeded this now-past target and has already established longer-term goals for 2030 (in SB 32) and 2045 (in AB 1279). The previous target for 2050 (80 percent below 1990 levels) is assumed to be in line with the State-adopted goal to achieve carbon neutrality (85 percent statewide reductions below 1990 levels) by 2045.

The earliest available GHG emissions inventory for the City of Redlands is 2015, as prepared for the 2017 CAP, which also included forecasts for 2030 and 2035, in accordance with the State target under SB 32 and the Redlands General Plan 2035. The updated Redlands CAP includes a new

baseline GHG inventory for 2022 and updated emissions forecasts for 2030 and 2050. It is noted that the 2015 GHG inventory has been adjusted using the same methodology as the 2022, 2030, and 2050 inventories to allow valid comparison and measure progress since adoption of the 2017 CAP, due to change in data accounting methods/models and unavailability of tools used to prepare the 2015 GHG inventory for the 2017 CAP.

The 2022 GHG emissions inventory and 2030 and 2050 forecasts cover direct GHG emissions from sources within the boundaries of Redlands, including fuel combusted and solid waste generated within the city. Indirect emissions associated with the consumption of energy in Redlands that is generated outside the borders of the city (such as electricity, with no end point emissions) are also included. **Table 1** shows the 2022 emissions inventory and 2030 and 2050 emissions forecasts which reflect reasonably foreseeable future conditions with the land use and transportation network modeled by the San Bernardino Travel Activity Model Plus (SBTAM+) and includes the effect of state-level actions and efforts that would reduce GHG emissions in Redlands.

Table 1 shows that the City will need to take actions to reduce GHG emissions, measured in metric tons of carbon dioxide equivalent ($MTCO_2e$), to meet its GHG targets for 2030 and 2035 as adopted in the 2017 CAP. Significant additional reductions will also be required to align with the State's carbon neutrality goal and meet the proposed new long-term target for the Redlands CAP Update by 2050. In order to meet such goals, the updated CAP introduces measures and performance standards that would collectively achieve the specified emissions levels. The CAP places the biggest emphasis on mitigation through on-site GHG-reducing design features, VMT reduction, access to transit or shared mobility services, building decarbonization, and electric vehicle (EV) charging.

Table 1: Projected Trajectory, Targets, and Required Reduction, 2015-2050

Metric	*2015 Baseline*[1]	*2022 Baseline*	*2030 Adj. BAU*[2]	*2050 Adj. BAU*[2]
Projected Trajectory				
Population[3]	70,310	72,259	75,243	82,228
Total annual GHG emissions ($MTCO_2e$)	497,625	554,413	481,891	396,512
Per capita emissions ($MTCO_2e$ per capita)	7.1	7.7	6.4	4.8
Target Metrics and Reduction Levels				
GHG reduction targets ($MTCO_2e$ per capita)[4]	-	-	6.0	1.0
Emissions level if target is achieved ($MTCO_2e$)[5]	-	-	451,458	82,228
Additional emissions reductions needed to achieve target ($MTCO_2e$)	**-**	**-**	**-30,433**	**-314,284**

1. Emissions for 2015 are adjusted from the 2015 GHG Inventory included in the 2017 CAP using the same methodology as the 2022 baseline inventory to allow for valid comparison.
2. Adj. BAU = Adjusted Business-As-Usual forecast.
3. Population for 2015 and 2022 are from California Department of Finance estimates (Tables E-4 and E-5). Population for 2030 and 2050 are as modeled by SBTAM+, consistent with regional projections under Connect SoCal 2024. All population values are consistent with those used to calculate the GHG inventories.
4. The 2017 CAP target for 2035 is not shown because an updated GHG inventory forecast has not been quantified for that year, so gap analysis cannot be conducted.
5. Product of the GHG reduction targets and the population shown in the table.

Source: Dyett & Bhatia, 2024

1.6.2 GHG EMISSION REDUCTION MEASURES

As shown in **Table 1** above, the City will need to take actions to reduce GHG emissions beyond the legislatively adjusted business-as-usual (BAU) scenario to meet its GHG targets for 2030 and 2035 as adopted in the 2017 CAP. Significant additional reductions will also be required to align with the State's carbon neutrality goal and meet the proposed new long-term target for the Redlands CAP Update by 2050. **Table 2** details the Preferred Strategy to meet the City's greenhouse gas (GHG) reduction targets. The Preferred Strategy reflects input from City staff, stakeholders, and community members as well as accounts for significant contributors to GHG emissions and areas in which the City has significant influence. Measures that can be quantified are summarized in **Table 2**, and additional supportive measures that cannot be quantified due to lack of available data, established quantification methodology, or potential for double counting are excluded from the summary table but are described in the CAP. As shown in **Table 2**, implementation of the potential GHG reduction measures is expected to be sufficient to meet the City's GHG reduction targets for both 2030 and 2050.

Table 2: Summary of Reductions from Quantified Potential Measures, 2030-2050

	Emissions Reductions ($MTCO_2e$)[1]	
Metric/Measure	*2030*	*2050*
Reduction Targets		
Projected per capita emissions ($MTCO_2e$ per capita)	6.4	4.8
GHG Reduction Target ($MTCO_2e$ per capita)	6.0	1.0
Total emissions reductions needed to achieve target[2]	-30,433	-314,284
Quantified Reduction Measures		
TR-1a. Achieve EV charger target to support on-road ZEVs	-71,745	-251,700
TR-2a. Limit idling of off-road equipment and require upgraded equipment using cleaner fuels	-3,723	-12,948
TR-2b. Require electric landscaping equipment	-411	-1,771
TR-3a. Reduce fragmentation of pedestrian network	-771	-738
TR-3b. New bike paths, separated bike lanes, or bikeways	-60	-58
TR-3c. Transit-supportive roadway treatments	-10	-10
BE-2b. Adopt a local benchmarking ordinance	-351	-1,053
BE-2c. Require existing residential buildings to meet building performance standard	-10,706	-36,218
SW-1a. Accelerate solid waste diversion target to 75%	-1,496	-1,635
SW-1b. Divert 75% of organic waste (SB 1383)	-3,976	-4,346
SW-1c. 20% edible food recovery (SB 1383)	-437	-478
CS-1a. Increase urban tree canopy by planting new trees	-3,017	-15,083
Total Reductions from Measures[4]	**-96,703**	**-326,038**
Target achieved?	Yes	Yes

1. Estimated emissions reductions beyond the adjusted business-as-usual forecast scenarios for 2030 and 2050. Table shows these as negative values to emphasize that they are reductions, and do not mean they are additional emissions.
2. Emissions reductions needed to achieve targets beyond state-level actions, including RPS, RGS, Title 24, and transportation sector reductions are already built into EMFAC 2021, that are included in the adjusted business-as-usual inventories.
3. No additional reductions beyond RPS in 2050.
4. Numbers may not sum exactly due to rounding.

Sources: Dyett & Bhatia, 2024

2 Initial Study and Environmental Checklist

2.1 Project Information

1. **Project Title:** Redlands Climate Action Plan

2. **Lead Agency Name and Address:**

   City of Redlands
   35 Cajon Street, Suite 20
   Redlands, CA 92373

   Contact Person and Information:

   Jazmin Serrato, Assistant Planner
   (909) 798-7555 ext. 2
   jserrato@cityofredlands.org

   Project Location: The Proposed Project consists of all land area located within the incorporated limits of the City of Redlands. Redlands covers 36.24 square miles in San Bernadino County and is bounded on the north by the Santa Ana River Wash, the City of Highland, and the San Bernardino mountains; on the east by unincorporated San Bernardino County (community of Mentone and the Crafton Hills) and the City of Yucaipa; on the south by the northern boundary of Riverside County; and on the west by the cities of Loma Linda and San Bernardino.

   Project Sponsor's Name and Address:

   City of Redlands
   Development Services Department
   35 Cajon Street, Suite 20
   Redlands, CA 92373

3. **General Plan Designation:** Existing land use designations include Agriculture, Rural Living, Very Low Density Residential, Low Density Residential, Low Medium Density Residential, Medium Density Residential, High Density Residential, Office, Commercial, Transit Village, Commercial/Industrial, Light Industrial, Public/Institutional, Parks/Golf Courses, Open Space, Hillside Conservation, and Resource Preservation.0

4. **Zoning:** Existing zoning districts pursuant to Title 18 of the Redlands Municipal Code include Agricultural (A-1, A-1-20), Estate Agricultural (A-2), Rural Residential (R-R), Rural Residential Animals (R-R-A), Residential Estate (R-A, R-E), Residential Estate Animals (R-A-A), Suburban Residential (R-S), Single Family Residential (R-1, R-1-D), Multiple Family

Residential (R-2, R-2-2000, R-3), Administrative & Professional Office (A-P), Administrative Professional Commercial (A-P-C), Medical Facility (MF), Educational (E), Neighborhood Stores (C-1), Neighborhood Convenience Center (C-2), General Commercial (C-3), Highway Commercial (C-4), Commercial Industrial (C-M), Planned Industrial (M-P), Light Industrial (M-1), Industrial (I-P), General Industrial (M-2), Off Street Parking (P), Open Land District (O), Transitional District (T), Airport District (A-D), Airport Flight Zones overlay districts, Hillside Development (HD) overlay, and Flood Plain District (FP).

There are also several Specific Plans within the City of Redlands, the largest of which include the Transit Villages Specific Plan (Specific Plan No. 65) and the East Valley Corridor Specific Plan (Specific Plan No. 40) both of which include a variety of zoning districts including residential, commercial, industrial, open space, and other special districts. Other Specific Plans have been adopted that are solely for single-family residential planned developments.

5. **Description of Project:** The Proposed Project is the adoption of the Climate Action Plan update, a document that provides measures intended to reduce GHG emissions within the City. The Redlands Climate Action Plan (CAP) was adopted on December 5, 2017, to reinforce the City's commitment to reducing greenhouse gas (GHG) emissions and demonstrate how the City will comply with the State of California's GHG emission reduction standards. As a Qualified GHG Reduction Strategy, the CAP also enables streamlined environmental review of future development projects, in accordance with the California Environmental Quality Act (CEQA).

   This update to the Redlands CAP presents the City's progress toward the GHG reduction targets established in the 2017 CAP and forecasts GHG emissions through 2050 to assess the City's capacity to support recent adjustments to the State's climate objectives, including an ambitious goal of carbon neutrality by 2045. The GHG Reduction Strategy included in this updated CAP also provides options for local actions to meet and/or exceed State requirements.

6. **Surrounding Land Uses and Setting:** The Planning Area consists of all land located within the incorporated limits of the City of Redlands. The Planning Area is bounded on the north by the Santa Ana River Wash, the City of Highland, and the San Bernardino mountains; on the east by the unincorporated community of Mentone and the City of Yucaipa; on the south by the northern boundary of Riverside County; and on the west by the cities of Loma Linda and San Bernardino. Of the total 36.24 square miles identified in the Livable Community

Element of the City's General Plan, the leading land use in the Planning Area is residential, followed by vacant land; parks, open space, and recreation; and agriculture.[1]

7. **Other Public Agencies Whose Approval Is Required**: The City of Redlands is the lead agency with responsibility for approving the proposed Draft CAP and its measures. No other public agency approvals are needed.

2.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the Environmental Impacts discussion in Section 3.

☐ Aesthetics	☐ Agriculture & Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation	☐ Utilities/Service Systems	☐ Energy
☐ Tribal Cultural Resources	☐ Wildfire	
☐ Mandatory Findings of Significance		

2.3 Determination

On the basis of this initial evaluation:

- ☑ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an environmental impact report is required.
- ☐ I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Brian Foote, City Planner/Planning Manager

City of Redlands

2.4 Summary of Environmental Impact Analysis

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?			**X**	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			**X**	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			**X**	
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			**X**	
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b. Conflict with existing zoning for agricultural use, or a Williamson act contract?				**X**
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned				

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
Timberland Production (as defined by Government Code section 51104(g))?				**X**
d. Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			**X**	
c. Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans,				**X**

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				**X**
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**
V. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			**X**	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			**X**	
d. Disturb any human remains, including those interred outside of formal cemeteries?			**X**	
VI. Energy. Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	
VII. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				**X**
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?				**X**
iii) Seismic-related ground failure, including liquefaction?				**X**
iv) Landslides?				**X**
b. Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?			**X**	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				**X**
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				**X**
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				**X**

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS: Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impacts on the environment?			**X**	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			**X**	
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				**X**

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				**X**
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. result in a substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows?			**X**	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				**X**
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			**X**	
XI. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?			**X**	
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			**X**	

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				**X**
XIII. NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b. Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**
XIV. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			**X**	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			**X**	
XV. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause			**X**	

	Potentially Significant Impact	Less Than Significant Impact After Mitigation Incorporated	Less Than Significant Impact	No Impact
significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?			**X**	
ii) Police protection?			**X**	
iii) Schools?			**X**	
iv) Parks?			**X**	
v) Other public facilities?			**X**	
XVI. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			**X**	

	Potentially Significant Impact	Less Than Significant Impact After Mitigation	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			**X**	
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d. Result in inadequate emergency access?			**X**	
XVIII. TRIBAL CULTURAL RESOURCES.				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

	Potentially Significant Impact	Less Than Significant Impact After Mitigation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			**X**	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				**X**
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk			**X**	

	Potentially Significant Impact	Less Than Significant Impact After Mitigation	Less Than Significant Impact	No Impact
or that may result in temporary or ongoing impacts to the environment?				
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			**X**	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				**X**

3 Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions in the checklist.

3.1 Aesthetics

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The Draft CAP proposes measures that would aid in reducing the City's GHG emissions, and, thus, would not directly lead to development that would affect scenic vistas. However, the proposed measures encourage the installation of solar photovoltaic (PV) systems both through new private installs on residences and businesses, or on municipal facilities, to provide alternative sources of energy. Both private and municipal PV systems would most likely be placed on rooftops, which could alter scenic views. Scenic vistas in the Planning Area consist of the scenic corridors and views to and from the open spaces, canyonlands, hillsides, groves, and the San Bernardino Mountains. Scenic views are also found in the urbanized part of the city, including along scenic and historic drives.

Even so, the City's General Plan would continue to regulate development in these areas and enforce policies to ensure that opportunities to enjoy scenic views are either preserved or enhanced. Thus, substantial adverse effects are not expected to occur. In addition, PV systems on commercial or civic structures would likely not be significant enough to block or greatly alter the viewshed and would be subject to Planning and Building & Safety division review and approval. In addition, AB 2188, which took effect on January 1, 2015, required local governments to adopt a streamlined and expedited permit approval process for small residential rooftop solar energy panels. The City of Redlands Municipal Code Chapter 18.172 complies with AB 2188 regulations. The ordinance stipulates that once the application process is complete, a permit shall be issued. Therefore, small residential rooftop systems, consistent with the size and placement requirements set forth in the ordinance, are not subject to design review or other approval, such as local aesthetic policies. Therefore, impacts to scenic vistas would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. Part of State Route 38 near Redlands is included on the Caltrans list of eligible scenic highways. State Route 38 features views of forested mountainsides and distant views of the desert. The City Council has also designated numerous streets as scenic highways, drives, and historic streets. Special development standards have been adopted by resolution for

these streets (General Plan Action 2-A.34). However, as discussed above, solar PV systems on commercial or civic structures would likely not be significant enough to block or greatly alter the viewshed and would require Planning and Building & Safety division review and approval. Additionally, as discussed above, the City of Redlands has adopted an ordinance for a streamlined and expedited permit approval process for small residential rooftop solar energy systems per AB 2188. Therefore, the installation of any small residential solar energy system that meet the size and placement requirements set forth in the ordinance would be exempt from local aesthetic policies. Impacts to scenic resources would be less than significant.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant Impact. The Draft CAP does not include any land use changes or other measures that would affect visual character. Rather, the CAP proposes a variety energy efficient retrofit programs for existing private and municipal buildings. The Draft CAP also includes several measures to improve the bicycle and pedestrian network. The result would be a more unified and aesthetically pleasing streetscape with an emphasis on well-designed sidewalks, landscaping, and street trees. Further, General Plan policies seek to ensure that any development or redevelopment is visibly compatible with the surrounding environment. Policies regarding visual compatibility in the General Plan pertain to scale, historic preservation, landscaping, and preservation of scenic views and vistas. Additionally, policies pertaining to areas of new development promote visually appealing streetscapes and public art in order to improve the visual character of the Planning Area.

Additionally, as discussed above, the installation of commercial or civic solar PV systems could result in slight changes to existing visual character but would be subject to Planning and Building & Safety division approval to determine appropriate sizing and placement prior to installation. However, as discussed above, small residential solar energy systems would not be subject to local aesthetic policies so long as they meet the size and placement requirements. Development would also be subject to Planning and Building & Safety division review and approval, as well as applicable General Plan policies, to ensure that they would not result in substantial changes to the visual character of the City. Therefore, the impacts to the existing visual character within the City would be less than significant.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The Draft CAP includes measures related to the installation of solar PV systems on homes, businesses, and municipal facilities. However, solar PV systems are specifically designed to absorb sunlight, not reflect it. Thus, their placement and orientation on private or municipal structures would not adversely affect day or nighttime views in the area. In addition, CAP measure TR-1b presents an opportunity to expand on the existing Street Light Upgrade Program to transition to more energy efficient LED streetlights. LED streetlights reduce direct and reflected uplight, which are the primary causes of urban sky glow. No new lighting is expected to be installed as the measure proposes working with existing streetlight infrastructure. Therefore, the number of streetlights would be the same as existing conditions. Therefore, impacts from light or glare would be less than significant.

3.2 Agriculture and Forestry Resources

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. Agricultural land use, at approximately 7 percent of total land use in the Planning Area, represents a small portion of Redlands' overall land use. Prime and Unique Farmland, as well as Farmland of Statewide Importance, is scattered throughout the city, mostly on the periphery where development is less intense.[2] Most Prime Farmland is located in Crafton, and is used for citrus production. There is also Unique Farmland and Farmland of Statewide Importance located near this Prime Farmland in Crafton. Unique and Prime Farmland is also clustered in the San Timoteo Canyon along San Timoteo Canyon Road. North of the city, near the Santa Ana River Wash, are areas of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. Land designated as Prime Farmland is also located near the East Valley Corridor, where some farmland has converted to commercial and industrial land uses since the adoption of the 1995 General Plan.

The proposed CAP does not include any land uses changes or other strategies that would result in the conversion of Farmland to non-agricultural use. It would therefore have no impact on this topic.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Like important farmland described above, Williamson Act contracts are spread throughout the periphery of the city.[3] Most contracted land is located in Crafton (to the east of the City of Redlands boundary), but there are also contracted lands in the San Timoteo Canyon (south portion of Redlands) and in the north of the city near the Santa Ana River Wash. The proposed CAP does not include any land use changes or other strategies that would conflict with an existing Williamson Act contract. It would therefore have no impact on this topic.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The Planning Area does not have forest resources or land zoned for forest use. No impact related to forest land or timberland would occur.

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[2] California Department of Conservation, California Important Farmland Finder. Available online at: https://maps.conservation.ca.gov/dlrp/ciff/, accessed March 13, 2025.

[3] California Department of Conservation. Division of Land Resource Protection. Williamson Act Contracts. Available online at: https://www.conservation.ca.gov/dlrp/wa/Pages/contracts.aspx, accessed March 13, 2025.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As mentioned above, the City does not have any land that is designated or zoned for forest use. No impact related to forest land conversion would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non- forest use?

No Impact. As discussed above, the City does not have any land that is designated or zoned for forest land. However, several parcels within the City are zoned for agricultural uses. The proposed CAP does not include any land uses changes or other strategies that would result in the conversion of Farmland to non-agricultural use. It would therefore have no impact on this topic.

3.3 Air Quality

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. Air quality plans describe air pollution control strategies and measures to be implemented by a city, county, region, and/or air district. The most recent Air Quality Management Plan (AQMP) was adopted by the South Coast Air Quality Management District (SCAQMD) in December 2022.[4] Consistency with the SCAQMD AQMP is based on whether the project would exceed the estimated air basin emissions used as the basis of the plan. The purpose of the Draft CAP is to reduce GHG emissions within the City to help contribute to global efforts to reduce the effects of climate change. Recommended measures within the Draft CAP include implementing energy efficient retrofits, developing EV infrastructure, reducing emissions from off-road sources, and improving pedestrian, bicycle, and transit connectivity. In addition to reducing GHG emissions, each of these elements would help to reduce criteria air pollutants. Short-term criteria pollutant emissions would be generated during construction activities with the use of construction equipment and vehicle trips. Assumptions for off-road equipment emissions in the air quality plan were developed based on annual hours of activity and equipment population for the region. The Draft CAP would not increase the assumptions for off-road equipment use in the AQMP. The estimated emissions used as the basis of the air quality plan are also based in part on projections of population and VMT. The Draft CAP would not increase population or VMT beyond that considered in the General Plan. Any renewable energy, energy-efficient, or infrastructure improvements installation as result of the proposed CAP would be subject to the development review and permitting process, and State and federal laws, as well as General Plan policies that protect air quality. Therefore, the Draft CAP would not conflict with the

[4] South Coast Air Quality Management District. 2022 Air Quality Management Plan. Available at https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16. Accessed March 13, 2025.

implementation of the applicable air quality management plan. The impact would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. The proposed CAP provides measures to reduce greenhouse gas emissions and energy use from future development. Any renewable energy, energy-efficient, or infrastructure improvements installation as result of the proposed CAP would be subject to the development review and permitting process, and State and federal laws, as well as General Plan policies that protect air quality. Therefore, cumulative air quality impacts from the proposed CAP would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. Some members of the population are especially sensitive to air pollutant emissions and should be given special consideration when evaluating air quality impacts from projects. These people include children, older adults, persons with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

The greatest potential for toxic air contaminant (TAC) emissions would originate from diesel particulate matter emissions associated with off-road equipment operations. Because the Draft CAP does not require substantial development activity, implementation of the measures would not be anticipated to expose sensitive receptors to substantial TAC concentrations. In fact, CAP measures TR-2a and TR-2b work to reduce emissions from off-road sources. Therefore, the impact would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include exhaust from diesel construction equipment, which could be considered offensive to some individuals. Odors from these sources would be localized and generally confined to the immediate area surrounding the construction site and would be temporary. The Project would use typical construction techniques, and the odors from off-road equipment and on-road vehicles would be typical of most construction sites and temporary in nature. Therefore, the odor impact during construction would be less than significant.

The Proposed Project would not be expected to generate increased odors. The Draft CAP includes food waste reduction measures that would arrange for the dedicated treatment of food waste. Processing of food waste could result in objectionable odors. However, food waste would go to dedicated facilities for food waste where operations for those facilities would comply with applicable SCAQMD regulations. Therefore, the odor impact during operation would be less than significant.

3.4 Biological Resources

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Less than Significant Impact. The Draft CAP is a policy document that would not directly lead to development that would conflict with local policies protecting listed species. The CAP would not modify, either directly or indirectly, habitats of any species identified as a candidate, sensitive, or special status species. CAP measures do propose some development, such as new EV chargers (Measure TR-1a), pedestrian and bicycle network improvements (measures TR-3a and TR-3b), greater mixed uses and denser housing near transit (Measure TR-3e), and a community shared solar generation system (Measure BE-1b). Such proposed development would be in already urbanized areas where listed species are not known to exist.

However, if new development were to involve listed species, project specific biological studies and mitigation would be required as part of specific project approvals in compliance with applicable federal, state and local requirements. Specifically, General Plan Action 6-A.11 requires a biological survey for individual projects that would identify specific impacts to critical habitat and restrict development accordingly. Other policies would require the City to protect wildlife habitat and wildlife corridors, limit grading and ground-disturbing activities, and support conservation and restoration of natural habitats. Principles and actions in the General Plan, the City's development review process, and regulatory permitting required by existing federal and State laws relative to listed species would reduce potential impacts of the proposed CAP on federally or State-listed species of plants or animals to less than significant levels.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

No Impact. Within Redlands, most riparian areas are designated Open Space under the proposed General Plan and would thus be protected from direct impacts from development. Further, the proposed CAP does not include any land use changes or other strategies that would result in adverse effects on any riparian habitat or other sensitive natural community and would therefore have no impact.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The proposed CAP does not include any land use changes or other strategies that would result in adverse effects on protected wetlands and would therefore have no impact.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The proposed CAP does not include any land use changes or other strategies that would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and would therefore have no impact.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. The Draft CAP is a policy document that would not directly lead to development that would conflict with local policies protecting biological resources, such as a tree preservation policy. However, the Draft CAP recommends measures to improve pedestrian, bicycle, and transit connectivity, which could result in the development of expanded alternative transportation facilities. Should sidewalks and bike paths be expanded as part of the Proposed Project, any removal of trees and vegetation along City streets would comply with Chapter 12.52 of the City's Municipal Code. The Trees and Tree Protection Along Streets and In Public Places Ordinance requires a permit relating to the planting, maintenance, and removal of trees. Wherever it is necessary to remove a tree or trees, the City shall require that such trees be replanted or replaced. Thus, impacts related to local policies or ordinance, such as a tree preservation policy, would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The City is participating in the Upper Santa Ana River Wash Habitat Conservation Plan. The proposed CAP does not include any land use changes or other strategies that would conflict with the provisions of the adopted habitat conservation plan. Therefore, there would be no impact from the proposed CAP.

3.5 Cultural Resources

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Less than Significant Impact. The proposed CAP does not include any land use changes or other strategies that would result in adverse effects on any historical resources. Further, at the time any construction project pursuant to the CAP is proposed, the project-level CEQA document would need to identify potential impacts on known or potential historic sites and structures. The CEQA Guidelines require a project that will have potentially adverse impacts on historical resources to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Redlands Historic and Scenic Preservation Ordinance offers additional protections to historic resources by giving the City the authority to make recommendations, decisions, and

determinations regarding the designation, preservation, protection, and enhancement of historic resources, including the authority to deny demolition, except in cases of proven hardship. Additionally, the General Plan includes goals and policies that would minimize or avoid impacts on historical resources by requiring the protection and preservation of such resources.

Thus, with implementation of General Plan principals and actions, and adherence to federal, State, and local regulations, potential impacts on historical resources from construction pursuant to the CAP would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact. The Draft CAP does not propose any measure that would directly result in an adverse change in the significance of an archaeological resource. However, construction associated with CAP measures, such as expanding pedestrian, bicycle, and transit facilities would most likely take place within existing rights-of-way. Should construction associated with implementation of the proposed measures take place outside the existing rights-of-way, new ground disturbance has the potential to uncover unknown resources. In accordance with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5(f), which recognize that historical or unique archaeological resources may be accidentally discovered during project construction, General Plan Action 2-A.74 requires that areas identified to contain historical or unique archaeological resources be evaluated of by a qualified archaeologist for implementation of avoidance or appropriate mitigation measures, pursuant to CEQA Guidelines Section 15064.5(f). Additional policies would serve to ensure the availability of information regarding archaeological resources in the Planning Area in order to allow the avoidance of negative impacts on known resources, as well to ensure the development of appropriate mitigation and monitoring procedures for projects on sensitive sites. As such, compliance with State and local regulations pertaining to the discovery of archaeological resources would ensure a less than significant impact.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. There is a remote possibility that ground-disturbing activities that would occur as a result of implementing transportation and building measures as set forth in Draft CAP could uncover previously unknown human remains. In the unlikely event that this occurs, compliance with State regulations pertaining to the discovery of human remains would ensure a less than significant impact.

3.6 Energy

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. Implementation of the proposed CAP would not result in construction or operational impacts related to wasteful consumption of energy resources. The CAP Update is a policy document containing climate action measures and actions to reduce Redlands GHG emissions. The CAP Update would not involve land use or zoning changes but would

promote infrastructure development and redevelopment. Furthermore, the purpose and intended effect of the CAP Update is to reduce GHG emissions generated in the City to help reduce the effects of climate change, including those emissions generated by energy demand and supply. The CAP Update encourages electrification, use of renewable energy, and energy efficiency in existing residential and commercial building stock as well as proposed new residential and commercial buildings.

Measures BE-1 through BE-3 propose the expansion of decarbonization and electrification efforts for municipal buildings and construction. In addition, Measure TR-2 focuses on electrifying landscaping equipment and upgrading off-road equipment to use cleaner fuels. As such, the CAP update would not result in the use of non-renewable resources in a wasteful or inefficient manner. Therefore, the proposed CAP would result in a less-than-significant impact related to the wasteful, inefficient, or unnecessary consumption of energy. Rather, the CAP would assist in reducing use of non-renewable energy resources.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. Any development pursuant to the CAP would be required to comply with the latest California Energy Commission (CEC) requirements, including CEC Building Energy Efficiency Standards, as well as all federal, State, and local rules and regulations pertaining to energy consumption and conservation. The proposed CAP includes an inventory of citywide GHG emissions; forecasts of future citywide GHG emissions; monitoring and reporting processes to ensure State GHG targets are met; and measures for reducing GHG emissions to meet such State requirements. The proposed CAP is written for intended implementation through the year 2050. The proposed CAP would also support the CARB passenger vehicle GHG emissions reduction targets through measures that would reduce VMT and provision of EV infrastructure throughout the city. Therefore, impacts would be considered less than significant.

3.7 Geology and Soils

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

No impact. The Planning Area is located within a seismically active area where several faults and fault zones are considered active by the California Department of Conservation, Division of Mines and Geology. As such, earthquakes in and near the Planning Area have the potential to cause ground shaking of significant magnitude as well as liquefaction and seismically-induced landslides in parts of the city. Even so, the proposed CAP does not include any land use changes or other measures that relate to these geologic hazards and would therefore have no impact.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. No future project resulting from implementation of the Draft CAP would directly involve substantial loss of topsoil or directly result in substantial soil erosion. In the event that new development or construction of expanded bike paths and pedestrian amenities would require construction activity that may result in substantial soil erosion or loss of topsoil, such activities would be subject to the latest version of the CBC and the National Pollutant Discharge Elimination System (NPDES) to reduce erosion impacts. In addition, earthwork and ground-disturbing activities, unless below minimum requirements, require a grading permit, compliance with which minimizes erosion, and the City's grading permit requirements ensure that construction practices include measures to protect exposed soils such as limiting work to dry seasons, covering stockpiled soils, and use of straw bales and silt fences to minimize offsite sedimentation. As such, the impact would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. The potential hazards of unstable soil or geologic units would be addressed largely through the integration of geotechnical information in the planning and design process for projects to determine the local soil suitability for specific projects in accordance with standard industry practices and state-provided requirements, such as California Building Code (CBC) requirements which are used to minimize the risk associated with these hazards. However, the proposed CAP does not include any land use changes or other measures that would affect soil stability and would therefore have no impact.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The potential hazards of expansive soils would be addressed largely through the integration of geotechnical information in the planning and design process for projects to determine the local soil suitability for specific projects in accordance with standard industry practices and state-provided requirements, such as CBC requirements which are used to minimize the risk associated with these hazards. However, the proposed CAP does not include any land use changes or other measures that would affect soil stability and would therefore have no impact.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed CAP does not include any land use changes or other measures that would affect septic or alternative wastewater disposal systems and would have no impact.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. Some portions of the city, especially in San Timoteo Canyon, are underlain by geologic formations that have yielded fossiliferous materials (Albright, 1999).[5] However, the proposed CAP does not include any land use changes or other strategies that would result in adverse effects on any paleontological resources. There would be no impact.

3.8 Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. The measures in the Draft CAP are not anticipated to generate substantial construction emissions, because those measures would result in only minor upgrades to existing uses. In addition, any construction-related GHG emissions would be anticipated to be more than offset by the operational benefits of the measures in the CAP. Implementation of the strategies and measures proposed within the Draft CAP would result in annual community-wide GHG emission reductions. As shown in Table 2, the future Draft CAP measures would result in total $MTCO_2e$ reductions of approximately 96,703 $MTCO_2e$ by 2030 and 326,038 $MTCO_2e$ by 2050. As the proposed CAP would meet all State-mandated emissions targets through 2050, impacts would be considered less than significant, and no additional measures are required.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. The updated Redlands CAP reflects the latest guidance from the California Air Resources Board (CARB) established in the 2022 Scoping Plan, which is designed to implement the State's GHG emission reduction targets set in Assembly Bill (AB) 32, Executive Order (EO) S-3-15, and Senate Bill (SB) 32. AB 32 established a statewide target of reducing GHG emissions to 1990 levels by 2020. California has exceeded this now-past target and has already established longer-term goals for 2030 (in SB 32) and 2045 (in AB 1279). The previous target for 2050 (80 percent below 1990 levels) is assumed to be in line with the State-adopted goal to achieve carbon neutrality (85 percent statewide reductions below 1990 levels) by 2045. The proposed CAP that would serve as the implementation tool for GHG monitoring and reporting and would serve

[5] Albright, Barry L. 1999. Magnetostratigraphy and Biochronology of the San Timoteo Badlands, Southern California, with Implications for Local Pliocene-Pleistocene Tectonic and Depositional Patterns. Geological Society of America Bulletin, v. 111, no. 9, p. 1265-1293.

to implement a number of measures aimed at reducing greenhouse gas emissions to meet such State targets.

Additionally, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) includes a set of policy objectives related to mobility, communities, environment, and economy. The passage of California Senate Bill 375 (SB 375) in 2008 requires that SCAG prepare and adopt an SCS sets forth a forecasted regional development pattern which, when integrated with the transportation network, measures and policies, will reduce GHG emissions from automobiles and light-duty trucks and achieve the GHG emissions reduction target for the region set by the California Air Resources Board. With implementation of the proposed CAP's measures related to sustainable and multi-modal transportation, the proposed CAP would complement the goals and policies of the RTP/SCS and would continue to carry out the goals of AB 32 and SB 375. Therefore, the CAP would, by nature, result in reduced transportation GHG emissions and achieve the overarching goals of local, regional, and State plans to reduce GHG emissions. As such, the Proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

3.9 Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Implementation of the Draft CAP and its measures would not result in the routine transport, use, or disposal of hazardous materials. It is possible that construction activities would require the use of materials that include on-site fueling/servicing of construction equipment, and the transport of fuels, lubricating fluids, and solvents. These types of materials are not acutely hazardous, and all storage, handling, and disposal of these materials are regulated by the California Department of Toxic Substances Control (DTSC), United States Environmental Protection Agency, the Occupational Safety & Health Administration, the San Bernadino County Fire Protection District, and the San Bernadino County Environmental Health Services (EHS). The transport, use, and disposal of construction-related hazardous materials would occur in conformance with applicable federal, state, and local regulations governing such activities. Therefore, the impact would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Implementation of the Draft CAP could result in the rehabilitation and renovation of older residential, commercial, and municipal structures to support energy retrofits and the installation of private and municipal solar PV systems. Structures built prior to 1978 may contain asbestos- containing building materials and lead paint. If not properly handled and released into the environment in large enough quantities, these materials could pose a threat to construction workers and residents. However, these retrofits would primarily be small-scale, and no single renovation would likely result in releases large enough to pose a health hazard to the

public. In addition, demolition and construction activities involving hazardous materials removal are heavily regulated, and construction workers must comply with applicable federal and state safety regulations. Compliance with such regulations would ensure a less than significant impact.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The Draft CAP does not directly recommend projects that would involve the handling of hazardous or acutely hazardous materials. Compliance with regulatory requirements, such as environmental site assessments and health risk assessments, would ensure construction and operation impacts within one-quarter mile of an existing or proposed school are less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. According to the DTSC and the State Water Resources Control Board (SWRCB), hazard materials sites are located throughout the City, some of which could be encountered during implementation of measures in the Draft CAP.[6, 7] In addition, the Draft CAP is a policy document that in itself would not create a significant hazard. Implementation of the Draft CAP, such as implementation of measures related to pedestrian, bike, and transit connectivity could result in construction of bicycle paths or expanded pedestrian and transit amenities, which could require disturbance of a site. However, demolition and construction activities involving hazardous materials sites are heavily regulated, and construction workers would be required to comply with applicable federal and state safety regulations. Compliance with such regulations would ensure a less than significant impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Planning Area includes portions that are within the airport land use plan area of the Redlands Municipal Airport or within two miles of the San Bernadino International Airport (SBIA). The proposed CAP does not include any land use changes or strategies that would affect land uses within the Redlands Municipal Airport land use plan area or within two miles of SBIA and would have no impact. As such, there would be no impacts on the safety of those working or residing within the Redlands Municipal Airport land use plan area or within two miles of SBIA from the Proposed Project.

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[6] DTSC. EnviroStor. Website: http://www.envirostor.dtsc.ca.gov/public/, accessed March 18, 2025.

[7] SWRCB. GeoTracker. Website: http://geotracker.waterboards.ca.gov/, accessed March 18, 2025.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. In the case of the Proposed Project, relevant emergency response or emergency evacuation plans include the San Bernardino County Emergency Operations Plan and, to the extent that they mitigate potential disasters in the Planning Area, the Redlands Hazard Mitigation Plan (HMP) and the San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). In situations where an emergency evacuation is necessary, the use of roads and freeways within the city would be necessary. The Draft CAP is a policy-based document, and the recommendations and measures in the Draft CAP would not interfere with an adopted emergency response plan or emergency evacuation plan. Further, the Draft CAP recommends measures that would increase safety for drivers, pedestrians, and bicyclists and seeks to reduce the number of automobiles on Redlands streets, both of which may make evacuation and emergency response safer and more efficient. Therefore, this impact would be less than significant.

g) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The majority of Redlands is characterized by CAL FIRE as having a Moderate fire threat level, with areas of High and Very High Fire Hazard Severity Zones found on the periphery of the city and in the sphere of influence (SOI) outside of city limits: in the canyonlands, Crafton, Mentone, and in the Santa Ana River Wash. Areas of Little or No Threat can be found along San Timoteo Creek and the Santa Ana River. Areas of High fire threat are characterized by natural vegetation that can serve as fuel for wildland fires, and steeper topographies that can impede emergency access and facilitate the rapid spread of potential fire. However, implementation of the proposed CAP would not include any land use changes or measures that would affect exposure to wildland fire risk and would therefore have no impact.

3.10 Hydrology and Water Quality

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. The Draft CAP proposes measures that would not directly violate water quality standards or waste discharge requirements. However, implementation of the Draft CAP could result in construction-related wastewater discharge into the local sewer system. Although increases in wastewater are not expected to be large enough to substantially increase the amount of runoff or amount of pollutants in the runoff, if necessary, implementation of the Draft CAP would be required to comply with NPDES to control stormwater discharges. The Draft CAP includes measures to implement the Water Efficient Landscape Ordinance, Urban Water Management Plan, and Water Systems Plan which would minimize waste discharge as a result of new construction. Nonetheless, if appropriate, any project associated with the Draft CAP would be subject to a Stormwater Pollution Prevention Plan and/or be required to incorporate Best Management Practices (BMPs) during construction to reduce potential impacts. Therefore, impacts to water quality would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. The Draft CAP proposes measures that would not deplete groundwater or interfere with groundwater recharge. The proposed Draft CAP intends to promote water conservation through implementation of the Water Efficient Landscape Ordinance, Urban Water Management Plan, and Water Systems Master Plan. Additional measures include water efficiency requirements for new and renovated buildings, increased enforcement of water used restrictions, and promotion of water-efficient products and practices. Improvements to pedestrian, bicycle, and transit connectivity could increase the amount of landscaping which could increase the need for water for irrigation purposes. However, any landscaping would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and would comply with applicable water-efficient landscape standards within the City of Redlands Municipal Code. No impacts on groundwater supply would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in a substantial erosion or siltation on- or off-site;

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. impede or redirect flood flows?

Less than Significant Impact. The Draft CAP proposes measures that would not directly alter existing drainage patterns. However, some measures, such as improving the bike and pedestrian network, could slightly increase the amount of surface runoff due to new pedestrian and bicycle paths. Even so, the addition of new pedestrian and bicycle paths would not result in substantial surface runoff increases and any changes would be subject to existing federal and state regulations. Locally, any development pursuant to the CAP would be subject to the City's Flood Damage Prevention ordinance that helps prevent flood damage resulting from hydromodification. Adherence to the City's Storm Drains Ordinance would limit surface runoff from development, reducing siltation and erosion. In addition, the General Plan's goals and policies are intended to preserve natural water courses or naturalized drainage channels, and to ensure future development incorporates BMPs to reduce runoff from a site. As such, the impact would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Planning Area is located sufficiently inland to be out of what would be considered a potential hazard area for seiches, tsunamis, and sea level rise. Areas prone to flooding in Redlands are in the north, south, and central portions of the Planning Area. Areas with a 1-percent annual chance of flooding (commonly referred to as the 100-year floodplain) are generally mapped along the Santa Ana River Wash, along San Timoteo Canyon, and along the Zanja watercourse from Loma Linda through Downtown and Crafton. Areas with shallow flooding (AO zones) are mapped along the Zanja and pass through Downtown.[8] The proposed CAP does not include any land use changes or other measures that would impact the location of structures relative to flood hazard areas, nor would it result in structures built that could risk release of pollutants due to project inundation. As such, there would be no impact.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. Construction and operation associated with the Proposed Project would comply with local, State, and federal regulations, including the NPDES Construction General Permit, Santa Ana River Basin Plan, San Bernadino County MS4 Permit, and the City's Code. Commonly practiced BMPs, as required by these regulations, would be implemented to control construction site runoff and reduce the discharge of pollutants to storm drain systems from stormwater and other nonpoint-source runoff. As part of compliance with permit requirements during ground-disturbing or construction activities associated with future development, implementation of water quality control measures and BMPs would ensure that water quality standards would be achieved, including the water quality objectives that protect designated beneficial uses of surface and groundwater, as defined in the Basin Plan. Construction runoff would also have to be in compliance with the water quality objectives for the region. The NPDES Construction General Permit requires stormwater discharges not to contain pollutants that cause or contribute to an exceedance of any applicable water quality objectives or water quality standards, including designated beneficial uses. As detailed above, the proposed CAP would have no impacts on groundwater. Therefore, the Proposed Project would not obstruct implementation of a water quality control plan the impact is less than significant.

3.11 Land Use and Planning

a) Physically divide an established community?

Less than Significant Impact. The Draft CAP is a policy-based document that does not directly involve the construction of a specific project. Implementation of the Draft CAP and its measures would enhance pedestrian, bicycle, and transit connectivity and encourage the development of greater mixed uses and denser housing near transit, which could result in the development of structures or improvements that could divide an established community. However, the implementation of the Draft CAP intends to increase connectivity throughout the city by implementing both external and internal design guidelines for bike, pedestrian, and transit

[8] FEMA. Flood Maps. Website: https://www.fema.gov/flood-maps, accessed March 18, 2025.

connectivity, which would connect existing residential development to nearby sidewalks and bus stops. Therefore, impacts to established communities would be less than significant.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. Implementing the Draft CAP would require some modification of existing City policies, including changes to the Municipal Code and Zoning Code. The CAP includes a measure to amend the Zoning Code to allow community gardens in as many districts as possible. In addition, the CAP proposes the adoption of ordinances that have more stringent requirements for the installation of EV chargers, reduction of waste from City operations, diversion of construction and demolition waste, utilization of recycled asphalt pavement, and water efficiency in new and renovated buildings. While the proposed measures could conflict with some existing policies, the Draft CAP is designed to mitigate adverse environmental impacts associated with global climate change. Where conflicts do occur, the proposed Draft CAP measures would generally result in greater avoidance or mitigation of environmental effects. The impact would be less than significant.

3.12 Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The State Mining and Geology Board (SMGB) has classified large areas in the north of the Planning Area as Mineral Resource Zone-2 (MRZ-2), indicating the existence of a deposit that meets certain criteria for value and marketability. Portions of these areas, centered around the Santa Ana River Wash, have been designated as containing regionally significant PCC (Portland cement concrete)-grade aggregate resources such as sand, gravel, and crushed rock. Even so, the proposed CAP does not include any land use changes or other strategies that would result in the loss of availability of known mineral resources of value to the region or state and would therefore have no impact.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated above, the proposed CAP does not include any land use changes or other strategies that would affect existing mining operations within or adjacent to the Planning Area and would therefore have no impact.

3.13 Noise

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. While the Draft CAP is a policy-based document and does not directly recommend any measures that would generate excessive amounts of construction noise, construction activity associated with implementation of the Draft CAP measures could possibly result in temporary increases in noise levels. The City regulates noise associated with construction equipment and activities through its Noise Control Ordinance in the Municipal Code. Thus, compliance with the City's Noise Control Ordinance in the Municipal Code Section 8.06.090 would be required for any future construction. Therefore, the noise impact from construction activities associated with implementation of the proposed General Plan would be less than significant. Regarding operational noise, the proposed CAP does not include any land use changes or other measures that would result in noise increases and would therefore not generate noise levels in excess of existing standards (no impact).

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Similar to Section 3.13(a), temporary construction activities as a result of implementation of the Draft CAP could result in excessive groundborne vibration or groundborne noise. In addition, the Draft CAP is a policy-based document and does not directly recommend any measures or land use development that would generate excessive amounts of construction noise. A majority of the measures would involve small scale construction projects, such as energy efficient retrofits and streetlight replacement. The exact nature of future construction that could occur is not known at this time; thus, construction noise levels cannot be estimated. However, all construction activities would be required to comply with the City's Noise Control Ordinance and undergo project-level CEQA review to analyze impacts related to noise when more specific project details are known. Such compliance would reduce noise groundborne vibration and noise levels associated with construction activities. This impact would be less than significant.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Redlands Municipal Airport is located in the northeast part of the city and adjacent to the Santa Ana River Wash. Portions of the Planning Area include the 60 and 65 CNEL noise contour for the Redlands Municipal Airport. However, the proposed CAP does not include any land use changes or other measures that would affect or expose people to airport noise, and would therefore have no impact.

3.14 Population and Housing

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The proposed CAP includes measures to improve the pedestrian, bicycle, and transit network which would involve the implementation of bike lanes and transit-

supportive roadway treatments. However, these improvements would serve to improve transit times and reliability as well as walking and biking safety. Therefore, such measures would not indirectly induce substantial population growth. In addition, CAP measures encourage greater mixed uses and denser housing near transit. However, these measures would not induce substantial unplanned growth in the area as they stem from policies envisioned in the Transit Villages Specific Plan and General Plan. As such, the impact would be less than significant.

b) Displace substantial numbers of existing people housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. Retrofitting residential buildings to be more energy efficient would involve small construction work and replacement housing would not be necessary. Allowing greater mixed uses and denser housing near transit would involve new development but would not displace existing people or housing. The impact would be less than significant.

3.15 Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Less than Significant Impact. While the Draft CAP would not directly introduce new structures, future infill development and redevelopment could occur near transit corridors. New development could increase fire protection service needs in the City. However, the City estimates fire protection needs based on growth as projected in the City's General Plan, and new development anticipated via existing zoning would be consistent with anticipated projections. The impact would be less than significant.

b) Police protection?

Less than Significant Impact. Similar to the evaluation under Section 3.15(a), the possible increase in population that may occur as a result of implementation of the Draft CAP would not increase the demand for police protection service to the extent that new police protection facilities would be required. Implementation of the Draft CAP measures related to pedestrian and bicycle networks would involve physical infrastructure improvements such as expanded sidewalks and bike paths. New pedestrian and bike amenities could slightly increase the number of police personnel needed within the route areas, but would not result in the need for new police facilities or additional personnel. The impact would be less than significant.

c) Schools?

Less than Significant Impact. Similar to the evaluation under Section 3.15(a) and (b), the possible increase in population that may occur as a result of implementation of the Draft CAP would be small and would not increase the demand for new schools over current levels or anticipated projections. The impact would be less than significant.

d) Parks?

Less than Significant Impact. Similar to the evaluations above, the possible increase in population that may occur as a result of implementation of the Draft CAP would be small and would not increase the demand for new park facilities over current levels or anticipated projections. Additionally, the proposed measures involve the implementation of enhanced bike, pedestrian, and transit connectivity, as well as expanding the city's urban forest and community gardens which would provide additional passive recreation areas and opportunities within the city. When such expanded recreational facilities are proposed, their construction and operation would be subject to separate project-level CEQA review. Even so, construction of such facilities is not expected to significantly impact the environment, given that such projects would occur in already-developed areas of the city to further enhance the existing transportation network. The impact would be less than significant.

e) Other public facilities?

Less than Significant Impact. Similar to the evaluations above, the possible increase in population that may occur as a result of implementation of the Draft CAP would be small and would not increase the demand for new public facilities over current levels or anticipated projections. The impact would be less than significant.

3.16 Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. Implementation of the Draft CAP is not expected to result in substantial population growth and thus would not result in increased physical deterioration of parks and recreational facilities. The Draft CAP measures promote the expansion of the current network of bicycle and pedestrian paths, which would provide additional passive recreational facilities within the city and could potentially lessen wear on existing facilities. The impact would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less than Significant Impact. Implementation of the Draft CAP is not expected to result in substantial population growth and thus would not result in increased physical deterioration of parks and recreational facilities. Implementation of the Draft CAP includes measures that promote the expansion of the current network of bicycle and pedestrian paths, which would provide

additional passive recreational facilities within the city. When such expanded recreational facilities are proposed, their construction and operation would be subject to separate project-level CEQA review. Even so, construction of such facilities is not expected to significantly impact the environment, given that such projects would occur in already-developed areas of the city to further enhance the existing transportation network. Therefore, the impact would be less than significant.

3.17 Transportation

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less than Significant Impact. Implementation of the Draft CAP would result in the development of bike, pedestrian, and transit connectivity improvements and encourage mixed uses and denser housing near transit. The CAP measures also involve transportation demand strategies to reduce commute trips to work, school, and other frequent destinations. As such, these measures and actions support decreasing vehicle miles traveled by encouraging alternative forms of transportation and the development of related infrastructure, thus reducing total GHG emissions from transportation throughout the city. Such measures would not conflict with the City's Municipal Code and would further support goals, policies, and actions identified in the City's General Plan, Sustainable Mobility Plan, and Transit Villages Specific Plan (TVSP), as well as SCAG's RTP/SCS. All modifications to the transportation network would be subject to review by the City for compliance with the General Plan and be required to comply with applicable local, State, and Federal regulations. Therefore, implementation of the proposed CAP would result in less-than-significant impact related to consistency with plans addressing the transportation circulation system.

c) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Less than Significant Impact. The proposed measures are aimed at providing alternative modes of transportation and reducing the amount of VMT throughout the city. In fact, the Draft CAP promotes safety improvements of walking, biking, and transit use through enhancing connectivity and implementing supportive roadway treatments. The Draft CAP does not include measures that would substantially increase hazards due to a design feature or incompatible uses. The impact would be less than significant.

d) Result in inadequate emergency access?

Less than Significant Impact. The Draft CAP recommends measures that would increase safety for drivers, pedestrians, and cyclists and seeks to reduce the number of automobiles on Redlands streets, both of which may make access for emergency vehicles easier and more efficient. The impact would be less than significant.

3.18 Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant Impact. The Planning Area has the potential to contain tribal cultural resources from past Native American activities. Sensitive areas include lands along water sources—though there is potential that resources near waterways have been disturbed over time by alluvial processes and flooding—and the many rock outcroppings and boulders in upland portions of the Planning Area. However, the proposed CAP, as a policy document, does not include any land use changes, land development, ground-disturbing activities, or other strategies that would result in adverse effects on any known tribal cultural resources. The City sent written notifications to local Native American Tribes on January 30, 2025, and two tribal governments responded (the Agua Caliente Band of Cahuilla and the Yuhaaviatam of San Manuel Nation). No information has been provided to the City of Redlands regarding any known or likely to occur tribal cultural resources, and no consultation process was requested. Therefore, the anticipated impacts to tribal cultural resources are expected to be less-than-significant or no impacts.

Policies in the proposed General Plan would minimize or avoid potential impacts to any resources not known at this time that may be encountered in future, and would promote coordination with local Native American tribal groups during future projects to ensure the protection of any tribal cultural resources. Future development projects would also be subject to State and federal law regarding the protection of tribal cultural resources. With implementation of the identified proposed General Plan principles and actions, and future Native American consultation required by State law for development projects, potential impacts on tribal cultural resources from future development within the city would be reduced to less than significant levels.

3.19 Utilities and Service Systems

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. While the Draft CAP would not directly introduce new structures, future development could occur as a result of encouraging the development of greater mixed uses and denser housing near transit. However, the population or new surface increases would not be substantial enough to create large enough increases in demand for utility service systems that would require or result in new or expanded facilities. Further, the Draft CAP proposes water efficiency retrofits for new development, renovated buildings, and lawns in residential districts. The Draft CAP also proposes the continued implementation of the Wastewater Master Plan to optimize operational efficiency. Such measures would involve retrofits to existing development that would reduce the use of utility service systems and would not create the need for new or expanded utility facilities. The impact would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. As detailed in the City's General Plan EIR[9], future development under the proposed General Plan has been projected to be accommodated by existing water sources and entitlements during normal, dry, and multiple dry years through 2035. The possible increase in population that may occur as a result of implementation of the Draft CAP would be small and would not increase the demand for water supplies over anticipated projections. In addition, the Draft CAP recommends water efficiency retrofits (measures PW-1a through PW-1f), which would reduce the City's water demand. Therefore, the impact is less than significant.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. As detailed in the City's General Plan EIR[10], future development under the proposed General Plan has been projected to be accommodated by existing wastewater treatment capacity through 2035. The possible increase in population that may occur as a result of implementation of the Draft CAP would be small and would not increase the demand for wastewater capacity over anticipated projections. In addition, the Draft CAP recommends the

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[9] City of Redlands. *City of Redlands General Plan Update and Climate Action Plan Environmental Impact Report*. July 2017. Available online at: https://www.cityofredlands.org/post/planning-division-general-plan, accessed March 21, 2025.

[10] Ibid.

continued implementation of the Wastewater Master Plan to optimize operational efficiency, which would reduce the City's water demand. Therefore, the impact is less than significant.

d) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact. The Draft CAP intends to reduce solid waste generation as a whole through implementation of a solid waste diversion and reduction measures in order to achieve a solid waste disposal rate of 75 percent diversion. Specific measures include adopting a food recovery policy, increasing education and enforcement of organics waste collection, encouraging the elimination of single use plastics, and requiring new developments to submit waste reduction plans. Such measures would result in an increased diversion of waste from landfills and reduce landfill methane emissions. Therefore, the impact would be less than significant.

e) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The Draft CAP does not recommend any measure that does not comply with applicable solid waste regulations. Conversely, the Draft CAP proposes a measure that would reduce the amount of waste sent to landfills and would comply with SB 1383, by locally diverting 75 percent or organic waste from landfills in order to match the statewide goal. Therefore, no impact would occur.

3.20 Wildfire

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. In the case of the Proposed Project, relevant emergency response or emergency evacuation plans include the San Bernardino County Emergency Operations Plan and, to the extent that they mitigate potential disasters in the Planning Area, the Redlands Hazard Mitigation Plan (HMP) and the San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). In situations where an emergency evacuation is necessary, the use of roads and freeways within the city would be necessary. The Draft CAP is a policy-based document, and the recommendations and measures in the Draft CAP would not interfere with an adopted emergency response plan or emergency evacuation plan. Further, the Draft CAP recommends measures that would increase safety for drivers, pedestrians, and bicyclists and seeks to reduce the number of automobiles on Redlands streets, both of which may make evacuation and emergency response safer and more efficient. Therefore, this impact would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The majority of Redlands is characterized by CAL FIRE as having a Moderate fire threat level, with areas of High and Very High Fire Hazard Severity Zones found on the periphery of the city and in the SOI outside of city limits: in the canyonlands, Crafton, Mentone, and in the Santa Ana River Wash. Areas of Little or No Threat can be found along San Timoteo Creek and the Santa

Ana River. Areas of High fire threat are characterized by natural vegetation that can serve as fuel for wildland fires, and steeper topographies that can impede emergency access and facilitate the rapid spread of potential fire. However, implementation of the proposed CAP would not include any land use changes or measures that would affect exposure to wildland fire risk, and would therefore have no impact.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact. Implementation of the Draft CAP measures related to pedestrian and bicycle networks would involve physical infrastructure improvements such as expanded sidewalks and bike paths. Draft CAP measures also involve other infrastructure improvements, such as the installation of EV chargers, roundabouts, and a community shared solar generation system. All such infrastructure improvements associated with the CAP would occur in already developed areas served by existing roadway and utility infrastructure and generally removed from areas of elevated wildfire risk.

Even so, additional utility infrastructure or roads needed under the Proposed Project would comply with existing State regulations, including Title 14 of the California Code of Regulations and the California Fire and Building Codes, would help reduce wildfire risks from such infrastructure construction. Additional General Plan policies to help reduce infrastructure-related wildfire risk include policies related to vegetation management, water supply for fire suppression, and individual development fire protection plan review in wildland-urban interface areas to ensure that proper mitigation is incorporated. Compliance with existing regulations and policies would ensure that installation or maintenance of infrastructure associated with the Proposed Project would not exacerbate fire risk, therefore this impact is less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Implementation of the proposed CAP would not include any land use changes or measures that would expose people or structures to significant risk as a result of post-fire instability and would therefore have no impact.

3.21 Mandatory Findings of Significance

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact. The purpose of the Draft CAP is to reduce community-wide GHG emissions in the City of Redlands to reduce environmental impacts associated with global climate

change. The Draft CAP proposes measures to lessen numerous environmental impacts and does not contain any strategy or measure that would either directly substantially reduce habitat, reduce wildlife populations, threaten animal or plant communities, restrict the range of species, or eliminate examples of history or prehistory. The impact would be less than significant.

Implementation of the Proposed Project would not directly result in the destruction of, or damage to, historical resources. However, construction associated with Draft CAP measures, such as expanding pedestrian, bicycle, and transit facilities, would most likely take place within existing rights-of-way. Should construction associated with implementation of the proposed measures take place outside the existing rights-of-way, new ground disturbance has the potential to uncover unknown resources. In the event that this occurs, compliance with State regulations pertaining to discovery of archaeological resources would ensure a less than significant impact.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less than Significant Impact. The Draft CAP would not result in any adverse environmental impacts that are cumulatively considerable. The project is intended to contribute to a cumulative reduction in GHG emissions and to reduce adaptation impacts associated with global climate change, both of which would have beneficial cumulative environmental effects. Measures within the Draft CAP that may result in indirect adverse environmental impacts are evaluated throughout this initial study. However, as all impacts are considered to be less than significant, it is unlikely that any impact would contribute to a significant cumulative impact. The impact would be less than significant.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The Draft CAP is a policy document intended to reduce the City's community-wide GHG emissions to help cumulatively address the adverse environmental impacts associated with global climate change, while also protecting and enhancing the quality of life within the city. The Draft CAP measures strive to protect the environment, enhance human health and safety, and conserve natural resources, both within and beyond Redlands. Adoption and implementation of the Draft CAP would result in beneficial environmental effects and would not cause substantial adverse direct or indirect effects on human beings resulting from a change in the physical environment. There would be no impact.

4 List of Preparers

Lead Agency

City of Redlands

Brian Foote, City Planner/Planning Manager

Jazmin Serrato, Assistant Planner

Dyett & Bhatia

Rajeev Bhatia, Principal

Clare Kucera, Associate

Mia Flynn, Project Assistant

RESOLUTION NO. 8696

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING THE REDLANDS CLIMATE ACTION PLAN UPDATE ("CLIMATE ACTION PLAN 2050") AND NEGATIVE DECLARATION FOR THE PLAN

WHEREAS, on December 5, 2017, the City Council adopted Resolution No. 7795 adopting the 2035 Climate Action Plan in conjunction with the 2035 General Plan; and

WHEREAS, on December 5, 2017, the City Council adopted Resolution No. 7794 certifying and adopting a Final Environmental Impact Report for the General Plan Update and the Climate Action Plan; and,

WHEREAS, on December 18, 2023, the City Council initiated an update to the 2035 Climate Action Plan to monitor and benchmark progress toward the 2030 and 2035 greenhouse gas (GHG) reduction targets, reflect the latest climate science and updated State guidance, as well as align with new City and State targets for 2030 and 2045 (the "Project"); and

WHEREAS, on June 11, 2024, the Redlands Planning Commission reviewed the Greenhouse Gas Inventory Update and Progress Report that was prepared by the City's consultant; and

WHEREAS, on July 2, 2024, the Redlands City Council reviewed the Greenhouse Gas Inventory Update and Progress Report that was prepared by the City's consultant; and

WHEREAS, the City's consultant and the Development Services Department conducted a public outreach program between July 25, 2024, and October 20, 2024 (including two community workshops, a community survey, and stakeholder meetings); and

WHEREAS, on April 22, 2025, the Redlands Planning Commission reviewed a list of proposed GHG reduction strategies, and considered the written and verbal testimony submitted by members of the general public; and

WHEREAS, the Project is subject to the California Environmental Quality Act (CEQA), the City has prepared an Initial Study for the Project in accordance with the State CEQA Guidelines, and proposed to adopt a Negative Declaration in accordance with CEQA Guidelines Section 15074;

WHEREAS, the City has circulated the Initial Study for public review and comment for a period of 30 days (from May 2, 2025, through June 2, 2025) as required by the California Environmental Quality Act; and

WHEREAS, on April 30, 2025, a Notice of Intent to adopt the Initial Study/Negative Declaration was filed with the State Clearinghouse (SCH No. 2025050137) and posted with the County Clerk's Office as required by the California Environmental Quality Act; and

WHEREAS, on July 1, 2025, the City Council considered the City staff's written and verbal reports, and the written and verbal testimony submitted by members of the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. CEQA Compliance. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Initial Study/Negative Declaration, any public comments received, any Responses to Comments, and supporting documentation. The City Council determines that the Negative Declaration and related documents contain complete and accurate reporting of the environmental impacts associated with the Project. The City Council finds that the Negative Declaration was prepared in compliance with CEQA, and that the City complied with CEQA's procedural and substantive requirements.

Section 2. Independent Judgment of Lead Agency. The Negative Declaration for the Project, prepared by the City's environmental consultant, reflects the City's independent judgment and analysis. The City has exercised independent judgment and analysis in accordance with Public Resources Code Section 21082.1(c)(3) in managing as appropriate the environmental consultant and directing the consultant in the preparation of the Negative Declaration. The City Council has independently reviewed and analyzed the Negative Declaration and finds that the document reflects the independent judgment and analysis of the City.

Section 3. Adoption of Negative Declaration. The City Council finds on the basis of the whole record that there is no substantial evidence that the Project will have a significant effect on the environment and hereby adopts the Negative Declaration for the Project. The City Council directs staff to file and post a Notice of Determination in accordance with the State CEQA Guidelines.

Section 4. Custodian of Records. The custodian of documents and other material which constitute the record of proceedings upon which its decision is based is the Development Services Director or designee, and all records are located in the City's Development Services Department.

Section 5. Adoption of the Climate Action Plan Update. The City Council hereby adopts the "2050 Climate Action Plan." The City Council hereby determines that the 2050 Climate Action Plan incorporates the latest climate science and updated State guidance, incorporates the State of California's new GHG reduction goals for the years 2030 and 2045, and will align the City's efforts and programs to try to meet the new GHG reduction targets.

Section 6. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED, AND APPROVED this 1st day of July, 2025.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof, held on the 1st day of July 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **L. 2.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a Purchase Order Modification for the Redlands Fire Station No. 262 Remodel Project addressing changes to the scope of the project and increasing the contingency from 10% to 15% of the original contract amount (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 the Purchase Order Modification, increasing the approved contingency from 10% to 15% of the original contract amount.

RECOMMENDATION:

Staff recommends that the City Council approve the Purchase Order Modification for the Redlands Fire Station No. 262 Remodel Project.

DISCUSSION:

On February 20, 2024, the City Council approved a Public Works Construction Contract with Elegant Construction Inc. in the amount of $2,160,000 for the remodel and expansion of Fire Station No. 262. The project scope includes the construction of new spaces and the remodeling of specific areas within the existing 3,683-square-foot, one-story building, along with new additions. Site improvements include CMU retaining walls, tube steel fencing, a crew parking area, and landscaping.

The approved project budget included a 10% contingency ($216,000) to address unforeseen change orders or site conditions that may arise during construction. In accordance with the Public Contracting Code and the City's Municipal Code,

the City Manager is authorized to approve change orders up to 25% of the original contract amount.

As is common with most public works construction projects, a portion of this change-order authority has been utilized to address unexpected conditions that were not fully known at the time of design. These include existing site conditions, product availability, and integration challenges between new and existing systems. Due to several unforeseen issues, the required contingency to complete the project has increased from the original 10% to 15%—a $108,000 increase from $216,000 to $324,000.

The additional costs are primarily attributed to the following:

- Generator Site and Connection Work: $75,415
- Fire Sprinkler System Installation (Gym Building): $45,868

The generator, which was approved and procured outside of the construction contract, requires site and mechanical work to support full-facility backup power. Additionally, fire sprinklers must be installed in the newly constructed gym building.

The total change orders remain within the City Manager's authorized limit for public works projects. The Fire Suppression and Emergency Preparedness Division has reallocated funds from other budgeted projects to cover these additional costs. However, because these changes were not part of the original scope presented to Council, staff is returning to request formal approval of the revised contingency and budget allocation.

ALTERNATIVES:

City Council may deny the Purchase Order Modification and provide staff alternate direction.

STRATEGIC PLAN:

The project supports Strategic Plan Priority B, Strategic Objective 3.

SUBMITTED BY:
Tabith Crocker, Facilities and Community Services 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:
Don Craw, Facilities and Community Services Senior Manager

Fiscal Impact

Fiscal Year:	24/25
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	$2,484,000
Budgeted Y/N:	Y
Account No.:	Multiple

Discussion:

The additional change orders necessary to incorporate the added generator to the project increased the contingency utilized through change-orders from 10% ($216,000) to approximately 15% ($324,000), an increase of $108,000 which was allocated from other projects within the current approved budget.

Attachments

Public Works Contract
Purchase Order

PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this 20th day of February, 2024, by and between the City of Redlands, a municipal corporation, organized and existing under the laws of the State of California (hereinafter "City"), and Elegant Construction Inc. a California corporation (hereinafter "Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

In consideration of the mutual promises contained herein, City and Contractor agree as follows:

1. **SCOPE OF WORK:** Contractor shall furnish all materials and will perform all of the work for the following: Redlands Fire Station No. 262 Remodel Project, FCS11072023JN, complete all items as required by the Contract Documents (as herein defined) and Specifications for City's Redlands Fire Station No.262 Remodel Project, FCS11072023JN (the "Work").

2. **CONTRACT SUM:** City shall pay Contractor the sum of two million one hundred sixty thousand dollars ($2,160,000) as consideration for its performance of the Work in accordance with the terms and conditions set forth in the Contract Documents. Pursuant to Public Contract Code Section 22300, Contractor has the option to deposit securities with an escrow agent as a substitute for retention of earnings required to be withheld by City pursuant to an escrow agreement as set forth in Public Contract Code section 22300.

3. **TIME FOR COMPLETION:** The Work shall be completed within one hundred eighty (180) working day(s) as defined in Section 1-2 of the Standard Specifications for Public Works Construction "Greenbook" from and after the date of City's issuance of a Notice to Proceed to Contractor.

4. **LIQUIDATED DAMAGES:** Contractor's failure to complete the Work within the time allowed will result in damages being sustained by City. Such damages are, and will continue to be, impracticable and extremely difficult to determine. Accordingly, Contractor shall pay to City, or have withheld from monies due to Contractor, the sum of five hundred dollars ($500) for each working day as defined in Section 1-2 of the Standard Specifications for Public Works Construction "Greenbook" in excess of the specified time for completion of the Work. Execution of this Contract shall constitute agreement by City and Contractor that five hundred dollars ($500) per day is the estimated damage to City caused by the failure of Contractor to complete the work within the allowed time. Such sum is liquidated damages and shall not be construed as a penalty and may be deducted from payments due Contractor if such delay occurs.

5. **CONTRACT DOCUMENTS:** This Contract incorporates by reference the following: Notice Inviting Bids, Instructions to Bidders, Contractor's Proposal, Bid Bond, Agreement, Performance Bond, Labor and Material Bond, Plans, General Conditions, Special Provisions and Specifications, and any addenda thereto (collectively, the "Contract Documents").

6. **ATTORNEYS' FEES:** In the event any action is commenced to enforce or interpret the terms or conditions of this Contract, or the Contract Documents, the prevailing Party in such action, in

addition to any costs and other relief, shall be entitled to recover its reasonable attorneys' fees, including fees for use of in-house counsel by a Party.

7. **RESOLUTION OF CONSTRUCTION CLAIMS:** Claims by Contractor in the amount of three hundred seventy five thousand dollars ($375,000) or less shall be made by Contractor and processed by the City pursuant to the provisions of Part 3, Chapter 1, Article 1.5 of the Public Contract Code (commencing with Section 20104). All claims shall be in writing and include the documents necessary to substantiate the claim. Nothing in subdivision (a) of Public Contract Code Section 20104.2 shall extend the time limit or supersede the notice requirements provided in this case from filing claims by Contractor.

8. **ELIGIBILITY OF CONTRACTOR/SUBCONTRACTOR:** Contractor and all of its subcontractors shall abide by California Public Contract Code, Section 6109, and California Labor Code Sections 1777.1 and/or 1777.7, and certify that they are not debarred and are eligible to work on this project.

9. **ASSIGNMENT OF AGREEMENT:** No assignment by a Party of any rights or interests under this Contract shall be binding on another Party without the written consent of the Party sought to be bound.

10. **SUCCESSORS AND ASSIGNS:** City and Contractor each binds itself and their respective successors and assigns in respect to all covenants, agreements, and obligations contained in the Contract Documents.

11. **SEVERABILITY:** Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract the day and year first written above.

CITY OF REDLANDS

(SEAL)

By: _____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

(SEAL)

Samer Al Hakim
Name of Contractor

By: _____
Signature of Authorized Agent

President
Title

_____
Signature of Authorized Agent (if necessary)

_____
Title

1053447
Contractor's License No.

PURCHASE ORDER

Fiscal Year 2024

THIS PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, AND SHIPPING PAPERS.

Purchase Order Number **22401800**

Purchase Order Date **03/06/2024**

Department **FIRE DEPARTMENT**

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

Ship To FIREAD

Fire Admin Dept
35 Cajon St
Site 12
Redlands, CA 92373

Vendor 201651

ELEGANT CONSTRUCTION INC
188 TECHNOLOGY DR
SUITE N
IRVINE, CA 92618

VENDOR PHONE NUMBER	VENDOR FAX NUMBER	VENDOR NUMBER	REQUISITION NUMBER	BUYER NAME	DELIVERY REFERENCE
		201651	12402277	Bruni Reyes	

NOTES

FS262 REMODEL CONSTRUCTION CONTRACT

PURCHASE ORDER AS PER CITY COUNCIL APPROVAL AND AGREEMENT DATED FEBRUARY 20, 2024, AND PER RFB NO. FCS11072023JN BID CONFIRMATION NO.356325 DATED DECEMBER 7, 2023.

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PURCHASE ORDER WILL BE VALID ONLY WITH A CURRENT APPROVED MINIMUM LIABILITY COVERAGE ON FILE WITH RISK MANAGEMENT.

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PREVAILING WAGES REQUIREMENT: THIS PROJECT IS SUBJECT TO STATE PREVAILING WAGE LAWS. THE VENDOR SHALL USE THE WAGE DETERMINATION PER DIR REGULATIONS.

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PUBLIC PROJECT NOTE: CONTRACTOR AND ALL OF ITS SUBCONTRACTORS SHALL ABIDE BY CALIFORNIA PUBLIC CONTRACT CODE, SECTION 6109 AND CALIFORNIA LABOR CODE SECTIONS 1777.7 AND/OR 1777.7 AND CERTIFY THAT THEY ARE NOT DEBARRED AND ARE ELIGIBLE TO WORK ON THIS PROJECT.

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ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	PROVIDE REMODEL CONSTRUCTION FOR REDLANDS FIRE STATION NO.262 PROJECT NO. FSC11072023JN FOR THE CITY OF REDLANDS FIRE DEPARTMENT. Ship Email:Breyes@confire.org	1.0000	EA	$2,160,000.0000	$2,160,000.00

PURCHASING DIVISION - 1270 W. PARK AVE. REDLANDS, CA 92373 - Email: Purchasing@cityofredlands.org

Total Ext. Price $2,160,000.00

Purchase Order Total $2,160,000.00

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.

City Council Meeting **L. 3.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of Fiscal Year 2025-26 Facilities and Community Services Department Annual Agreements and Purchase Orders for a total annual amount not-to-exceed $7,706,763.04 and a total not-to-exceed amount of $23,655,429.89 and determine that approval 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 Director Crocker)

MOTION(S):

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

1. "I move that the City Council determine approval of the Fiscal Year 2025-26 Facilities and Community Services Department's Agreements and Annual Purchase Orders 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 Fiscal Year 2025-26 Facilities and Community Services Department's Annual Agreements and Purchases orders."

RECOMMENDATION:

Staff recommends City Council determine that approval of the Fiscal Year 2025-26 Facilities and Community Services Department Agreements and Annual Purchase Orders is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and approve the Fiscal Year 2025-26 Facilities and Community Services Department's Agreement and Annual Purchase Orders for a total FY 2025-26 amount not-to-exceed $7,706,763.04 and a total not-to-exceed amount of $23,655,429.89.

DISCUSSION:

The City's Facilities and Community Services Department regularly procures supplies and services to support operations throughout the City. To accommodate these purchases, and in accordance with the City's purchasing policy, staff are seeking approval for the following:

In accordance with the City's procurement guidelines, formal Requests for Bids (RFB's) were advertised for the provision of supply and delivery of unleaded gasoline and diesel fuel, supply and delivery of bulk oils and coolants, supply of tires and on-site tire service, OEM Ford Parts, irrigation supplies and uniforms, and rentals. On March 10, 2025, March 19, 2025, and April 4, 2025, the City Clerk's office received bids in accordance with each RFB. Staff evaluated each bid for conformance with the scope of services and qualifications and verified the total price listed on each Bid Opening Report.

These annual purchase orders and agreements are included in the Fiscal Year 2025-26 budget request and will not exceed the total annual amount of $7,706,763.04 as described in the chart below.

Vendor	Service	Annual Not-to-Exceed Amount	Total Not-to-Exceed Amount	PO or Agreement Term	Division(s)	Procurement Type
Ewing	Irrigation Supplies	$95,000	$95,000	1 year	Cemetery; Parks	Bid
Ken Grody Redlands	Ford OEM Parts & Service		$450,000	3 years	Equipment Maintenance	Bid
Merrimac Petroleum dba Merrimac Energy Group	Fuel Supply & Delivery		$3,600,000	3 years	Equipment Maintenance	Bid
Merrimac Petroleum dba Merrimac Energy Group	Supply & Delivery of Bulk Oils and Coolants		$690,000	3 years	Equipment Maintenance	Bid
Parkhouse Tire Service	Tire Inventory & Service		$916,398	3 years	Equipment Maintenance	Bid
SVT Fleet, LLC	Onsite Fleet Maintenance & Repair Services	$1,802,000	$1,802,000	1 year	Equipment Maintenance	RFP
Vestis Uniform Services	Uniform Rentals		$520,000	3 years	Department Wide	Bid
Applied LNG Technologies	Supply & Delivery of Renewable Liquid Natural Gas	$774,000	$5,457,879	5 years	Equipment Maintenance	Agreement Amendment
TEC Equipment	Supply of OEM Autocar Parts	$220,000	$580,000	3 years	Equipment Maintenance	Agreement Amendment
Ben's Lock & Key	Locksmith Services	$50,000	$50,000	1 year	Building Maintenance	Sole Source
Amrep	Supply of OEM Amrep Parts	$300,000	$300,000	1 year	Equipment Maintenance	Sole Source
Clean Energy	Fuel Island Maintenance	$400,000	$400,000	1 year	Equipment Maintenance	Sole Source
Ray Gaskin Service	Supply of OEM New Way Parts	$200,000	$200,000	1 year	Equipment Maintenance	Sole Source
Rush Truck Center	Supply of OEM Peterbilt Parts	$200,000	$200,000	1 year	Equipment Maintenance	Sole Source
San Bernardino County Landill	Landfill Services	$100,000	$100,000	1 year	Landfill	Sole Source
Cintas	Uniform, Janitorial & First Aid Supplies	$95,000	$95,000	1 year	Department Wide	Cooperative Purchase
Enterprise FM Trust	Vehicle Lease Program	$3,066,223.04	$7,794,612.89	PO - 1 year; Agmt. - 7 years	Equipment Maintenance / City Wide	Cooperative Purchase
Geotab USA	Supply of Telematics & Drivecam Systems	$118,540	$118,540	1 year	Equipment Maintenance	Cooperative Purchase
Genuine Automotive (Napa Auto Parts)	Supply of Auto Parts	$200,000	$200,000	1 year	Equipment Maintenance	Cooperative Purchase

Grainger	Parts, Tools, Supplies	$86,000	$86,000	1 year	Department Wide	Cooperative Purchase

1. An annual purchase order with Ewing Irrigation Products. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for bids for the Supply of Irrigation Products. On March 10, 2025, the City Clerk received and opened two bids. Staff evaluated the bids for verification of the total price as shown in the table below. Ewing Irrigation Products, Inc., met all the bidding requirements and was deemed the apparent low bidder. The total annual purchase order amount is not-to-exceed $95,000 for a period of one year.

Vendor Name	Bid Amount
Ewing Irrigation Products, Inc.	$19,851.19
Siteone Landscape Supply	$20,085.88

2. An annual purchase order with Ken Grody Redlands, LLC. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for bids for Ford OEM Parts & Service. On March 19, 2025, the City Clerk received and opened two bids. Staff evaluated the bids for verification of the total price as shown in the table below. Ken Grody Redlands, LLC., met all the bidding requirements and was deemed the apparent low bidder. The bid submitted by Fairview Ford Sales Inc. contains a calculation error; the corrected bid amount by Fairview Ford Sales, Inc. is $149,000.00.

Vendor Name	Bid Amount
Ken Grody Redlands, LLC	$117,075.00
Fairview Ford Sales, Inc.	$149,000.00*

*corrected bid amount

3. An annual purchase order with Merrimac Petroleum dba Merrimac Energy Group. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for bids for Fleet Bulk Oils & Coolant. On March 19, 2025, the City Clerk received and opened two bids. Staff evaluated the bids for verification of the total price as shown in the table below. Merrimac Petroleum dba Merrimac Energy Group met all the bidding requirements and was deemed the apparent low bidder. The total amount not-to-exceed amount of $305,555.00.

Vendor Name	Bid Amount
Merrimac Petroleum dba Merrimac Energy Group	$305,555.00
SC Commercial dba SC Fuels	$306,680.00

4. An annual purchase order with Merrimac Petroleum dba Merrimac Energy Group. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for bids for the Supply & Delivery of Unleaded & Diesel Fuel. On April 4, 2025, the City Clerk received and opened five bids. Staff evaluated the bids for verification of the total price as shown in the table below. Merrimac Petroleum dba Merrimac Energy Group met all the bidding requirements and was deemed the apparent low bidder. The total amount not-to-exceed for the initial term is $89,739.90.

Vendor Name	Bid Amount
Merrimac Petroleum dba Merrimac Energy Group	$89,739.90
Mansfield Oil Company	$93,111.00
Musket Corporation	$95,999.20
Rebel Oil Company	$96,576.00
AAA Oil, Inc.	$96,850.34

5. An annual purchase order with Parkhouse Tire Service Inc. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for bids for the supply of tires and onsite services. On March 19, 2025, the City Clerk received and opened two bids. Staff evaluated the bids for verification of the total price as shown in the table below. Parkhouse Tire Service Inc. met all the bidding requirements and was deemed the apparent low bidder. The total amount not-to-exceed for the initial term totals $305,466.00.

Vendor Name	Bid Amount
Parkhouse Tire Service, Inc.	$305,466.00
Southern Tire Mart	$308,126.50

6. An annual purchase order with Vestis Uniform Service. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for bids for Uniform Services. On March 10, 2025, the City Clerk received and opened one bid. Staff evaluated the bid for verification of the total price as shown in the table below. Vestis Uniform Service met all the bidding requirements and was deemed the apparent low bidder. The total amount not-to-exceed for the initial term totals $143,966.84.

Vendor Name	Bid Amount
Vestis Uniform Services	$143,966.84

7. An annual purchase order with SVT Fleet LLC. In preparation for obtaining an annual purchase order for Fiscal Year 2025-26, staff advertised requests for proposals for Onsite Fleet Services. Staff evaluated the two proposals received and determined that SVT Fleet, LLC to be the best value. The total annual purchase order amount is not-to-exceed $1,802,000 for a period of one year.

Agreement Amendments

1. On May 17, 2022, the City Council approved an agreement with Applied LNG Technologies, LLC for a total amount not-to-exceed $1,911,294. On February 21, 2023, the Council approved a 1st amendment with Applied LNG Technologies to increase the amount not-to-exceed $2,361,879. On April 2, 2024, the City Council approved the 2nd Amendment with Applied LNG Technologies, LLC. To increase the amount not-to-exceed $3,909,879. Staff is requesting a 3rd Amendment with Applied LNG Technologies, LLC., to extend the term of the agreement by two additional terms, each with a not-to-exceed amount of $774,000 for a total amount not-to-exceed $5,457,879.

2. On December 5, 2023, the City Council approved an agreement with Tec Equipment Inc. for the supply of OEM Autocar Parts. Due to an increased need for Autocar repairs and an increase in the price of materials, staff is recommending that the City Council approve a First Amendment to the agreement with Tec Equipment Inc. for an amount not to exceed $220,000.00 for the second and third terms, for a total not-to-exceed amount of $580,000.00.

Sole Source Purchase Orders

In accordance with the City's purchasing policy, sole or single source purchases exceeding $30,000 require City Council approval. These purchases are typically warranted because the vendor is the sole-authorized dealer and purchasing from another vendor would void the manufacturer's warranty, and/or the vendor's product has been standardized for use. Fiscal Year 2025-26 purchases through these annual purchase orders are anticipated not to exceed $1,250,000.

Cooperative Purchase Orders

In accordance with the City’s procurement policies, the City utilizes existing cooperative contract agreements for supplies and services through Naspo Value Point, Omnia Partners and Sourcewell. By utilizing the cooperative purchasing arrangement, the City can benefit from previously posted bid packages that have been competitively bid and awarded. Agencies can review bid results from more than 50,000 government, educational, and nonprofit organizations and draw from the terms and pricing for similar units and vehicles. Fiscal Year 2025-26 cooperative purchases are anticipated not to exceed $3,565,763.04. This includes an annual purchase order with Enterprise Fleet Management in an amount not to exceed $3,066,223.04 and a total master agreement amount not to exceed $7,794,612.89

City Council approval of these annual agreements and purchase orders is exempt from environmental review pursuant to Sections 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act as it can be seen with certainty that approval of these annual purchase orders will have no significant effect on the environment.

ALTERNATIVES:

City Council may deny the staff recommendation and provide alternate directions.

STRATEGIC PLAN:

Not applicable

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
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director
Dana Abramovitz-Daniel, Procurement Manager

PREPARED BY:
Larry Alms, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2025-26
Amount:	$7,706,763.04
Budgeted Y/N:	Yes
Account No.:	Various

Discussion:

Funding for these annual agreements and purchase orders are included in each Division's Operating Budget request for FY 2025-26.

Attachments

A. Cover Sheet for Agreements and Bid Reports
B. Agreement with Parkhouse Tire
C. Agreement with Ken Grody Ford
D. Agreement with Merrimac Petroleum - Fuel
E. Agreement with Merrimac Petroleum - Bulk Oils
F. Agreement with Vestis
G. Agreement with SVT Fleet
H. Third Amendment to Agreement with Applied LNG
I. Agreement and Amendments - Applied LNG
K. Agreement with TEC Equipment
J. First Amendment to Agreement with TEC Equipment
L. Cooperative Purchase Orders
M. Sole Source Purchase Orders

FY 2025-26 Annual Agreements

FLEET TIRE SUPPLY AND ONSITE SERVICE

Bidder	Total Bid Amount
Parkhouse Tire Service Inc., Fontana, CA	$305,466.00
Southern Tire Mart, Bloomington, CA	$308,126.50

Staff is recommending that the City Council approve an agreement with Parkhouse Tire Service Inc. for an initial term of one year with the option for two additional one-year extensions for a total amount not-to-exceed $916,398.00.

FORD OEM PARTS & SERVICE

Bidder	Total Bid Amount
Ken Grody Redlands, LLC., Redlands, CA	$117,075.00
Fairview Ford Sales, Inc., San Bernardino, CA	$149,000.00*

Staff is recommending that the City Council approve an agreement with Ken Grody Redlands, LLC., for an initial term of one year with the option for two additional one-year extensions for a total amount not-to-exceed $450,000.00. The agreement amount is based on historical costs for maintenance and repair services. The bid submitted by Fairview Ford Sales Inc. contains a calculation error; the corrected bid amount by Fairview Ford Sales, Inc. is $149,000.00.

SUPPLY AND DELIVERY OF UNLEADED & DIESEL

Bidder	Unleaded Fuel	Diesel Fuel	Total Bid Amount
Merrimac Energy Group, Long Beach, CA	$48,097.50	$44,164.50	$89,739.90
Mansfield Oil Company, Gainsville, GA	$45,422.10	$47,689.30	$93,111.40
Musket Corporation, Long Beach, CA	$46,985.40	$49,013.80	$95,999.20
Rebel Oil Company, Las Vegas, NV	$48,208.00	$48,368.00	$96,576.00
AAA Oil Inc., Garden Grove, CA	$48,097.50	$48,752.84	$96,850.34

Staff is recommending that the City Council approve an agreement with Merrimac Petroleum, Inc. dba Merrimac Energy Group for an initial term of one year with the option for two additional one-year extensions for a total amount not-to-exceed $3,600,000.00.

FLEET BULK OIL & COOLANT

Bidder	Total Bid Amount
Merrimac Petroleum dba Merrimac Energy Group	$305,555.00
SC Commercial dba SC Fuels	$306,680.00

Staff is recommending that the City Council approve an agreement with Merrimac Petroleum dba Merrimac Energy Group for an initial term of one year with the option for two additional one-year extensions for a total amount not-to-exceed $690,000.00.

VESTIS UNIFORM SERVICES

Bidder	Total Bid Amount
Vestis Uniform Services, Riverside, CA	$143,966.84

Staff is recommending that the City Council approve an agreement with Vestis Uniform Services, for an initial term of one year with the option for two additional one-year extensions for a total amount not-to exceed $520,000.00.

SVT FLEET, LLC

On January 30, 2025, the City Clerk received and opened two proposals. Staff evaluated the proposals and determined that SVT Fleet, LLC. to be the best value. The total annual purchase order amount is not-to-exceed $1,802,000. for a period of one year. Staff is recommending the City Council approve an agreement with SVT Fleet, LLC., for an amount not to exceed $1,802,000.00 for a one-year term.

AGREEMENT AMENDMENTS

APPLIED LNG TECHNOLOGIES, LLC

On May 17, 2022, the City Council approved an agreement with Applied LNG Technologies, LLC. for a total amount not-to-exceed $1,911,294. On February 21, 2023, the Council approved a 1st amendment with Applied LNG Technologies to increase the amount not-to-exceed of $2,361,879. On April 2, 2024, the City Council approved a 2nd Amendment with Applied LNG Technologies, LLC. To increase the amount not-to-exceed $3,909,879. Staff is requesting a 3rd Amendment with Applied LNG Technologies, LLC., to extend the term of the agreement by two additional terms for a total amount not-to-exceed $5,457,879.

TEC EQUIPMENT, INC.

On December 5, 2023, the City Council approved an agreement with Tec Equipment, Inc. for a total amount not-to-exceed $540,000. Staff is requesting to increase the final term amount not to exceed $220,000 for a total amount not-to-exceed $580,000.

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bid was opened on the **19th day of March 2025 at 10:00 a.m.** on behalf of the Facilities and Community Services Department for **Fleet Tire Supply and Onsite Service. Project No. FCS03072025LA-02.** The bid amounts have not been checked and are subject to correction after the bids have been completely reviewed.

No.	Plan Holder's Name	Bid Certification Signed	Bid Amount
1	Parkhouse Tire Inc., Fontana, CA	Yes	$305,466.00
2	Southern Tire Mart, Bloomington	Yes	$308,126.50

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: Tabitha Crocker
Staff: Larry Alms, Andy Madiedo

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bid was opened on the **19th day of March 2025 at 10:00 a.m.** on behalf of the Facilities and Community Services Department for **Ford OEM Parts and Service. Project No. FCS03072025LA-03.** The bid amounts have not been checked and are subject to correction after the bids have been completely reviewed.

No.	Plan Holder's Name	Bid Certification Signed	Bid Amount
1	Ken Grody Ford, Redlands, CA	Yes	$117,075.00
2	Fairview Ford Sales, Inc., San Bernardino, CA	Yes	$206,700.00

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: Tabitha Crocker
Staff: Larry Alms, Andy Madiedo

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bid was opened on the **3rd day of April 2025 at 11:30 a.m.** on behalf of the Facilities and Community Services Department for **Supply and Delivery of Unleaded and Diesel Fuel, Project No. FCS03072025LA-04 Rebid.** The bid amounts have not been checked and are subject to correction after the bids have been completely reviewed.

No.	Bidder's Name (Company Name and City)	Bid Signed	1 Addenda Acknowledge	Unleaded Fuel Bid Amount	Diesel Fuel Bid Amount
1	AAA Oil, Inc., Garden Grove, CA	Yes	3	$ 48,097.50	$ 48,752.84
2	Mansfield Oil Company of Gainesville, Inc., Gainesville, GA	Yes	3	$ 45,422.10	$ 47,689.30
3	Merrimac Energy Group, Long Beach, CA	Yes	3	$ 45,278.40	$ 44,461.50
4	Musket Corporation, Long Beach, CA	Yes	3	$ 46,985.40	$ 49,013.80
5	Rebel Oil Company, Inc., Las Vegas, NV	Yes	3	$ 48,208.00	$ 48,368.00

* Bids are listed alphabetically

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: Tabitha Crocker
Staff: Larry Alms

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bid was opened on the **19th day of March 2025 at 10:00 a.m.** on behalf of the Facilities and Community Services Department for **Fleet Bulk Oil & Coolant. Project No. FCS03072025LA-05.** The bid amounts have not been checked and are subject to correction after the bids have been completely reviewed.

No.	Plan Holder's Name	Bid Certification Signed	Bid Amount
1	Merrimac Petroleum Inc., Long Beach, CA	Yes	$305,555.00
2	SC COMMERCIAL, Orange, CA	Yes	$306,680.00

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: Tabitha Crocker
Staff: Larry Alms,

CITY OF REDLANDS
OFFICE OF THE CITY CLERK
BID OPENING REPORT

The following bid was opened on the **10th day of March 2025 at 11:30 a.m.** on behalf of the Facilities and Community Services Department for **As-Needed Uniform Rental for Division. Project No. FCS02122025NA.** The bid amounts have not been checked and are subject to correction after the bids have been completely reviewed.

No.	Plan Holder's Name	Cover Page	Bid Certification Signed	Bid Amount
1	Vestis, Riverside, CA	Yes	Yes	$143,996.84

Jeanne Donaldson, City Clerk
City of Redlands, California

Emailed: Councilmembers,
City Manager, PIO, Press
Department Head: Tabitha Crocker
Staff: Nathalie Ayala, Louie Miranda

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of Fleet Tire Supply & Onsite Services ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Parkhouse Tire Service, Inc., a California corporation ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform Fleet Tire Supply & Onsite services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Tabitha Crocker, Facilities & 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 The Services shall commence on July 1, 2025. Contractor 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 this reference.

4.2 The term of this Agreement shall be for a period of one (1) year commencing on July 1, 2025, and ending on June 30, 2026, (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the Services shall not exceed the amount of Nine Hundred Sixteen Thousand Three Hundred Ninety-Eight Dollars ($916,398.00). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Bid," which is attached hereto and incorporated herein by reference.

5.2 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractor'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. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonaldson@cityofredlands.org (909) 798-7531	Brian Parkhouse Parkhouse Tire Service Inc. P.O. Box 2430 Bell Gardens, CA 90201 Bparkhouse@parkhousetire.com (562) 928-0421

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

PARKHOUSE TIRE SERVICE, INC.

By: _____
Brian Parkhouse, President

EXHIBIT "A"

SCOPE OF SERVICES

SCOPE OF SERVICES

The Contractor shall provide tire supply (including new and tire casing (recaps) and inventory control. Inventory shall be kept and maintained by contractor.

Upon emergency request, contractor shall provide priority delivery service to the City during weekend, holidays, natural disasters and civil unrest as directed by the
Fleet Supervisor.

Contractor shall maintain at its facility a 30-day supply of for all safety tires. Various tubes, liners, flaps and materials used during term of contract shall be maintained in accordance with the usage rate. Non-safety tires that have an estimated average annual usage number of 40 or greater shall be kept in supply at the rate of 10% every 30 days.

The City will not accept any new tires that have a production date in excess of one year at the time of delivery to the City. Contractor will accept stock returns within 3 years post manufacturers' production.

Services in compliance with the latest editions of the California Vehicle Code, California Code of Regulations, Federal Motor Vehicle Standards, Cal OSHA, and DOT Standards. It is the intent of the parties that contractor shall be responsible for the proper disposal of all byproducts, remainder and waste resulting from its services under this Agreement.

Contractor shall provide City with proof of compliance with all applicable permitting and licensing laws, including but not limited to, copies of all permits, and shall immediately notice City of any change in the status, or the terms or conditions, of any permit or license related to the subject matter of this agreement. Contractor shall also immediately notify City of any citation received from this agreement or any investigation by any regulatory agency in any way related to the subject matter.

Scope of work for tire casing:

Re-treading and repairing of City tires and casings;
Tire casings shall be grade “A” virgin;
Warranties for all retreads and casings purchased;
Warranty valid by manufacturer or one (1) year
Contractor shall provide a copy of itemized list showing all casings picked up at the City’s site, each casing referenced in the same manner identified and marked by the contractor, shall be provided to the City before the casings are removed; and
Contractor shall provide 100% completion of all casings picked up for repairs or re-treading within 5 (five) working days.

EXHIBIT "B"

PRICE AND FEE BID

TIRE INVENTORY SHEET

Safety (Police Dept.) Tires		
Description	Tire Size	Unit Price
Firestone 103W FST FH (pursuit)	245/55R18	$135.20
Firestone 99W FST FH (pursuit)	P235/55ZR17	$111.00
Safety (Fire Dept.) Tires		
Description	Tire Size	Unit Price
Bridgestone J BST WB M864	385/65 R 22.5	$490.00
Bridgestone 12R22.5 J BST M863	12R 22.5	$490.00
Solid Waste Dept. Tires		
Description	Tire Size	Unit Price
Bandag BAN BRM 270 (recap)	315/80R 22.5	$167.73
Bandag L BST M870	315/80R 22.5	$440.00
Firestone (New)	11R 22.5	$300
Misc. Tires		
Description	Tire Size	Unit Price
112T FST DEST LE 3	P265/70R16	$122.68
98W FST FIREHAWK AS V2	225/50R17	$96.10
E FST TRANSFORCE HT3	LT245/75R16	$119.80
E FST TRANSFORCE HT3	LT245/75R17	$142.53
110T FST DEST LE 3	P245/70R17	$105.81
Onsite Labor		
Description	Amount	Hourly Rate
Onsite Labor	8 hours per day	$90.00
Emergency Response During Business Hours	Per hour	$100.00
After Hours Emergency Response	Per Hour	$120.00

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.

PARKHOUSE TIRE SERVICE, INC.

By:_____ Date: _____

Brian Parkhouse, President

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of Ford original equipment parts & service ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Ken Grody Redlands, LLC, a California limited liability company ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform the supply of Ford original equipment parts & service for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Tabitha Crocker, Facilities & 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 The Services shall commence immediately after the Effective Date of this Agreement. Contractor 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 this reference.

4.2 The term of this Agreement shall be for a period of one (1) year commencing on July 1, 2025, and ending on June 30, 2026, (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the parts and services shall not exceed the amount of Four Hundred Fifty Thousand Dollars ($450,000.00). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Bid," which is attached hereto and incorporated herein by reference.

5.2 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractor'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. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk	Trever Desherlia, Parts & Service Director
City of Redlands	Ken Grody Redlands, LLC
35 Cajon Street	1121 W. Colton Ave.
P.O. Box 3005 (mailing)	Redlands, CA 92374
Redlands, CA 92373	Trever@kengrodyford.com
jdonaldson@cityofredlands.org	909-793-3211
(909) 798-7531	909-307-2708

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Mario Saucedo, Mayor

KEN GRODY REDLANDS, LLC

By: _____
Trever Desherlia, Parts & Service Director

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

A. Provide high-quality Certified Ford Original Equipment Manufacturer parts and repair service to City's Ford Motor Company automobiles; including cars, light duty and medium duty trucks, vans, and SUVs. All repairs must use Ford Original Equipment Manufacturer replacement parts.

B. Furnish all supplies, materials, labor, tools, equipment, and transportation, and perform all requested services to the satisfaction of the City.

C. Provide factory-authorized warranty and service support.

D. Pick-up and delivery:

1) Contractor shall provide pickup and delivery services as requested to the City's Corporate Yard, Equipment Maintenance 1270 W. Park Avenue Bldg. E. Contractor shall pick up and drop off, or arrange for pickup and drop off of City vehicles from City Corporate Yard, using shop tow truck or towing subcontractor.
2) Vehicles are to be picked up by the contractor from the City Corporate Yard within 24 hours of request for repairs. Upon completion of the work, the contractor will have 24 hours to deliver the vehicle to the City Corporate Yard. In the event that the contractor is unable to make pick up or delivery within 24 hours, or cannot complete the repair for any other reason, Contractor must inform Fleet Supervisor when the order is placed. In such a case, the City reserves the right to procure the service from another vendor.
3) All deliveries under this agreement shall be accompanied by one copy of a delivery tag. All delivery tags shall include the vehicle number, the date of the order, and an itemized list of the materials furnished, including quantity, unit price, and extension of each item, less applicable discount.

E. Repairs to Ford vehicles shall only be made after an itemized part and labor estimate has been submitted and authorized by the Fleet Supervisor, or their designee.

F. Upon completion of repair and delivery of vehicle, the vehicle will be inspected before acceptance by the City's Fleet Supervisor or Fleet Mechanics for workmanship, appearance, proper functioning, of all items and equipment, and conformance to all other requirements of this specification. If deficiencies are found, it shall be the responsibility of the contractor to pick up the vehicle, make necessary corrections and redeliver the vehicle for re-inspection and acceptance. Payment will not be made until corrective action has been made.

EXHIBIT "B"

PRICE AND FEE BID

FORD OEM PARTS AND REPAIRS WITH PICK-UP AND DELIVERY OF VEHICLES

Item	Description	Unit Cost
1	Hourly Labor Rate	$125.00
2	Pick-up and delivery charge per vehicle	$0.00
3	Parts and Materials: % Markup	10%

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.

KEN GRODY REDLANDS, LLC

By:_____ Date: _____

Trever Desherlia, Parts & Service Director

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of the supply and delivery of unleaded and diesel fuel ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Merrimac Petroleum, Inc. dba Merrimac Energy Group, a California corporation ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform the supply and delivery of unleaded and diesel fuel services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Tabitha Crocker, Facilities & 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 The Services shall commence on July 1, 2025. Contractor 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 this reference.

4.2 The term of this Agreement shall be for a period of one (1) year commencing on July 1, 2025, and ending on June 30, 2026, (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the Services shall not exceed the amount of Three Million Six Hundred Thousand Dollars ($3,600,00.00). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Bid," which is attached hereto and incorporated herein by reference.

5.2 Contractor shall submit an invoice to City upon completion of the Services. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonaldson@cityofredlands.org (909) 798-7531	Mary Hazelrigg, Owner Merrimac Petroleum, Inc. dba Merrimac Energy Group 3738 Bayer Ave. Suite 204 Long Beach, CA 90808 mhazelrigg@merrimacenergy.net (562) 420-6000

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Mario Saucedo, Mayor

MERRIMAC PETROLEUM, INC. dba Merrimac Energy Group

By: _____
Mary Hazelrigg, Owner

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

Contractor shall furnish and use, at their own expense, all materials, labor tools, equipment, supplies and transportation to provide services required under the Agreement. Fuel products include unleaded gasoline and diesel fuel which shall be delivered on an as-needed basis to City locations specified herein.

The City currently purchases, and Contractor shall be required to provide, the following types of fuel products:

Gasoline	Diesel Fuel
87 Regular Unleaded	CARB ETH Ultra-Low Sulfur CARB Diesel (clear)

The quoted markup (markup or discount) offered shall remain firm throughout the contract period, although City may receive the benefit of any rebates, allowances, or other price reduction incentives offered to customers of Contractor, including any pass-through incentives from the refineries.

No upward price adjustment shall be due Contractor, when a Contractor delay beyond the 24-hour notice, causes a price increase after City places an order, unless Contractor's failure to make earlier delivery results from causes which are beyond the control of and without fault of Contractor.

Pricing shall be based on a variable price (Oil Price Information Service – Closing OPIS) tied to a published index (Unbranded Average for the Inland Empire Area, Colton) plus Contractor's positive or negative price differential.

Contractor shall be licensed in accordance with all applicable laws, rules and regulations, including but not limited to those promulgated in the California Business and Professions Code and by the California Air Resources Board. Contractor shall possess all necessary and applicable licenses required to transport motor vehicle fuels as may be issued by the State of California Department of Motor Vehicles (DMV) and the United States Department of Transportation (US DOT).

Adequate Resources:

Contractor shall have adequate office and personnel resources for responding to City's needs, including, but not limited to, telephone coverage Monday-Friday during the hours of 8:00a.m. through 5:00p.m. Contractor shall provide the first and last names and telephone number(s) of the person(s) to be contacted during City's normal working hours for order placement and resolution of contract issues. Contractor shall also provide the names of three (3) individuals, with home telephone numbers, cell phone numbers and pager numbers who may be contacted in the event of emergencies.

Contractor shall insure that all employees dealing directly with City with regard to the supply of Fuel Products are fully aware of all contract provisions, including the requirements of City and the obligations of Contractor. All of Contractor's drivers shall be familiar with all City fueling locations and the delivery and the unloading requirements for each site. Contractor shall provide a dedicated account manager who shall be assigned to handle all contract issues, including the ordering and invoicing for same.

Equipment:

Contractor's equipment and vehicles shall be in good and safe working order and all personnel shall be trained in safety measures to preclude accidents endangering City personnel and property. Contractor shall have adequate and appropriate equipment for the delivery of goods on proposed contract. All vehicles used by Contractor in fulfilling the terms of the contract shall meet all applicable federal and state requirements for such vehicles, including US DOT, DMV and Caltrans codes and regulations and the State of California Emission Inspection Program.

All dispensing and measuring equipment shall be tested and certified in accordance with the State of California Business and Professions Code Division 5, Article 6 and shall meet the requirements of the California Air Resources Board. All delivery vehicles and dispensing equipment shall meet all current Federal and State requirements related to vapor recovery.

Contractor's equipment shall be compatible with City facilities, including, but not limited to, pumping equipment if needed, for filling underground fuel tanks and all of Contractor's personnel shall be experienced and properly trained to safely and efficiently operate all of the equipment to be used in fulfillment of the contract.

Fuel Specifications:

All fuel to be delivered on any order under the contract shall be homogenous and free of foreign matter and impurities and shall remain so in normal storage. The gasoline and diesel to be furnished under the contract shall meet, and conform to, all applicable ANSI and ASTM standards and the provisions of the Federal Clean Air Act (latest revision) as well as the applicable rules, regulations and requirements of the United Sates Environmental Protection Agency (USEPA), the California Air Resources Control Board (CARB), the California Department of Food and Agriculture Division of Measurement Standards and the San Joaquin Valley Air Pollution Control District (APCD) related to motor vehicle fuel standards. The gasoline and diesel must be of a quality equal to similar products furnished to the refiner's retail service stations.

Enhancers, such as alcohol, for the purpose of increasing octane are not acceptable. Diesel fuel provided shall meet ASTM Standard 975-97 and shall be Ultra-Low Sulfur CARB Diesel (clear). Diesel fuel shall contain any required additives necessary to prohibit the growth of bacteria and algae during storage (fuel and water-soluble biocide). Other additives such as water dispersants, corrosion inhibitors and detergents shall be added in accordance with best industry practices.

Failure to comply with the requirements of this section shall, at the option of the Fleet Supervisor, be deemed sufficient reason for rejection of any lot of fuel delivered, and Contractor

shall, at no expense to City, remove that fuel from the tank(s) and shall perform whatever services that shall be necessary to restore the tank(s) and other equipment to an operable condition to the full satisfaction of City. Further, Contractor shall make full restitution for the quantities of fuel known to have been in the tank(s) immediately prior to the delivery of the rejected lot of fuel, and for any damage to the equipment or vehicles that may have occurred from use of the rejected fuel.

Ordering Procedure and Delivery:

One (1) gallon of fuel shall be equal in volume to one (1) fluid gallon or 231 cubic inches at a standard temperature of sixty (60 degrees Fahrenheit, as defined by the United States Bureau of Standards. Contractor shall be required to provide both truck and trailer and bobtail service in order to access all City fueling sites.

A City authorized fleet representative will notify contractor of the need for fuel. Contractor shall provide fuel delivery within twenty-four (24) hours of notification by City. Under periods of extreme usage, delivery may be required within a twenty-four (24) hour period. City's normal working hours are 8:00 a.m. to 5:00 p.m., Monday through Friday; however, City is open (24) hours for deliveries, Monday through Sunday, unless special arrangements are made with the individual fueling sites prior to delivery. Prior to off-loading City requests Veeder-Root ticket(s) to be printed and must match off-loading gallons.

All deliveries resulting from this contract shall be F.O.B. Destination to City sites. Note: City's fueling locations have employees on site for extended hours. After award of contract, Contractor may be allowed to make routine deliveries outside of City's normal working hours on a site-by-site basis if agreeable to the representative for each site. Automatic deliveries may also be arranged at the sole discretion of the fueling sites.

For all deliveries not accomplished within twenty-four (24) hours, City reserves the right to procure the product(s) elsewhere and may bill Contractor the difference between the contract price and the actual purchase price, or any variation thereof, as liquidated damages, or City may deduct the difference in price from any monies due, or which may become due to Contractor. Failure to deliver within twenty-four (24) hours on more than one occasion may be grounds for contract termination without further cause.

City reserves the right to deny access to City property any delivery vehicles leaking fuel or other hazardous materials. Contractor will be notified of such denied access and shall make delivery of the denied load within one (1) working day of notification with a City approved vehicle. Ordering procedures may change when it is deemed in the best interest of City and Contractor shall adapt to changes as required by City.

Emergency Deliveries:

Deliveries requested outside of City's regular working hours of 8:00 a.m. to 5:00 p.m., Monday through Sunday shall be considered emergency deliveries, unless Contractor and City have agreed in advance to a routine delivery schedule encompassing the hours outside of normal working hours. Additionally, deliveries shall not be considered emergency deliveries if the after-

hours delivery is due to Contractor failure to make a routine delivery of fuel within the normal working hours or if Contractor has made prior special arrangements for a routine after-hours delivery.

City shall endeavor to keep emergency deliveries to a minimum. However, in the event of an emergency, delivery shall be completed within twenty-four (24) hours of receipt of the request for emergency delivery. Contractor shall be allowed an additional payment for emergency deliveries. This cost shall be stated as per hour cost (plus cost of fuel), as noted on the Price and Fee Bid. Provisions of the contract shall in no way prohibit City from making an incidental purchase from another contractor for the same commodities as listed herein and emergency purchases may be obtained from contract contractor or other sources in order to best serve the interests of City.

Delivery Ticket/Manifest

A delivery ticket (BOL) shall accompany each shipment. Fax and/or e-mail delivery tickets to Larry Alms, Senior Administrative Assistant at (909) 747-7657, lalms@cityofredlands.org. Alternate e-mails may be added at City's option. A legible signature and printed name of the designated City representative is to be obtained and recorded on the delivery ticket at the time of the delivery. Unsigned tickets may not be left at the delivery location and it shall be the driver's responsibility alone to insure that a delivery ticket has been signed. Invoices for payment, for which there is not a signed delivery ticket, may not be authorized for payment. Emergency deliveries may be excluded. Failure to provide a delivery ticket with each shipment may be grounds for termination of the contract without further cause.

Spillage and Cleanup:

Contractor shall be responsible for all spillage and damage which may occur during loading, transit and unloading operations. In the event of a spill or damage to property, Contractor shall immediately notify City's representative at the corresponding delivery location. Damages to property and spills caused by Contractor must be corrected immediately. Cleanup shall be performed in accordance with USEPA and State of California requirements. Any costs for repair of damage or correction of spillage performed by City due to Contractor's failure to make timely or satisfactory repairs, corrections or cleanup of spills shall be charged back to Contractor or deducted from monies owed to Contractor.

Demurrage:

Up to one-hour of "standing time" shall be allowed at no charge for the purpose of unloading. Contractor may assess demurrage charges, if the Contractor is unable to begin unloading fuel within one hour after the scheduled arrival at City of Redlands site due to delays caused by City operations. Demurrages charges shall apply in increments of one-quarter (1/4) hours.

EXHIBIT "B"

PRICE AND FEE BID

UNLEADED FUEL

A. Unleaded Fuel: Bulk Purchase Full Truckload (8,000 + Gallons)	
	PPG
Discount Per Gallon (minus) COLTON RACK	$-0.1999
Mark-up Per Gallon (plus) COLTON RACK	$0.0000
Delivery Charge	$0.0333

B. Unleaded Fuel: Bulk Purchase Less than Full Truckload (2,500 – 7,999)	
	PPG
Discount Per Gallon (minus) COLTON RACK	$-0.2059
Mark-up Per Gallon (plus) COLTON RACK	$0.0000
Delivery Charge	$0.0333

C. Unleaded Fuel: Bulk Purchase Less than Full Truckload (less than 2,500)	
	PPG
Discount Per Gallon (minus) COLTON RACK	$-0.2059
Mark-up Per Gallon (plus) COLTON RACK	$0.000
Delivery Charge	$0.0333

DIESEL FUEL

D. Diesel Fuel: Bulk Purchase Full Truckload (8,000 + Gallons)	
	PPG
Discount Per Gallon (minus) COLTON RACK	$-.3459
Mark-up Per Gallon (plus) COLTON RACK	$0.000
Delivery Charge	$.0179

E. Diesel Fuel: Bulk Purchase Less than Full Truckload (2,500 – 7,999)	
	PPG
Discount Per Gallon (minus) COLTON RACK	$-0.0889
Mark-up Per Gallon (plus) COLTON RACK	$0.000
Delivery Charge	$0.0379

F. Diesel Fuel: Bulk Purchase Less than Full Truckload (less than 2,500)	
	PPG
Discount Per Gallon (minus) COLTON RACK	$0.0889
Mark-up Per Gallon (plus) COLTON RACK	$0.000
Delivery Charge	$.0854

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.

Merrimac Petroleum, Inc. dba Merrimac Energy Group

By:_____ Date: _____

Mary Hazelrigg, Owner

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of the supply of fleet bulk oil & coolant ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Merrimac Petroleum, Inc. dba Merrimac Energy Group, a California corporation ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform the supply of fleet bulk oil & coolant services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Tabitha Crocker, Facilities & 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 The Services shall commence immediately after the Effective Date of this Agreement. Contractor 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 this reference.

4.2 The term of this Agreement shall be for a period of one (1) year commencing on July 1, 2025, and ending on June 30, 2026, (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the Services shall not exceed the amount of amount of Six Hundred Ninety Thousand Dollars ($690,00.00). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Bid," which is attached hereto and incorporated herein by reference.

5.2 Contractor shall submit an invoice to City upon completion of the Services. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonaldson@cityofredlands.org (909) 798-7531	Mary Hazelrigg, Owner Merrimac Petroleum, Inc. dba Merrimac Energy Group 3738 Bayer Ave. Suite 204 Long Beach, CA 90808 mhazelrigg@merrimacenergy.net (562) 420-6000

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

MERRIMAC PETROLEUM, INC. dba Merrimac Energy Group

By: _____
Mary Hazelrigg, Owner

EXHIBIT "A"

SCOPE OF SERVICES

Contractor shall supply fleet oil lubricants and coolants to the City's Corporate Yard, located at 1270 W. Park Avenue, Building E., Redlands CA 92373.

Contractor shall have the capabilities for a one (1) to three (3) business day maximum turnaround time for product delivery. Any deviations to this timeframe requires prior approval by Fleet Services Supervisor or their designee.

ENVIRONMENTAL AND SAFETY AND HEALTH STANDARDS COMPLIANCE

Contractor shall comply with applicable environmental statutes, regulations & guidelines in performing the work required under this agreement. Contractor shall also comply with applicable Occupational Safety and health standards, regulations and guidelines in performing the work required under this agreement.

Contractor shall have a qualified representative meet with the Fleet Services Supervisor, or their designee monthly and review current oil and lubricant levels, and assist in reorder as necessary.

EXHIBIT "B"

PRICE AND FEE BID

Re-refined lubricants will not be accepted.

Product	Unit	Price per Unit
Chevron Rando HD Hydraulic AW 68	Gallon	$9.88
Valvoline Premium Blue 15W40	Gallon	$11.40
Valvoline Full Synthetic 5W20	Gallon	$11.15
Valvoline Full Synthetic 5W30	Gallon	$11.15
Valvoline Full Synthetic 0W-16	Drum	$676.50
Valvoline Full Synthetic 0W-20	Drum	$676.50
Castrol TranSynd 668	Gallon	$28.69
Chevron Delo 50/50 Premix Coolant	Gallon	$8.68
CH Starplex Grease HD 2 M5	Drum	$1,903.00

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.

Merrimac Petroleum, Inc. dba Merrimac Energy Group

By:_____ Date: _____

Mary Hazelrigg, Owner

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of as needed uniform rentals ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Vestis Uniforms and Workplace Supplies, Inc., a Delaware corporation. ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform as needed uniform rental services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 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 The Services shall commence on July 1, 2025. Contractor 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 this reference.

4.2 The term of this Agreement shall be for a period of one (1) year from the Effective Date of this Agreement commencing on July 1, 2025 - June 30, 2026 (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 Total compensation for Contractor's performance of the Services shall not exceed the amount of Five Hundred Twenty Thousand Dollars ($520,000). For the Initial Term and each Extended Term, City shall pay Contractor 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 this reference.

5.2 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractor'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. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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
(909) 798-7531

CONTRACTOR

Randall Mann, Territory Manager
Vestis Uniforms and Workplace Supplies, Inc.
1135 Hall Ave.
Riverside, CA 92509
randall.mann@vestis.com
(540) 522-6610

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity

whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS	VESTIS UNIFORMS AND WORKPLACE SUPPLIES, INC.
By: _____	By: _____
Mario Saucedo, Mayor	Randall Mann, Territory Manager

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

The following include the General Service Requirements to be provided as-needed and the Uniform Specifications:

GENERAL SERVICE REQUIREMENTS:

- Weekly pick up and delivery of garments
- Service shall include all laundering and maintenance charges
- Free repairs, replacements and upgrades proactively and as necessary
- Professional on site fitting on initial installation, at no charge
- 1 week turnaround on all new employees upon request
- Cancelation of employees upon request from point of contact, at no charge
- Loss charges for any uniforms that are not returned must be charged within 2 weeks of cancelation of employee
- New garments on installation

UNIFORM

- Color Availability
    - Performance shirts: Yellow/gray AND Yellow/Navy Blue
    - Pants: Charcoal gray and Navy Blue

- Size Availability
    - Shirts: S - XXXL
    - Pants size range: Waist: 28" - 50" Length: 28" - 36"

EXHIBIT "B"
FEE SCHEDULE

Item No.	Section	Item Description	Unit of Measure	Unit Price
1.	Uniform Rental– Tops	Shirt - Performance Two Tone Hi-Visibility Shirt * Long* Sleeve as per spec	Per Uniform	$ .806
2.	Uniform Rental- Tops	Shirt - Performance Two Tone Hi-Visibility Shirt *Short* Sleeve as per spec	Per Uniform	$ .806
3.	Uniform Rental- Tops	Shirt - One Tone Polo Shirt as per spec	Per Uniform	$ .591
4.	Uniform Rental- Bottoms	Pants- Performance Shop Pants as per spec	Per Uniform	$ .573
5.	Uniform Rental- Bottoms	Pants- Performance Shop Cargo Shorts as per spec	Per Uniform	$ .531
6.	Uniform Rental-	Pants - Performance Jean Cut Pants as per spec	Per Uniform	$ .89
7.		Weekly service fee, as per specification “General Service Requirements	Per week	$ 15.00

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.

VESTIS UNIFORMS AND WORKPLACE
SUPPLIES, INC

By:_____ Date: _____
Randall Mann, Territory Manager

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of onsite fleet maintenance and repair services ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and SVT Fleet, LLC, a California limited liability company, a wholly owned subsidiary of Velocity Vehicle Group ("Contractor"). 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 Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform onsite fleet maintenance and repair services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Tabitha Crocker, Facilities & 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 in accordance with the schedule set forth in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

4.2 The term of this Agreement shall be for a period of one (1) year from July 1, 2025 through June 30, 2026 (the "Term").

Professional Services Agreement SVT Fleet LLC-07-01-2025 FY25-0093.docx-ms

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the Services shall not exceed the amount of One Million Eight Hundred Two Thousand Dollars ($1,802,000) for the Services provided during the Term. City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Schedule," which is attached hereto and incorporated herein by reference.

5.2 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractor'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. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonaldson@cityofredlands.org (909) 798-7531	Michael Thompson, President SVT Fleet, LLC 2429 S. Peck Rd. Whittier, CA 90601 mthompson@svtfleet.com 714-305-1206

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

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

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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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Mario Saucedo, Mayor

SVT FLEET, LLC

By: _____
Michael Thompson, President

ATTEST:

_____
Jeanne Donaldson, City Clerk

Redlands Agreement SVT Fleet 07-01-2025 FY25-0093.docx-ms

EXHIBIT "A"
SCOPE OF SERVICES

Time estimates for equipment repair are not to exceed the industry standard repair guidelines using sources such as Chilton, Mitchell or All Data time. Additional time, above and beyond guidelines will not be accommodated unless previously approved in writing or email by an authorized City representative.

The Scope of Work and Specifications are a general guide, and are not intended to be an all-inclusive list of the work necessary for providing the Onsite Fleet Maintenance and Repair Program scope. It shall be the Contractor's responsibility to develop and implement a preventative maintenance (PM) program to effectively maintain all vehicles and equipment listed in the Fleet Availability Performance Standards Tables (Table A) to the satisfaction of City's representatives.

The current hours of operation for City staff at the Equipment Maintenance facility are Monday through Friday from 6:00 am to 5:30 pm. The Contractor shall be required to have technicians on site from 6:00 am to 5:00pm Monday through Friday. Changes to this schedule may be accommodated with prior written approval by an authorized City representative.

Personnel Requirements are as follows:

Up to Six (6) fleet technicians

- A minimum of two (2) technicians will be onsite Monday through Friday from 6:00 am to 3:00 pm.
- A minimum of two (2) technicians will be onsite Monday through Friday from 8:00 am to 5:00 pm.
- One (1) light duty service truck to perform onsite BIT inspections

Janitorial Service:
One (1) full time person onsite Monday through Thursday from 7:30 am to 4:30 pm

Contractor will ensure all employees' certifications and licenses must stay current, including, but not limited to:

- Class A/B License
- ASE's
- Forklift

Contractor will not use the contracted assets or other City furnished property for work on vehicles or equipment not owned or leased by City unless otherwise authorized by City. City property will not be used in any manner for any personal advantage, business gain, or other personal endeavors by Contractor or Contractor's employees other than in the performance of the work described in the Agreement, unless otherwise authorized.

Within ten (10) days of Agreement award, Contractor shall schedule with City a joint facility inspection for the purpose of identifying pre-existing deficiencies pertaining to the buildings, utility systems, equipment, and other assets. Contractor and City will together make a complete and systematic inspection and inventory of all structural, mechanical, electrical and furniture to which Contractor will have access during the course of the Agreement period. Contractor will then prepare and submit to City a Pre-Existing Deficiency Report describing all observed deficiencies pertaining to the building structure, systems, equipment, or other assets noted during the joint inspection. Contractor will include and identify, as part of this listing, any facility feature or system which is functional, but which should be considered for replacement or upgrade due to age or overall condition.

City does not warrant or guarantee against the possibility that safety or environmental hazards or potential hazards may exist at this facility. Contractor shall be responsible for identifying any hazardous conditions located in the facility and notifying City in writing within thirty (30) days of Agreement Award. This will be accomplished by conducting an environmental assessment and an occupational, health, and safety inspection of facilities acceptable to City. Contractor will be responsible for the conduct of the assessment and inspection and will pay for the cost of these services.

City will be responsible for supplying heat, water and electricity to these facilities. Contractor may use City phone system, but must pay for local service, equipment charges and long-distance calls. In using these facilities, Contractor will develop and adhere to an energy conservation plan that is consistent with City policy. To the extent Contractor operates these facilities in a manner that unnecessarily increases utility costs incurred by City (e.g, does not turn off lights when appropriate to conserve energy and utility usage), City may charge Contractor the excess utility costs of such practices.

City will be responsible for preventative maintenance and repair of facility structure and all elements contained therein that are sublet to Contractor and that are the property of City unless such repair is due to negligence of Contractor.

City from time to time may add equipment, tools, or furniture to the garage and will entertain Contractor recommendations in this regard. These items will be added to the inventory of items that are Contractor's responsibility as they are put into service. Alternatively, Contractor may purchase and install equipment in the garage upon approval by City. At the conclusion of the Agreement, City shall have the option to purchase this equipment at its depreciated cost. If City elects not to purchase this equipment, Contractor will remove the equipment and return the garage to its pre-equipment installation condition.

Hazardous Material Disposal:

City shall be responsible for disposal of all wastes (e.g. used oils, oil filters, coolants, transmission fluids, tires, etc.) generated during the course of the Agreement. Disposal of all waste materials will be done in accordance with City, County, State and Federal laws and regulations. Contractor will train its employees in working with and handling hazardous materials.

Contractor will aid City Staff with an annual Certified Unified Program Agency (CUPA) Filing.

Diesel Particulate Filters

Contractor shall maintain and service Diesel Particulate Filters as required by the South Coast Air Quality Management District (AQMD).
Parts Procurement

Contractor may utilize City existing parts procurement contracts for their existing term(s). Contractor shall demonstrate to City that they are receiving the preferred customer pricing for City for all other parts or supplies. City reserves the right to purchase parts directly for Contractor's use in effecting maintenance or repairs, whether from existing contracts or from any vendor of its choice.

Repairs:

Enterprise Fleet Management Leased Vehicles:

Contractor must be an authorized Enterprise Fleet Management vendor for repairs and maintenance.

Vehicles with a Preventative Maintenance Agreement:
Contractor shall perform the preventative maintenance work on the Enterprise Leased Vehicle and invoice Enterprise Fleet Management directly for such services. The time spent working on these vehicles shall not be included in the time billed to City.

Vehicles without a Preventative Maintenance Agreement:
Contractor shall perform the preventative maintenance work on the Enterprise Leased Vehicle and include the time billed to City.

Repairs Beyond Regular Maintenance:

If it is determined that a City vehicle needs repairs beyond regular maintenance such as new brakes, tires, major electrical improvements, or other repairs deemed as necessary, the Preventative Maintenance form will become a repair work order. The City Representative will be contacted to obtain authorization to proceed before any repairs are performed, as required by California State law. The Contractor will not perform the repair until receiving approval from City Representative in writing or e-mail. Contractor will also advise City Representative of the estimated downtime before completing the repair.

Work shall not be sub-contracted without approval from City Representative. Any subcontractor to be utilized for maintenance or repair work shall meet City's required qualifications, repair certificates, licenses, and insurance requirements and provide repair and maintenance as provided in the turnaround time requirements identified in the Agreement.

Warranty and Recall Work:

Contractor will administer all warranties and recalls, both for vehicles and parts, associated with management of City's fleet. Contractor will be required to attempt to obtain authorization from

various vehicle manufacturers to perform in house warranty work on City vehicles. Such work will be reimbursed directly to the Contractor by the manufacturer and City will be held harmless from payment for such work. Work performed by the Contractor for which reimbursement is provided by the manufacturers shall not be billed to City. Contractor may send warranty or recall work out to others, subject to applicable provisions of the manufacturer's warranty, when it is more cost-effective to City to do so. Contractor will be responsible for any deductible on work performed at a dealership. The cost of repairs made if a vehicle is sent out for suspected warranty work – and the suspected problem is not warrantied – will be absorbed by Contractor as part of the annual maintenance cost.

Emission (Smog) Testing / Opacity Testing:

Emission testing shall be performed annually on qualifying vehicles by Contractor. Due to configuration of City's fleet, there will be vehicles tested every year based on vehicle identification numbers. Opacity testing shall be completed annually with comprehensive records maintained.

DOT/BIT Inspection Vehicles (Heavy Trucks, Trailers and Buses):

Contractor shall manage and City's DOT/BIT Inspection to include, but not limited to:

1) Serviced accordingly every 90 days as per DOT guidelines with CHP approved checklists
2) Maintain records for all vehicles regulated by DOT per DOT and CHP guidelines

City will manage and maintain personnel records and conduct random drug screening for City employees affected by the DOT/BIT program.

Management Information System:

City shall provide and maintain all software and hardware needed for the Ron Turley & Associates (RTA) Fleet Management Software System.

The Contractor will be responsible for accurate daily entry of all work order information, (e.g. parts, labor, repair type, outside vendor repair costs, etc.) into the RTA Fleet Management System.

The Contractor will follow existing City Policies with respect to adding or modifying any information to the RTA Fleet Management Software.

Sensitivity of City Property:

Contractor must acknowledge that certain property owned by City is sensitive in nature and requires concerted efforts by Contractor to ensure that the sensitive nature of such property is not compromised.

Vehicles designated by City as unmarked police undercover vehicles will be serviced and maintained by Contractor. Contractor will ensure that the confidential and sensitive nature of these vehicles, including, but not limited to, the special equipment inside the vehicles are

maintained. Security procedures by Contractor for such vehicles will include written acknowledgement of the agreement of staff to:

A) Control and limit discussion about these vehicles
B) Prohibit handling and tampering with special machinery and tools
C) Ensuring that the integrity of the mechanics and other staff and subcontractors is sufficient

Turn Around Time – Public Safety:

In the course of maintenance and repair of City owned Police vehicles, there shall not be more than 10% of the safety fleet down at one time for maintenance or repair. Repairs will need to be coordinated with City Representative to minimize equipment downtime for response.

Safety Requirements:

Contractor shall be solely and completely responsible for conditions of the jobsite, including safety of all persons (including employees) and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. Safety provisions shall conform to U.S. Department of Labor (OSHA), California Department of Labor (CAL) and all other applicable federal, state, county, and local laws, ordinances, codes and regulations. Where any of these are in conflict, the more stringent requirement shall be followed. Contractor's failure to thoroughly familiarize themselves with the aforementioned safety provisions shall not relieve them from compliance with the obligations and penalties set forth therein. City reserves the right, but is not obligated to make safety inspections at any time Contractor is on City property and to ensure safety rules are not being violated.

A) Contractor will furnish adequate safety equipment and comply with the various OSHA regulations established by the Federal Government, the State and amendments and changes that may occur from time to time. Contractor will maintain safety records in connection with its operation of City facilities recording the relevant details regarding any accidents or injuries occurring on City of Redlands property.

B) All work will be conducted in a safe manner and will comply with the requirements of State and local rules and regulations and OSHA safety standards. Prior to commencement of the work, Contractor will meet in conference with a representative from the Risk Management Division to discuss and develop a mutual understanding relative to the administration of City safety program.

C) If at any time Contractor fails or refuses to comply with Federal, State, or City of Redlands safety requirements; City may issue an order to stop all work until satisfactory corrective action has been taken. No part of the time lost due to any such stop order will be made the subject of any claims for excess cost, damage or extension of time against City, its agents or employees.

D) Contractor will report to City all accidents (personal injury, vehicle or equipment damage) within twenty-four (24) hours of their occurrence or discovery.

Additional Duties:

A) Road calls in field

B) Large truck and car tire repairs and installation
C) Unload deliveries warehouse/UPS/Fed-Ex

Fleet Availability Performance Standards

Table A – List of Vehicles

	DEPARTMENT/FLEET	MONTHLY AVAILABILITY GOAL
1	Entire City of Redlands Fleet	Between 95% and 97%
2	Police – Available 24 x 7	Between 96% and 98%
3	Fire – Available 24 x 7	Between 96% and 98%
3	Solid Waste* -Available 8 – 9 Hours per business day Commercial Collections Residential Collections Recycling	Between 95% and 97%
4	Municipal Utilities & Engineering (MUED) Water Production* Water Distribution* Waste Water*	Between 95% and 97%
5	Municipal Utilities & Engineering (MUED) Administration* Engineering* Meter Readers*	Between 94% and 97%
6	FACILITIES & COMMUNITY SERVICES (FCS) Airport Animal Services* Building Maintenance* Cemetery* Code Enforcement* Electrical* Parks/Groves* Recreation* Senior Transportation* Streets* Trees*	Between 94% and 97%
7	All other City Departments	Between 94% and 97%

*These vehicles do not accrue downtime until the next business day begins. Accident damage repairs, acts of nature or any time spent waiting for customer approval to precede with repair does not accrue downtime.

PREVENTATIVE EQUIPMENT MAINTENANCE SCHEDULE

Preventative maintenance shall be defined as scheduled routine inspection, servicing, repair and replacement of equipment components on a regular basis so as to facilitate operations with a minimum of downtime. The preventative maintenance program shall be in accordance with industry recognized best Onsite Fleet Maintenance and Repair Program practices, and shall comply with the original equipment manufacturer (OEM) specifications.

Safety Checklist: The listed items must be inspected, serviced and/or repaired at every PM interval.

1	Headlights (High and Low Beams)	9	Steering and Suspension Components
2	Beam Indicator Lamp	10	Windshield Wipers and Washers
3	Parking Lights	11	Horn and/or Audible Warning Devices (Siren, etc.)
4	License Plate Light	12	All Interior and Exterior Mirrors
5	Tail/Stop Lights	13	Exhaust Pipes and all Hanger/Clamps
6	Turn Signals	14	Seat Belts
7	Hazard and 4 Way Lights	15	Window Operation and Door Locks
8	Emergency/Parking Break	16	Tire Pressure and Wear

Preventative Maintenance - Level A Service (PM-A)

Perform all items listed every 5,000 miles or six (6) months, whichever occurs first, on all cars, light trucks (1 ton and below) vans, utility vehicles, etc. Exceptions from the PM work listed will be considered if approved by the City Representative.

Enterprise Leased Vehicles
Perform all items listed every 5,000 miles or six (6) months, whichever occurs first on all cars, light trucks (1 ton and below), vans, utility vehicles, etc. Exceptions from the PM work listed will be considered if approved by the City Representative.

1	Inspect service and repair all interior lights.		
2	Inspect, service and refill fluid levels:		
	Coolant Windshield Washer Solvent	Transmission Differentials	Power Steering Brake Fluids
3	Inspect, service and repair charging system, battery terminals, cables and box		
4	Inspect, service and repair heating/air conditioning system		
5	Inspect, service and repair frame, cross members and body joints		
6	Inspect, service and repair the engine starting components and circuits		
7	Inspect, service and repair drive train components		
8	Inspect, service and repair any noted oil, fuel, coolant or other fluid leaks		
9	Inspect, service and repair air emission filters and valves as needed		
10	Inspect, service and repair drive belts, hoses and clamps		
11	Inspect, service and repair all gauges for proper calibration and operation		

12	Inspect, service, repair and lubricate all grease points on chassis, body, booms, hoists and winching mechanisms
13	Change engine oil and filter – products shall meet OEM specifications
14	Inspect, service and replace air filter as necessary
15	Inspect, service, repair/replace tires as necessary. Replace at 3/32 inch tread life.
16	Inspect brakes, repair/*replace as necessary.

Preventative Maintenance - Level C Service (PM-C)

Perform items listed every 9,000 miles or 12 months, whichever occurs first.

1	Perform all items listed in PM-A and PM-B
2	Inspect and service transmission, which includes but is not limited to adjustment, fluid and filter change as necessary and/or required by original equipment manufacturer
3	Perform front end alignment as well as inspect for work or broken components; replace as necessary
4	Drain, flush and replace differential fluids
5	Drain, flush and replace engine coolant
6	Remove all wheels and inspect brakes; *replace or repair as needed
7	Clean particulate diesel filters per OEM specifications

30,000 Mile Service

Perform items listed every 30,000 miles or 36 months, whichever occurs first

1	Perform a pressure check of the coolant system for leaks. Drain coolant and perform black flush to system. Replace coolant; tighten all hose clamps and fittings.
2	Change air and fuel filters
3	Perform a complete system check to include ignition/timing, the charging voltage, charging amperage and the cranking amperage. The results must be recorded on the PM checklist.
4	Drain the transmission fluid, replace the filter, adjust the transmission bands and replace the pan gasket. Fill transmission with manufacturers required type and specified amount of transmission fluid. Perform a road test to ensure fluid is circulated and bands are properly adjusted.
5	Replace all spark plugs and wires, distributor cap and rotor, PVC valve with new OEM or better quality parts. Perform overhead service.
6	Remove thermostat and gasket and replace with new OEM or better-quality part
7	A road test shall be performed for each preventative service performed for diagnosing problems, checking the effectiveness of repairs and testing overall operation of the vehicle. Technician to make recommendations as appropriate.
8	Check tire pressure and condition. Replace as appropriate

EXHIBIT "B"

PRICE AND FEE SCHEDULE

Labor Rates

Description	Hourly Rate
Light/Medium/Heavy Duty Mechanic - Regular Time	$105.00
Light/Medium/Heavy Duty Mechanic - Overtime	$148.00
Janitorial Service	$36.25
Road Call (from Contractor Home Base Facility)	$125.00
On-site Supervisor - Regular Time	$58.00
On-site Supervisor - Overtime	$87.00
Certified Fire Technician	$130.00
Parts Technician	$80.00

Material / Parts / Subcontractor Rates

Parts Markup	Cost + 20%
Subcontractor Costs	Cost + 15%

3% annual CPI increase on annual extensions at time of extension.

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.

SVT FLEET, INC.

By:_____ Date: _____

Michael Thompson, President

THIRD AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES

This Third Amendment ("Third Amendment") to the agreement for the supply and delivery of renewable liquid natural gas ("Agreement"), dated May 17, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Applied LNG Technologies, LLC, a Delaware limited liability company ("Contractor"), is made and entered into this 1st day of July, 2025.

RECITALS

WHEREAS, it is the desire of the City and Contractor to amend their existing Agreement, specifically the term of this agreement

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Contractor agree as follows:

AGREEMENT

Section 1. Article 4 of the Agreement, entitled "Performance of Services," is hereby amended to read as follows:

The initial term of this Agreement shall commence on the Effective Date of May 17, 2022 and end on June 30, 2023 (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by four (4) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

Section 2. Article 5 of the Agreement, entitled "Payments to Contractor," is hereby amended to read as follows:

The compensation for Contractor's performance of the Services shall not exceed the amount of Two Million Three Hundred Sixty-One Thousand Eight Hundred Seventy-Nine Dollars ($2,361,879) for the services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the first Extended Term; and Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the second Extended Term, and Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the third Extended Term, and Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the fourth Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Five Million Four undred fifty seven thousand eight hundred seventy nine dollars ($5,457,879). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not-to-exceed amount in accordance with the rates specified in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

Section 3. All other provisions of the Agreement shall remain unchanged by this Third Amendment and in effect.

IN WITNESS WHEREOF, the parties have executed this Third Amendment, to be effective as of July 1, 2025.

CITY OF REDLANDS

By:_____
Mario Saucedo, Mayor

Applied LNG Technologies, LLC

By: _____
Edward McKenna, CEO

ATTEST:

_____
Jeanne Donaldson, City Clerk

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the supply and delivery of renewable liquid natural gas ("Agreement") is made and entered in this 17th day of May, 2022 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Applied LNG Technologies, LLC ("Consultant"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to supply and deliver renewable liquid natural gas ("RLNG") and associated services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Chris Boatman, Assistant City Manager, 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 The Services shall commence immediately after the Effective Date of this Agreement. Contractor shall perform and complete the Services in a prompt and diligent manner.

4.2 The initial term of this Agreement shall commence on its Effective Date and end on June 30, 2023 (the "Initial Term"). City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the

same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the Services shall not exceed the amount of six hundred thirty seven thousand ninety eight dollars ($637,098.00) for the Services provided during the Initial Term. Should this Agreement be extended, the compensation for Contractor's performance for the Services shall not exceed the amount of six hundred thirty seven thousand ninety eight dollars ($637,098.00) for the first Extended Term and six hundred thirty seven thousand ninety eight dollars ($637,098.00) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of one million nine hundred eleven thousand two hundred ninety four dollars ($1,911,294.00). City shall pay Contractor on a total price per RLNG gallon (fixed price excluding commodity and tax fluctuations on a monthly basis as further described in this sentence) delivered calculated using the monthly adjusted Natural Gas Price Index based upon Southern California Border price in accordance with Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by this reference.

5.2 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractor'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. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk City of Redlands 35 Cajon Street	Edward McKenna, CEO Applied LNG Technologies, LLC 5716 Corsa Avenue, Suite 200

P.O. Box 3005 (mailing)
Redlands, CA 92373
jdonaldson@cityofredlands.org
(909) 798-7531

Westlake Village, CA 91362
Emckenna@appliedlng.com
818-450-3652

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor shall execute and provide City with Exhibit "B," 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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.

8.9 City warrants that all RLNG purchased by City pursuant to this Agreement shall be consumed as a vehicle fuel (either as LNG or LCNG) and City shall provide Contractor with reasonable cooperation with respect to the requirements for the generation of RINs

under the EPA renewable fuels standard and LCFS Credits under the California Air Resources Board Low Carbon Fuel Standard. Contractor shall generate and retain all LCFS Credits, RINs, and any other emission reduction credits or environmental attributes or credits available (if applicable), related to the RLNG provided by Contractor to City pursuant to this Agreement except for federal and state tax credits available and allowed under Internal Revenue Code Sections 6426 and 6427 which shall be filed for and retained by City.

IN WITNESS WHEREOF, duly authorized representatives of City and Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

APPLIED LNG TECHNOLOGIES, LLC

By: _____
Edward McKenna, CEO

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"
SCOPE OF SERVICES

Renewable Liquefied Gas (RLNG)

NO.		Description	Base Year	Option Year 1	Option Year 2
Commodity Rate	1	So. Cal. Gas Monthly Index: $US/MMBtu (Fixed, Average 2021)	$4.20	$4.20	$4.20
	2	Conversion From: MMBtu to **RLNG** Gal factor (fixed)	12.1	12.1	12.1
	3	**Sub-Total** – Price of **RLNG** Gallon (Line 1 / Line 2)	**$0.3471**	**$0.3471**	**$0.3471**
Vendor Bid	4	Liquefaction (fixed) Per **RLNG** Gallon	$ 0.1950	$ 0.1950	$ 0.1950
	5	Markup/Discount (fixed) Per **RLNG** Gallon	$ 0	$ 0	$ 0
	6	AB 32 Cap & Trade regulation related cost per Gallon	$ 0	$ 0	$ 0
	7	Delivery Fee Per **RLNG** Gallon	$ 0.1000	$ 0.1245	$ 0.1490
	8	Sales Tax 8.75% (applicable)	$ 0.0474	$ 0.0474	$ 0.0474
	9	Total – Price Per **RLNG** Gallon (Fixed Price Including Commodity sub-total (3) and Taxes (8))	**$ 0.6895**	**$ 0.7140**	**$ 0.7385**

The City's total price per RLNG gallon will fluctuate due to monthly commodity index price changes and applicable sales tax. Line Items 2, 4, 5, and 7 will be fixed for the entire base term of the Agreement. The City of Redlands Fleet pays the CA Excise Tax directly to the state and is exempt from Federal Excise Tax.

EXHIBIT "B"

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

X 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.

APPLIED LNG TECHNOLOGIES, LLC

By: _____
Edward McKenna, CEO

Date: 5.4.2022

FIRST AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR EQUIPMENT AND SUPPLIES

This first amendment ("First Amendment") to the agreement for the supply and delivery of renewable liquid natural gas ("Agreement"), dated May 17, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Applied LNG Technologies, LLC. a Delaware Corporation ("Consultant"), is made and entered into this 21st day of February, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically the payments to contractor;

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Article 5 of the Agreement, entitled "Payments to Contractor," is hereby amended to read as follows:

The compensation for Contractor's performance of the Services shall not exceed the amount of Two Million Three Hundred Sixty-One Thousand Eight Hundred Seventy-Nine Dollars ($2,361,879) for the Services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of Six Hundred Thirty-Seven Thousand Ninety-Eight Dollars ($637,098) for the first Extended Term; and Six Hundred Thirty-Seven Thousand Ninety-Eight Dollars ($637,098) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Three Million Six Hundred Thirty-Six Thousand Seventy-Five Dollars ($3,636,075). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount. in accordance with the rates specified in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

Section 2. 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 February 21, 2023.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF REDLANDS

Eddie Tejeda, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

APPLIED LNG TECHNOLOGIES, LLC

By:

Edward McKenna
Chief Executive Officer

SECOND AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR EQUIPMENT AND SUPPLIES

This Second Amendment ("Second Amendment") to the agreement for the supply and delivery of renewable liquid natural gas ("Agreement"), dated May 17, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Applied LNG Technologies, LLC, a Delaware limited liability company ("Consultant"), is made and entered into this 2nd day of April 2024.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically the payments to contractor;

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Article 5 of the Agreement, entitled "Payments to Contractor," is hereby amended to read as follows:

"The compensation for Contractor's performance of the Services shall not exceed the amount of Two Million Three Hundred Sixty-One Thousand Eight Hundred Seventy-Nine Dollars ($2,361,879) for the services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the first Extended Term; and Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Three Million Nine Hundred Nine Thousand Eight Hundred Seventy Nine Dollars ($3,909,879). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference."

Section 2. All other provisions of the Agreement shall remain unchanged by this Second Amendment and in effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Second Amendment, to be effective as of April 2, 2024.

CITY OF REDLANDS

Eddie Tejeda, Mayor

APPLIED LNG TECHNOLOGIES, LLC

By: _____
Edward McKenna, CEO

ATTEST:

Jeanne Donaldson, City Clerk

FIRST AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR EQUIPMENT AND SUPPLIES

This first amendment ("First Amendment") to the agreement for the supply and delivery of renewable liquid natural gas ("Agreement"), dated May 17, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Applied LNG Technologies, LLC. a Delaware Corporation ("Consultant"), is made and entered into this 21st day of February, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically the payments to contractor;

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Article 5 of the Agreement, entitled "Payments to Contractor," is hereby amended to read as follows:

The compensation for Contractor's performance of the Services shall not exceed the amount of Two Million Three Hundred Sixty-One Thousand Eight Hundred Seventy-Nine Dollars ($2,361,879) for the Services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of Six Hundred Thirty-Seven Thousand Ninety-Eight Dollars ($637,098) for the first Extended Term; and Six Hundred Thirty-Seven Thousand Ninety-Eight Dollars ($637,098) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Three Million Six Hundred Thirty-Six Thousand Seventy-Five Dollars ($3,636,075). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount. in accordance with the rates specified in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

Section 2. 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 February 21, 2023.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF REDLANDS

Eddie Tejeda, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

APPLIED LNG TECHNOLOGIES, LLC

By:

Edward McKenna
Chief Executive Officer

SECOND AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR EQUIPMENT AND SUPPLIES

This Second Amendment ("Second Amendment") to the agreement for the supply and delivery of renewable liquid natural gas ("Agreement"), dated May 17, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Applied LNG Technologies, LLC, a Delaware limited liability company ("Consultant"), is made and entered into this 2nd day of April 2024.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically the payments to contractor;

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Article 5 of the Agreement, entitled "Payments to Contractor," is hereby amended to read as follows:

"The compensation for Contractor's performance of the Services shall not exceed the amount of Two Million Three Hundred Sixty-One Thousand Eight Hundred Seventy-Nine Dollars ($2,361,879) for the services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the first Extended Term; and Seven Hundred Seventy-Four Thousand Dollars ($774,000) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Three Million Nine Hundred Nine Thousand Eight Hundred Seventy Nine Dollars ($3,909,879). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference."

Section 2. All other provisions of the Agreement shall remain unchanged by this Second Amendment and in effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Second Amendment, to be effective as of April 2, 2024.

CITY OF REDLANDS

Eddie Tejeda, Mayor

APPLIED LNG TECHNOLOGIES, LLC

By: _____

Edward McKenna, CEO

ATTEST:

Jeanne Donaldson, City Clerk

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of a supply of Original Equipment Manufacturer (OEM) autocar parts ("Agreement") is made and entered in this 5th day of December, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Tec Equipment, Inc., an Oregon corporation ("Contractor"). 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 CONTRACTOR

1.1 City hereby engages Contractor to perform the supply of original equipment manufacturer (OEM) autocar parts services for City (the "Services").

1.2 The Services shall be performed by Contractor in a professional manner, and Contractor 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 Contractors in the industry providing like and similar types of Services.

ARTICLE 2 – SERVICES OF CONTRACTOR

2.1 The Services that Contractor 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 Contractor 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 shall make available to Contractor information in its possession that may reasonably assist Contractor in performing the Services.

3.2 City designates Tabitha Crocker, Facilities and Community Services 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 Contractor 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 this reference.

4.2 The term of this Agreement shall be from the Effective Date of this Agreement and will expire on June 30, 2024 (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

4.3 If Contractor'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 Contractor to obtain a copy of such policy from City staff.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 Compensation: The compensation for Contractor's performance of the Services shall not exceed the amount of One Hundred Eighty Thousand Dollars ($180,000) for the Services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of One Hundred Eighty Thousand Dollars ($180,000) for the first Extended Term; and One Hundred Eighty Thousand Dollars ($180,000) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Five Hundred Forty Thousand Dollars ($540,000). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Schedule," which is attached hereto and incorporated herein by reference.

5.2 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractors' invoices shall include a brief description of the Services performed, the dates the Services were performed, the number of hours spent and by whom. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor'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	CONTRACTOR
City Clerk	Chad Kidder, Parts Manager
City of Redlands	Tec Equipment, Inc.
35 Cajon Street	1440 Randall Ave.

P.O. Box 3005 (mailing)
Redlands, CA 92373
jdonaldson@cityofredlands.org
(909) 798-7531

Fontana, CA 92335
ckidder@tecequipment.com
909-349-0200

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor 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 Contractor is self-insured or exempt from the workers' compensation laws of the State of California. Contractor 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. 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 Contractor owned vehicles used in connection with Contractor'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.

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and 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, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor 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 Contractor's Services. Contractor 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 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

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 Contractor must disclose its financial interests, Contractor 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 Contractor 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, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor 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. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor 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 ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor 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, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor 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 Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

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 Contractor.

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 Contractor have signed in confirmation of this Agreement.

CITY OF REDLANDS

By: _____
~~Eddie Tejeda, Mayor~~
Paul Barich, Mayor Pro Tem

ATTEST:

_____
Jeanne Donaldson, City Clerk

TEC EQUIPMENT, INC.

By: _____
Chad Kidder, Parts Manager

EXHIBIT "A"

SCOPE OF SERVICES

All items provided under this Agreement shall be Autocar original equipment manufacturer (OEM) line of replacement parts. All items provided under this Agreement shall be equivalent in function and workmanship to the parts originally supplied on the vehicle(s) unless superseded by the vehicle/equipment manufacturer. No generic parts shall be supplied.

Contractor shall be an established and factory authorized OEM parts dealer and/or service center for Autocar products.

Contractor shall furnish all supplies and materials to the satisfaction of the City.

All items provided under this agreement shall comply with all applicable Federal, State, and local regulations including State of California Vehicle Code, if applicable.

Availability and timely delivery are critical to the award and maintenance of this Agreement. Failure to maintain adequate inventory or provide timely delivery shall be grounds for termination.

Contractor shall accept the return of unused and undamaged items purchased through this Agreement at 100% of the contract price.

The provisions of this Agreement shall in no way prohibit the City from purchasing the same products and/or services listed herein from another supplier.

Warranty:

Any suppliers or manufacturers' standard warranty coverage must be extended to the City.

EXHIBIT "B"

PRICE AND FEE SCHEDULE

It is understood that the specific parts ordered may vary according to the needs of the City. Quantities may be increased or reduced without invalidating any of the unit prices.

Parts Description	Unit Price
Heater Core	$260.51
Regulator Control	$1000.19
Fan Shroud	$1837.99
Fan Blade 28"	$257.61
Steering Wheel 2 Spoke	$326.34
F76 Gear Box	$882.09
F453 Spark Plug	$42.23
Fan Belt	$111.03
Oil Filter	$47.71
Window Regulator	$332.61
Not to Exceed Markup Percent for other Parts	20%

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.

TEC EQUIPMENT, INC.

By: _____
Chad Kidder, Parts Manager

Date: 12/4/2023

FIRST AMENDMENT TO AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This first amendment ("First Amendment") to the agreement for the supply of Original Manufacturer (OEM) Autocar Parts ("Agreement"), dated December 5, 2023, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Tec Equipment, Inc. an Oregon corporation ("Consultant"), is made and entered into this 1st day of July, 2025.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically with the total compensation.

NOW, THEREFORE, for good and valuable consideration in the receipt of which is hereby acknowledged City and Consultant agree as follows:

AGREEMENT

Section 1. Article 5 of the Agreement, entitled "Payments to Consultant," is hereby amended to read as follows:

"Compensation: The compensation for Consultant's performance of the Services shall not exceed the amount of One Hundred Eighty Thousand Dollars ($180,000) for the Services provided during the Initial Term. Should this Agreement be renewed, the compensation for Consultant's performance for the Services shall not exceed the amount of One Hundred Eighty Thousand Dollars ($180,000) for the first Extended Term; and Two Hundred Twenty Thousand Dollars ($220,000) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Five Hundred Eighty Thousand Dollars ($580,000). For the Initial Term and each Extended Term, City shall pay Consultant on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Schedule," which is attached hereto and incorporated herein by reference.

Section 2. 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 July 1, 2025.

CITY OF REDLANDS

_____
Mario Saucedo, Mayor

TEC EQUIPMENT INC.

By: _____
Chad Kidder, Parts Manager

ATTEST:

_____
Jeanne Donaldson, City Clerk

Cooperative Purchase Orders FY 2025-26

Staff followed the City's procurement policies in regard to an existing cooperative contract agreement for Public Utility Equipment/Services with Sourcewell. By utilizing the Sourcewell cooperative purchasing, the City can benefit from previously posted bid packages that have been competitively bid and awarded in conformance with the City's procurement policies. Agencies can review bid results from more than 50,000 government, education, and nonprofit organizations and draw from the terms and pricing for like units and vehicles.

Supply of As-needed Uniforms, Janitorial and First Aid Supplies

Vendor	Purchase Order Request
Cintas Corporation	$95,000

Staff is recommending that the City Council approve the cooperative purchase order with Cintas through the Omnia Partners Contract Number R-BB-19002 for the supply of as-needed uniforms, janitorial and first aid supplies. The annual purchase order requested in the amount of $95,000 is based on historical expenditures.

Vehicle Lease Program

Vendor	Purchase Order Request
Enterprise FM Trust	$2,905,135.53

Staff is recommending that the City Council approve the Sourcewell cooperative purchase order with Enterprise FM Trust through the Sourcewell Contract Number 030122-EFM. The requested annual purchase order in the amount of $2,905,135.53 is based on existing leased vehicles and vehicle orders anticipated to be delivered in FY 2025-26. There are currently 266 vehicles in the program and on order, with an average annual lease cost of $10,590.

Supply of As-needed Auto Parts

Vendor	Purchase Order Request
Genuine Parts Company dba Napa Auto Parts	$200,000

Staff is recommending that the City Council approve the Sourcewell cooperative purchase order with Napa Auto Parts through the Sourcewell Contract Number 032521-GPC for the supply of as-needed auto parts. The requested annual purchase order in the amount of $200,000 is based on historical expenditures.

Telematics and DriveCam Fleet Management System

Vendor	Purchase Order Request
Geo-Tab	$118,540

Staff is recommending that the City Council approve the Sourcewell cooperative purchase order with Geo-Tab through Sourcewell Contract Number 032521-GEO for the supply of telematics and drivecam systems. These services will aid in fleet maintenance, ensuring that each vehicle is serviced based on mileage standards. The systems will also analyze vehicle usage data to determine which vehicles are best suited to switch to electric vehicles to meet State Zero Emission Vehicle requirements. Geo-Tab also received an industry-first Executive Order from the California Air Resources Board (CARB) officially exempting Geotab's aftermarket solutions from CARB's emissions anti-tampering regulations in the California market, making it the only CARB-compliant continuously connected fleet management solution available at this time.

The requested annual purchase order in the amount of $118,540 is based on equipment and subscription services for 230 leased and City-owned vehicles.

Parts, Tools, and Supplies

Vendor	Purchase Order Request
W. W. Grainger, Inc.	$86,000.00

Staff is recommending that the City Council approve the NASPO Value Point cooperative purchase order request with Grainger through the NASPO Value Point Contract Number MA 758 2500000413 for the supply of as-needed parts, tools, and supplies. The annual purchase order requested in the amount of $86,000.00 is based on historical expenditures.

Intergovernmental/ Piggyback Contract Use Request

(Attach to PR form)

The Facilities & Community Services Department requests the purchase of the following item(s) from:

Original Contracting Entity: Omnia
Contract#: R-BB-19002
Contract Term: Initial term 12/13/2018 - 10/31/2023, Two additional two-year extensions through 10/31/2027
Method of original contract award: ☑ Competitive ☐ Non-Competitive, based on: ☐ Preferred source ☐ Sole ☐ Single source ☐ Emergency ☐ Other:
Does the original contract contain language contemplating contract extension to additional users? ☑ Yes ☐ No

Please attach: vendor agreement to sale to the City AND Entity agreement/contract language allowing Piggyback

Description of Product/Service intend to acquire	Unit Price	Total
Uniforms, Janitorial and First Aid Supplies as needed		$ 95,000.00
Tax		
	Grand Total	$ 95,000.00

Vendor:	Cintas Corporation
Contact:	Greg Berg
Address 1:	1460 S. Carlos Ave.
Address 2:	
City/State/Zip:	Ontario, CA 91761
Telephone:	909-549-5975
Fax:	
Web/E-Mail:	BergG@cintas.com

Delivery/Service Location	
Contact:	Andy Madiedo
Telephone:	909-798-7568
Department:	FCS
Address 1:	
Address 2:	Building E
Additional Comments	

Purchasing Agent Approval: _____ **Date:** _____

City Manager Approval: _____ **Date:** _____

Cintas Contract Documentation

U.S. Communities, National IPA, & NCPA are wholly-owned subsidiaries of OMNIA Partners, dba OMNIA Partners, Public Sector. All public sector participants already registered with National IPA, U.S. Communities, or NCPA continue to have access to all contracts, with certain exceptions, in the portfolio and do not need to re-register to use a legacy National IPA, legacy U.S. Communities, legacy NCPA, or new OMNIA Partners contract. U.S. Communities, National IPA, and NCPA remain separate legal entities and lead agency contracts completed under each brand are effective and available for use through the contract's approved term. In the event we believe re-registration is necessary for any reason, OMNIA Partners will let you know.

Facilities Management Products and Solutions

Prince William County Public Schools, VA
Contract Number: R-BB-19002

Initial Term: December 13, 2018 through October 31, 2023
Renewal Options: Option to renew for two (2) additional two-year periods through October 31, 2027
RENEWED THROUGH October 31, 2027

Executive Summary

- Uniform Guidance
- Due Diligence

Master Agreement Documents

- Official Signed Contract
- New Jersey LFN Packet
- Contract Renewal 1
- Contract Renewal 2
- Contract Amendment 1
- Contract Amendment 2
- Contract Amendment 3
- Contract Amendment 4
- Contract Amendment 5
- Contract Amendment 6
- Contract Amendment 7
- Contract Amendment 8
- Contract Amendment 9
- Contract Amendment 10
- Contract Amendment 11
- Contract Amendment 12

Response Evaluation

- Supplier Response to RFP
- Response Evaluation and Notice of Award

Solicitation Process

- Original RFP Document
- RFP Amendment
- Proof of Publication

Rental of Uniforms, Floor Mats, Mops, Towels, and Related Services

City of Tucson, AZ

Contract Number: 222886

Initial Term: July 14, 2022 through July 13, 2025

Renewal Options: Option to renew for one additional two-year period through July 13, 2027

RENEWED THROUGH July 13, 2027

Executive Summary

- Executive Summary - OMNIA Partners
- OMNIA Partners - City of Tucson
- Pricing
- Due Diligence

Master Agreement Documents

- Official Signed Contract
- Contract Award Documents
- Contract Addendum 1
- Contract Addendum 2
- Contract Addendum 3

Response Evaluation

- Supplier Response to RFP
- Evaluation Documents

Solicitation Process

- Original RFP Document
- RFP Amendment 1
- Proof of Publication
- Historically Underutilized Business Outreach

Workplace Solutions

The University of Nebraska

Contract Number: 001299

Initial Term: June 1, 2023 through May 31, 2028

Renewal Options: Option to renew for one (1) additional five-year period through May 31, 2033

Executive Summary

- Executive Summary
- Pricing
- Due Diligence

Master Agreement Documents

- Official Signed Contract
- Contract Addendum 1
- Contract Addendum 2
- Contract Addendum 3

Response Evaluation

- Supplier Response to RFP

Solicitation Process

- Original RFP Document
- Proof of Publication
- Historically Underutilized Business Outreach

Intergovernmental/ Piggyback Contract Use Request

(Attach to PR form)

The FCS Department requests the purchase of the following item(s) from:

Original Contracting Entity: Sourcewell
Contract#: 030122-EFM
Contract Term: 5/4/2022 - 4/18/26 (subject to a one-year extension)
Method of original contract award: ☑ Competitive ☐ Non-Competitive, based on: ☐ Preferred source ☐ Sole ☐ Single source ☐ Emergency ☐ Other:
Does the original contract contain language contemplating contract extension to additional users? ☑ Yes ☐ No

Please attach: vendor agreement to sale to the City AND Entity agreement/contract language allowing Piggyback

Description of Product/Service intend to acquire	Unit Price	Total
Vehicle Leases		$ 2,905,135.53
Tax		
	Grand Total	$ 2,905,135.53

Vendor:	Enterprise Fleet Management
Contact:	Shawn Friel
Address 1:	
Address 2:	
City/State/Zip:	
Telephone:	909-677-8818
Fax:	
Web/E-Mail:	shawn.m.friel@efleets.com

Delivery/Service Location	
Contact:	Andy Madiedo
Telephone:	798-7568
Department:	FCS
Address 1:	
Address 2:	Building E
Additional Comments	

Purchasing Agent Approval: _____ **Date:** _____

City Manager Approval: _____ **Date:** _____

Sourcewell

Enterprise Fleet Management

Fleet management

#030122-EFM

Maturity Date: 4/18/2026

Website: efleets.com/sourcewell

Products & Services

Buy Sourcewell

Documents

Contact Information

Contract

Competitive Solicitation Documentation

- **Request for Proposal (RFP)**
- **Proof of Publication**
- **Proposal Opening Record**
- **Proposal Evaluation**
- **Comment & Review**
- **Board Resolutions**

Pricing Documentation

Information in this file is subject to change

- **Contract 030122-EFM-Price Information**

Contact us

enterprise FLEET MANAGEMENT

AUTHORIZED SIGNER

AUTHORIZED SIGNERS FOR MOTOR VEHICLE LEASE(S)

RESOLVED, The undersigned hereby certifies (i) that he/she is the duly appointed Mayor (Title) for City of Redlands (Entity legal name) hereafter known as "The Entity", (ii) that he/she is authorized by The Entity to execute and deliver on behalf of The Entity to Enterprise Fleet Management, hereafter known as "Enterprise" ("Lessor") and the Master Lease Agreement between Enterprise and the Entity) the ("Lessee"), and (iii) that the following individuals are authorized and empowered on behalf of and in the name of The Entity to execute and deliver to Enterprise Schedules to the Lease for individual motor vehicles, together with any other necessary documents in connection with those Schedules:

RESOLVED FURTHER, that:

Print Name	Title
Janice McConnell	Assistant City Manager
Danielle Garcia	Management Services/Finance Director
Christopher Boatman	Facilities & Community Services Director

Bond Rating: _____ Rating Agency: _____ Federal ID#: 95-6000766

RESOLVED FURTHER, that EFM is authorized to act upon this authorization until written notice of its revocation is received by EFM.

I do hereby certify that I am an authorized representative of this Company and have been given the authority to sign this agreement on behalf of the Company.

Paul W. Foster
Print Name

Paul W. Foster
Signature

7/2/19
Date

Mayor
Title

City of Redlands
Company Name

ATTEST: Jeanne Donaldson
Jeanne Donaldson, City Clerk

© 2018 Enterprise Fleet Management, Inc. H00479_Authorized Signer Page

enterprise
FLEET MANAGEMENT

MASTER EQUITY LEASE AGREEMENT

This Master Equity Lease Agreement is entered into this 2nd day of July, 2019, by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor"), and the lessee whose name and address is set forth on the signature page below ("Lessee").

1. LEASE OF VEHICLES: Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the vehicles (individually, a "Vehicle" and collectively, the "Vehicles") described in the schedules from time to time delivered by Lessor to Lessee as set forth below ("Schedule(s)") for the rentals and on the terms set forth in this Agreement and in the applicable Schedule. References to this "Agreement" shall include this Master Equity Lease Agreement and the various Schedules and addenda to this Master Equity Lease Agreement. Lessor will, on or about the date of delivery of each Vehicle to Lessee, send Lessee a Schedule covering the Vehicle, which will include, among other things, a description of the Vehicle, the lease term and the monthly rental and other payments due with respect to the Vehicle. The terms contained in each such Schedule will be binding on Lessee unless Lessee objects in writing to such Schedule within ten (10) days after the date of delivery of the Vehicle covered by such Schedule. Lessor is the sole legal owner of each Vehicle. This Agreement is a lease only and Lessee will have no right, title or interest in or to the Vehicles except for the use of the Vehicles as described in this Agreement. This Agreement shall be treated as a true lease for federal and applicable state income tax purposes with Lessor having all benefits of ownership of the Vehicles. It is understood and agreed that Enterprise Fleet Management, Inc. or an affiliate thereof (together with any subservicer, agent, successor or assign as servicer on behalf of Lessor, "Servicer") may administer this Agreement on behalf of Lessor and may perform the service functions herein provided to be performed by Lessor.

2. TERM: The term of this Agreement ("Term") for each Vehicle begins on the date such Vehicle is delivered to Lessee (the "Delivery Date") and, unless terminated earlier in accordance with the terms of this Agreement, continues for the "Lease Term" as described in the applicable Schedule.

3. RENT AND OTHER CHARGES:

(a) Lessee agrees to pay Lessor monthly rental and other payments according to the Schedules and this Agreement. The monthly payments will be in the amount listed as the "Total Monthly Rental Including Additional Services" on the applicable Schedule (with any portion of such amount identified as a charge for maintenance services under Section 4 of the applicable Schedule being payable to Lessor as agent for Enterprise Fleet Management, Inc.) and will be due and payable in advance on the first day of each month. If a Vehicle is delivered to Lessee on any day other than the first day of a month, monthly rental payments will begin on the first day of the next month. In addition to the monthly rental payments, Lessee agrees to pay Lessor a pro-rated rental charge for the number of days that the Delivery Date precedes the first monthly rental payment date. A portion of each monthly rental payment, being the amount designated as "Depreciation Reserve" on the applicable Schedule, will be considered as a reserve for depreciation and will be credited against the Delivered Price of the Vehicle for purposes of computing the Book Value of the Vehicle under Section 3(c). Lessee agrees to pay Lessor the "Total Initial Charges" set forth in each Schedule on the due date of the first monthly rental payment under such Schedule. Lessee agrees to pay Lessor the "Service Charge Due at Lease Termination" set forth in each Schedule at the end of the applicable Term (whether by reason of expiration, early termination or otherwise).

(b) In the event the Term for any Vehicle ends prior to the last day of the scheduled Term, whether as a result of a default by Lessee, a Casualty Occurrence or any other reason, the rentals and management fees paid by Lessee will be recalculated in accordance with the rule of 78's and the adjusted amount will be payable by Lessee to Lessor on the termination date.

(c) Lessee agrees to pay Lessor within thirty (30) days after the end of the Term for each Vehicle, additional rent equal to the excess, if any, of the Book Value of such Vehicle over the greater of (i) the wholesale value of such Vehicle as determined by Lessor in good faith or (ii) except as provided below, twenty percent (20%) of the Delivered Price of such Vehicle as set forth in the applicable Schedule. If the Book Value of such Vehicle is less than the greater of (i) the wholesale value of such Vehicle as determined by Lessor in good faith or (ii) except as provided below, twenty percent (20%) of the Delivered Price of such Vehicle as set forth in the applicable Schedule, Lessor agrees to pay such deficiency to Lessee as a terminal rental adjustment within thirty (30) days after the end of the applicable Term. Notwithstanding the foregoing, if (i) the Term for a Vehicle is greater than forty-eight (48) months (including any extension of the Term for such Vehicle), (ii) the mileage on a Vehicle at the end of the Term is greater than 15,000 miles per year on average (prorated on a daily basis) (i.e., if the mileage on a Vehicle with a Term of thirty-six (36) months is greater than 45,000 miles) or (iii) in the sole judgment of Lessor, a Vehicle has been subject to damage or any abnormal or excessive wear and tear, the calculations described in the two immediately preceding sentences shall be made without giving effect to clause (ii) in each such sentence. The "Book Value" of a Vehicle means the sum of (i) the "Delivered Price" of the Vehicle as set forth in the applicable Schedule minus (ii) the total Depreciation Reserve paid by Lessee to Lessor with respect to such Vehicle plus (iii) all accrued and unpaid rent and/or other amounts owed by Lessee with respect to such Vehicle.

(d) Any security deposit of Lessee will be returned to Lessee at the end of the applicable Term, except that the deposit will first be applied to any losses and/or damages suffered by Lessor as a result of Lessee's breach of or default under this Agreement and/or to any other amounts then owed by Lessee to Lessor.

(e) Any rental payment or other amount owed by Lessee to Lessor which is not paid within twenty (20) days after its due date will accrue interest, payable on demand of Lessor, from the date due until paid in full at a rate per annum equal to the lesser of (i) Eighteen Percent (18%) per annum or (ii) the highest rate permitted by applicable law (the "Default Rate").

(f) If Lessee fails to pay any amount due under this Agreement or to comply with any of the covenants contained in this Agreement, Lessor, Servicer or any other agent of Lessor may, at its option, pay such amounts or perform such covenants and all sums paid or incurred by Lessor in connection therewith will be repayable by Lessee to Lessor upon demand together with interest thereon at the Default Rate.

Initials: EFM_____ Customer_____

(g) Lessee's obligations to make all payments of rent and other amounts under this Agreement are absolute and unconditional and such payments shall be made in immediately available funds without setoff, counterclaim or deduction of any kind. Lessee acknowledges and agrees that neither any Casualty Occurrence to any Vehicle nor any defect, unfitness or lack of governmental approval in, of, or with respect to, any Vehicle regardless of the cause or consequence nor any breach by Enterprise Fleet Management, Inc. of any maintenance agreement between Enterprise Fleet Management, Inc. and Lessee covering any Vehicle regardless of the cause or consequence will relieve Lessee from the performance of any of its obligations under this Agreement, including, without limitation, the payment of rent and other amounts under this Agreement.

4. USE AND SURRENDER OF VEHICLES: Lessee agrees to allow only duly authorized, licensed and insured drivers to use and operate the Vehicles. Lessee agrees to comply with, and cause its drivers to comply with, all laws, statutes, rules, regulations and ordinances and the provisions of all insurance policies affecting or covering the Vehicles or their use or operation. Lessee agrees to keep the Vehicles free of all liens, charges and encumbrances. Lessee agrees that in no event will any Vehicle be used or operated for transporting hazardous substances or persons for hire, for any illegal purpose or to pull trailers that exceed the manufacturer's trailer towing recommendations. Lessee agrees that no Vehicle is intended to be or will be utilized as a "school bus" as defined in the Code of Federal Regulations or any applicable state or municipal statute or regulation. Lessee agrees not to remove any Vehicle from the continental United States without first obtaining Lessor's written consent. At the expiration or earlier termination of this Agreement with respect to each Vehicle, or upon demand by Lessor made pursuant to Section 14, Lessee at its risk and expense agrees to return such Vehicle to Lessor at such place and by such reasonable means as may be designated by Lessor. If for any reason Lessee fails to return any Vehicle to Lessor as and when required in accordance with this Section, Lessee agrees to pay Lessor additional rent for such Vehicle at twice the normal pro-rated daily rent. Acceptance of such additional rent by Lessor will in no way limit Lessor's remedies with respect to Lessee's failure to return any Vehicle as required hereunder.

5. COSTS, EXPENSES, FEES AND CHARGES: Lessee agrees to pay all costs, expenses, fees, charges, fines, tickets, penalties and taxes (other than federal and state income taxes on the income of Lessor) incurred in connection with the titling, registration, delivery, purchase, sale, rental, use or operation of the Vehicles during the Term. If Lessor, Servicer or any other agent of Lessor incurs any such costs or expenses, Lessee agrees to promptly reimburse Lessor for the same.

6. LICENSE AND CHARGES: Each Vehicle will be titled and licensed in the name designated by Lessor at Lessee's expense. Certain other charges relating to the acquisition of each Vehicle and paid or satisfied by Lessor have been capitalized in determining the monthly rental, treated as an initial charge or otherwise charged to Lessee. Such charges have been determined without reduction for trade-in, exchange allowance or other credit attributable to any Lessor-owned vehicle.

7. REGISTRATION PLATES, ETC.: Lessee agrees, at its expense, to obtain in the name designated by Lessor all registration plates and other plates, permits, inspections and/or licenses required in connection with the Vehicles, except for the initial registration plates which Lessor will obtain at Lessee's expense. The parties agree to cooperate and to furnish any and all information or documentation, which may be reasonably necessary for compliance with the provisions of this Section or any federal, state or local law, rule, regulation or ordinance. Lessee agrees that it will not permit any Vehicle to be located in a state other than the state in which such Vehicle is then titled for any continuous period of time that would require such Vehicle to become subject to the titling and/or registration laws of such other state.

8. MAINTENANCE OF AND IMPROVEMENTS TO VEHICLES:

(a) Lessee agrees, at its expense, to (i) maintain the Vehicles in good condition, repair, maintenance and running order and in accordance with all manufacturer's instructions and warranty requirements and all legal requirements and (ii) furnish all labor, materials, parts and other essentials required for the proper operation and maintenance of the Vehicles. Any alterations, additions, replacement parts or improvements to a Vehicle will become and remain the property of Lessor and will be returned with such Vehicle upon such Vehicle's return pursuant to Section 4. Notwithstanding the foregoing, so long as no Event of Default has occurred and is continuing, Lessee shall have the right to remove any additional equipment installed by Lessee on a Vehicle prior to returning such Vehicle to Lessor under Section 4. The value of such alterations, additions, replacement parts and improvements will in no instance be regarded as rent. Without the prior written consent of Lessor, Lessee will not make any alterations, additions, replacement parts or improvements to any Vehicle which detract from its economic value or functional utility. Lessor will not be required to make any repairs or replacements of any nature or description with respect to any Vehicle, to maintain or repair any Vehicle or to make any expenditure whatsoever in connection with any Vehicle or this Agreement.

(b) Lessor and Lessee acknowledge and agree that if Section 4 of a Schedule includes a charge for maintenance, (i) the Vehicle(s) covered by such Schedule are subject to a separate maintenance agreement between Enterprise Fleet Management, Inc. and Lessee and (ii) Lessor shall have no liability or responsibility for any failure of Enterprise Fleet Management, Inc. to perform any of its obligations thereunder or to pay or reimburse Lessee for its payment of any costs and expenses incurred in connection with the maintenance or repair of any such Vehicle(s).

9. SELECTION OF VEHICLES AND DISCLAIMER OF WARRANTIES:

(a) LESSEE ACCEPTANCE OF DELIVERY AND USE OF EACH VEHICLE WILL CONCLUSIVELY ESTABLISH THAT SUCH VEHICLE IS OF A SIZE, DESIGN, CAPACITY, TYPE AND MANUFACTURE SELECTED BY LESSEE AND THAT SUCH VEHICLE IS IN GOOD CONDITION AND REPAIR AND IS SATISFACTORY IN ALL RESPECTS AND IS SUITABLE FOR LESSEE'S PURPOSE. LESSEE ACKNOWLEDGES THAT LESSOR IS NOT A MANUFACTURER OF ANY VEHICLE OR AN AGENT OF A MANUFACTURER OF ANY VEHICLE.

(b) LESSOR MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO ANY VEHICLE, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, IT BEING AGREED THAT ALL SUCH RISKS ARE TO BE BORNE BY LESSEE. THE VEHICLES ARE LEASED "AS IS," "WITH ALL FAULTS." All warranties made by any supplier, vendor and/or manufacturer of a Vehicle are hereby assigned by Lessor to Lessee for the applicable Term and Lessee's only remedy, if any, is against the supplier, vendor or manufacturer of the Vehicle.

(c) None of Lessor, Servicer or any other agent of Lessor will be liable to Lessee for any liability, claim, loss, damage (direct, incidental or consequential) or expense of any kind or nature, caused directly or indirectly, by any Vehicle or any inadequacy of any Vehicle for any purpose or any defect (latent or patent) in any Vehicle or the use or maintenance of any Vehicle or any repair, servicing or adjustment of or to any Vehicle, or any delay in providing or failure to provide any Vehicle, or any interruption or loss of service or use of any Vehicle, or any loss of business or any damage whatsoever and however caused. In addition, none of Lessor, Servicer or any other agent of Lessor will have any liability to Lessee under this Agreement or under any order authorization form executed by Lessee if Lessor is unable to locate or purchase a Vehicle ordered by Lessee or for any delay in delivery of any Vehicle ordered by Lessee.

10. RISK OF LOSS: Lessee assumes and agrees to bear the entire risk of loss of, theft of, damage to or destruction of any Vehicle from any cause whatsoever ("Casualty Occurrence"). In the event of a Casualty Occurrence to a Vehicle, Lessee shall give Lessor prompt notice of the Casualty Occurrence and thereafter will place the applicable Vehicle in good repair, condition and working order; provided, however, that if the applicable Vehicle is determined by Lessor to be lost, stolen, destroyed or damaged beyond repair (a "Totaled Vehicle"), Lessee agrees to pay Lessor no later than the date thirty (30) days after the date of the Casualty Occurrence the amounts owed under Sections 3(b) and 3(c) with respect to such Totaled Vehicle. Upon such payment, this Agreement will terminate with respect to such Totaled Vehicle.

11. INSURANCE:

(a) Lessee agrees to purchase and maintain in force during the Term, insurance policies in at least the amounts listed below covering each Vehicle, to be written by an insurance company or companies satisfactory to Lessor, insuring Lessee, Lessor and any other person or entity designated by Lessor against any damage, claim, suit, action or liability:

(i) Commercial Automobile Liability Insurance (including Uninsured/Underinsured Motorist Coverage and No-Fault Protection where required by law) for the limits listed below (Note - $2,000,000 Combined Single Limit Bodily Injury and Property Damage with No Deductible is required for each Vehicle capable of transporting more than 8 passengers):

State of Vehicle Registration	Coverage
Connecticut, Massachusetts, Maine, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont	$1,000,000 Combined Single Limit Bodily Injury and Property Damage - No Deductible
Florida	$500,000 Combined Single Limit Bodily Injury and Property Damage or $100,000 Bodily Injury Per Person, $300,000 Per Occurrence and $50,000 Property Damage (100/300/50) - No Deductible
All Other States	$300,000 Combined Single Limit Bodily Injury and Property Damage or $100,000 Bodily Injury Per Person, $300,000 Per Occurrence and $50,000 Property Damage (100/300/50) - No Deductible

(ii) Physical Damage Insurance (Collision & Comprehensive): Actual cash value of the applicable Vehicle. Maximum deductible of $500 per occurrence - Collision and $250 per occurrence - Comprehensive).

If the requirements of any governmental or regulatory agency exceed the minimums stated in this Agreement, Lessee must obtain and maintain the higher insurance requirements. Lessee agrees that each required policy of insurance will by appropriate endorsement or otherwise name Lessor and any other person or entity designated by Lessor as additional insureds and loss payees, as their respective interests may appear. Further, each such insurance policy must provide the following: (i) that the same may not be cancelled, changed or modified until after the insurer has given to Lessor, Servicer and any other person or entity designated by Lessor at least thirty (30) days prior written notice of such proposed cancellation, change or modification, (ii) that no act or default of Lessee or any other person or entity shall affect the right of Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns to recover under such policy or policies of insurance in the event of any loss of or damage to any Vehicle and (iii) that the coverage is "primary coverage" for the protection of Lessee, Lessor, Servicer, any other agent of Lessor and their respective successors and assigns notwithstanding any other coverage carried by Lessee, Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns protecting against similar risks. Original certificates evidencing such coverage and naming Lessor, Servicer, any other agent of Lessor and any other person or entity designated by Lessor as additional insureds and loss payees shall be furnished to Lessor prior to the Delivery Date, and annually thereafter and/or as reasonably requested by Lessor from time to time. In the event of default, Lessee hereby appoints Lessor, Servicer and any other agent of Lessor as Lessee's attorney-in-fact to receive payment of, to endorse all checks and other documents and to take any other actions necessary to pursue insurance claims and recover payments if Lessee fails to do so. Any expense of Lessor, Servicer or any other agent of Lessor in adjusting or collecting insurance shall be borne by Lessee.

Lessee, its drivers, servants and agents agree to cooperate fully with Lessor, Servicer, any other agent of Lessor and any insurance carriers in the investigation, defense and prosecution of all claims or suits arising from the use or operation of any Vehicle. If any claim is made or action commenced for death, personal injury or property damage resulting from the ownership, maintenance, use or operation of any Vehicle, Lessee will promptly notify Lessor of such action or claim and forward to Lessor a copy of every demand, notice, summons or other process received in connection with such claim or action.

(b) Notwithstanding the provisions of Section 11(a) above: (i) if Section 4 of a Schedule includes a charge for physical damage waiver, Lessor agrees that (A) Lessee will not be required to obtain or maintain the minimum physical damage insurance (collision and comprehensive) required under Section 11(a) for the Vehicle(s) covered by such Schedule and (B) Lessor will assume the risk of physical damage (collision and comprehensive) to the Vehicle(s) covered by such Schedule; provided, however, that such physical damage waiver shall not apply to, and Lessee shall be and remain liable and responsible for, damage to a covered Vehicle caused by wear and tear or mechanical breakdown or failure, damage to or loss of any parts, accessories or components added to a covered

Vehicle by Lessee without the prior written consent of Lessor and/or damage to or loss of any property and/or personal effects contained in a covered Vehicle. In the event of a Casualty Occurrence to a covered Vehicle, Lessor may, at its option, replace, rather than repair, the damaged Vehicle with an equivalent vehicle, which replacement vehicle will then constitute the "Vehicle" for purposes of this Agreement; and (ii) if Section 4 of a Schedule includes a charge for commercial automobile liability enrollment, Lessor agrees that it will, at its expense, obtain for and on behalf of Lessee, by adding Lessee as an additional insured under a commercial automobile liability insurance policy issued by an insurance company selected by Lessor, commercial automobile liability insurance satisfying the minimum commercial automobile liability insurance required under Section 11(a) for the Vehicle(s) covered by such Schedule. Lessor may at any time during the applicable Term terminate said obligation to provide physical damage waiver and/or commercial automobile liability enrollment and cancel such physical damage waiver and/or commercial automobile liability enrollment upon giving Lessee at least ten (10) days prior written notice. Upon such cancellation, insurance in the minimum amounts as set forth in 11(a) shall be obtained and maintained by Lessee at Lessee's expense. An adjustment will be made in monthly rental charges payable by Lessee to reflect any such change and Lessee agrees to furnish Lessor with satisfactory proof of insurance coverage within ten (10) days after mailing of the notice. In addition, Lessor may change the rates charged by Lessor under this Section 11(b) for physical damage waiver and/or commercial automobile liability enrollment upon giving Lessee at least thirty (30) days prior written notice.

12. INDEMNITY: To the extent permitted by state law, Lessee agrees to defend and indemnify Lessor, Servicer, any other agent of Lessor and their respective successors and assigns from and against any and all losses, damages, liabilities, suits, claims, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) which Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns may incur by reason of Lessee's breach or violation of, or failure to observe or perform, any term, provision or covenant of this Agreement, or as a result of any loss, damage, theft or destruction of any Vehicle or related to or arising out of or in connection with the use, operation or condition of any Vehicle. The provisions of this Section 12 shall survive any expiration or termination of this Agreement. Nothing herein shall be deemed to affect the rights, privileges, and immunities of Lessee and the foregoing indemnity provision is not intended to be a waiver of any sovereign immunity afforded to Lessee pursuant to the law.

13. INSPECTION OF VEHICLES; ODOMETER DISCLOSURE; FINANCIAL STATEMENTS: Lessee agrees to accomplish, at its expense, all inspections of the Vehicles required by any governmental authority during the Term. Lessor, Servicer, any other agent of Lessor and any of their respective successors or assigns will have the right to inspect any Vehicle at any reasonable time(s) during the Term and for this purpose to enter into or upon any building or place where any Vehicle is located. Lessee agrees to comply with all odometer disclosure laws, rules and regulations and to provide such written and signed disclosure information on such forms and in such manner as directed by Lessor. Providing false information or failure to complete the odometer disclosure form as required by law may result in fines and/or imprisonment. Lessee hereby agrees to promptly deliver to Lessor such financial statements and other financial information regarding Lessee as Lessor may from time to time reasonably request.

14. DEFAULT; REMEDIES: The following shall constitute events of default ("Events of Default") by Lessee under this Agreement: (a) if Lessee fails to pay when due any rent or other amount due under this Agreement and any such failure shall remain unremedied for ten (10) days; (b) if Lessee fails to perform, keep or observe any term, provision or covenant contained in Section 11 of this Agreement; (c) if Lessee fails to perform, keep or observe any other term, provision or covenant contained in this Agreement and any such failure shall remain unremedied for thirty (30) days after written notice thereof is given by Lessor, Servicer or any other agent of Lessor to Lessee; (d) any seizure or confiscation of any Vehicle or any other act (other than a Casualty Occurrence) otherwise rendering any Vehicle unsuitable for use (as determined by Lessor); (e) if any present or future guaranty in favor of Lessor of all or any portion of the obligations of Lessee under this Agreement shall at any time for any reason cease to be in full force and effect or shall be declared to be null and void by a court of competent jurisdiction, or if the validity or enforceability of any such guaranty shall be contested or denied by any guarantor, or if any guarantor shall deny that it, he or she has any further liability or obligation under any such guaranty or if any guarantor shall fail to comply with or observe any of the terms, provisions or conditions contained in any such guaranty; (f) the occurrence of a material adverse change in the financial condition or business of Lessee or any guarantor; or (g) if Lessee or any guarantor is in default under or fails to comply with any other present or future agreement with or in favor of Lessor, The Crawford Group, Inc. or any direct or indirect subsidiary of The Crawford Group, Inc.. For purposes of this Section 14, the term "guarantor" shall mean any present or future guarantor of all or any portion of the obligations of Lessee under this Agreement.

Upon the occurrence of any Event of Default, Lessor, without notice to Lessee, will have the right to exercise concurrently or separately (and without any election of remedies being deemed made), the following remedies: (a) Lessor may demand and receive immediate possession of any or all of the Vehicles from Lessee, without releasing Lessee from its obligations under this Agreement; if Lessee fails to surrender possession of the Vehicles to Lessor on default (or termination or expiration of the Term), Lessor, Servicer, any other agent of Lessor and any of Lessor's independent contractors shall have the right to enter upon any premises where the Vehicles may be located and to remove and repossess the Vehicles; (b) Lessor may enforce performance by Lessee of its obligations under this Agreement; (c) Lessor may recover damages and expenses sustained by Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns by reason of Lessee's default including, to the extent permitted by applicable law, all costs and expenses, including court costs and reasonable attorneys' fees and expenses, incurred by Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns in attempting or effecting enforcement of Lessor's rights under this Agreement (whether or not litigation is commenced) and/or in connection with bankruptcy or insolvency proceedings; (d) upon written notice to Lessee, Lessor may terminate Lessee's rights under this Agreement; (e) with respect to each Vehicle, Lessor may recover from Lessee all amounts owed by Lessee under Sections 3(b) and 3(c) of this Agreement (and, if Lessor does not recover possession of a Vehicle, (i) the estimated wholesale value of such Vehicle for purposes of Section 3(c) shall be deemed to be $0.00 and (ii) the calculations described in the first two sentences of Section 3(c) shall be made without giving effect to clause (ii) in each such sentence); and/or (f) Lessor may exercise any other right or remedy which may be available to Lessor under the Uniform Commercial Code, any other applicable law or in equity. A termination of this Agreement shall occur only upon written notice by Lessor to Lessee. Any termination shall not affect Lessee's obligation to pay all amounts due for periods prior to the effective date of such termination or Lessee's obligation to pay any indemnities under this Agreement. All remedies of Lessor under this Agreement or at law or in equity are cumulative.

15. ASSIGNMENTS: Lessor may from time to time assign, pledge or transfer this Agreement and/or any or all of its rights and obligations under this Agreement to any person or entity. Lessee agrees, upon notice of any such assignment, pledge or transfer of any amounts due or to become due to Lessor under this Agreement to pay all such amounts to such assignee, pledgee or transferee. Any such assignee, pledgee or transferee of any rights or obligations of Lessor under this Agreement will have all of the rights and obligations that have been assigned to it. Lessee's rights and interest in and to the Vehicles are and will continue

Initials: EFM_____ Customer_____

at all times to be subject and subordinate in all respects to any assignment, pledge or transfer now or hereafter executed by Lessor with or in favor of any such assignee, pledgee or transferee, provided that Lessee shall have the right of quiet enjoyment of the Vehicles so long as no Event of Default under this Agreement has occurred and is continuing. Lessee acknowledges and agrees that the rights of any assignee, pledgee or transferee in and to any amounts payable by the Lessee under any provisions of this Agreement shall be absolute and unconditional and shall not be subject to any abatement whatsoever, or to any defense, setoff, counterclaim or recoupment whatsoever, whether by reason of any damage to or loss or destruction of any Vehicle or by reason of any defect in or failure of title of the Lessor or interruption from whatsoever cause in the use, operation or possession of any Vehicle, or by reason of any indebtedness or liability howsoever and whenever arising of the Lessor or any of its affiliates to the Lessee or to any other person or entity, or for any other reason.

Without the prior written consent of Lessor, Lessee may not assign, sublease, transfer or pledge this Agreement, any Vehicle, or any interest in this Agreement or in and to any Vehicle, or permit its rights under this Agreement or any Vehicle to be subject to any lien, charge or encumbrance. Lessee's interest in this Agreement is not assignable and cannot be assigned or transferred by operation of law. Lessee will not transfer or relinquish possession of any Vehicle (except for the sole purpose of repair or service of such Vehicle) without the prior written consent of Lessor.

16. MISCELLANEOUS: This Agreement contains the entire understanding of the parties. This Agreement may only be amended or modified by an instrument in writing executed by both parties. Lessor shall not by any act, delay, omission or otherwise be deemed to have waived any of its rights or remedies under this Agreement and no waiver whatsoever shall be valid unless in writing and signed by Lessor and then only to the extent therein set forth. A waiver by Lessor of any right or remedy under this Agreement on any one occasion shall not be construed as a bar to any right or remedy, which Lessor would otherwise have on any future occasion. If any term or provision of this Agreement or any application of any such term or provision is invalid or unenforceable, the remainder of this Agreement and any other application of such term or provision will not be affected thereby. Giving of all notices under this Agreement will be sufficient if mailed by certified mail to a party at its address set forth below or at such other address as such party may provide in writing from time to time. Any such notice mailed to such address will be effective one (1) day after deposit in the United States mail, duly addressed, with certified mail, postage prepaid. Lessee will promptly notify Lessor of any change in Lessee's address. This Agreement may be executed in multiple counterparts (including facsimile and pdf counterparts), but the counterpart marked "ORIGINAL" by Lessor will be the original lease for purposes of applicable law. All of the representations, warranties, covenants, agreements and obligations of each Lessee under this Agreement (if more than one) are joint and several.

17. SUCCESSORS AND ASSIGNS; GOVERNING LAW: Subject to the provisions of Section 15, this Agreement will be binding upon Lessee and its heirs, executors, personal representatives, successors and assigns, and will inure to the benefit of Lessor, Servicer, any other agent of Lessor and their respective successors and assigns. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Missouri (determined without reference to conflict of law principles).

18. NON-PETITION: Each party hereto hereby covenants and agrees that, prior to the date which is one year and one day after payment in full of all indebtedness of Lessor, it shall not institute against, or join any other person in instituting against, Lessor any bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other similar proceeding under the laws of the United States or any state of the United States. The provisions of this Section 18 shall survive termination of this Master Equity Lease Agreement.

19. NON-APPROPRIATION: Lessee's funding of this Agreement shall be on a Fiscal Year basis and is subject to annual appropriations. Lessor acknowledges that Lessee is a municipal corporation, is precluded by the County or State Constitution and other laws from entering into obligations that financially bind future governing bodies, and that, therefore, nothing in this Agreement shall constitute an obligation of future legislative bodies of the County or State to appropriate funds for purposes of this Agreement. Accordingly, the parties agree that the lease terms within this Agreement or any Schedules relating hereto are contingent upon appropriation of funds. The parties further agree that should the County or State fail to appropriate such funds, the Lessor shall be paid all rentals due and owing hereunder up until the actual day of termination. In addition, Lessor reserves the right to be paid for any reasonable damages. These reasonable damages will be limited to the losses incurred by the Lessor for having to sell the vehicles on the open used car market prior to the end of the scheduled term (as determined in Section 3 and Section 14 of this Agreement).

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Master Equity Lease Agreement as of the day and year first above written.

LESSEE: City of Redlands

Signature:

By: Paul W. Foster

Title: Mayor

Address: 35 Cajon St., Suite 4
Redlands, CA 92373

Date Signed: 7/2/19

LESSOR: Enterprise FM Trust
By: Enterprise Fleet Management, Inc. its attorney in fact

Signature:

By: Richard Murrell

Title: Regional Sales Manager

Address: 1400 N. Kellogg Dr. Suite G
Anaheim, CA 92807

Date Signed: July 1, 2019

Initials: EFM _____ Customer _____

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enterprise
FLEET MANAGEMENT

MAINTENANCE AGREEMENT

This Maintenance Agreement (this "Agreement") is made and entered into this 2nd day of July, 2019, by Enterprise Fleet Management, Inc., a Missouri corporation ("EFM"), and City of Redlands ("Lessee").

WITNESSETH

1. LEASE. Reference is hereby made to that certain Master Lease Agreement dated as of the 2nd day of July, 2019, by and between Enterprise FM Trust, a Delaware statutory trust, as lessor ("Lessor"), and Lessee, as lessee (as the same may from time to time be amended, modified, extended, renewed, supplemented or restated, the "Lease"). All capitalized terms used and not otherwise defined in this Agreement shall have the respective meanings ascribed to them in the Lease.

2. COVERED VEHICLES. This Agreement shall only apply to those vehicles leased by Lessor to Lessee pursuant to the Lease to the extent Section 4 of the Schedule for such vehicle includes a charge for maintenance (the "Covered Vehicle(s)").

3. TERM AND TERMINATION. The term of this Agreement ("Term") for each Covered Vehicle shall begin on the Delivery Date of such Covered Vehicle and shall continue until the last day of the "Term" (as defined in the Lease) for such Covered Vehicle unless earlier terminated as set forth below. Each of EFM and Lessee shall each have the right to terminate this Agreement effective as of the last day of any calendar month with respect to any or all of the Covered Vehicles upon not less than sixty (60) days prior written notice to the other party. The termination of this Agreement with respect to any or all of the Covered Vehicles shall not affect any rights or obligations under this Agreement which shall have previously accrued or shall thereafter arise with respect to any occurrence prior to termination, and such rights and obligations shall continue to be governed by the terms of this Agreement.

4. VEHICLE REPAIRS AND SERVICE. EFM agrees that, during the Term for the applicable Covered Vehicle and subject to the terms and conditions of this Agreement, it will pay for, or reimburse Lessee for its payment of, all costs and expenses incurred in connection with the maintenance or repair of a Covered Vehicle. This Agreement does not cover, and Lessee will remain responsible for and pay for, (a) fuel, (b) oil and other fluids between changes, (c) tire repair and replacement, (d) washing, (e) repair of damage due to lack of maintenance by Lessee between scheduled services (including, without limitation, failure to maintain fluid levels), (f) maintenance or repair of any alterations to a Covered Vehicle or of any after-market components (this Agreement covers maintenance and repair only of the Covered Vehicles themselves and any factory-installed components and does not cover maintenance or repair of chassis alterations, add-on bodies (including, without limitation, step vans) or other equipment (including, without limitation, lift gates and PTO controls) which is installed or modified by a dealer, body shop, upfitter or anyone else other than the manufacturer of the Covered Vehicle, (g) any service and/or damage resulting from, related to or arising out of an accident, a collision, theft, fire, freezing, vandalism, riot, explosion, other Acts of God, an object striking the Covered Vehicle, improper use of the Covered Vehicle (including, without limitation, driving over curbs, overloading, racing or other competition) or Lessee's failure to maintain the Covered Vehicle as required by the Lease, (h) roadside assistance or towing for vehicle maintenance purposes, (i) mobile services, (j) the cost of loaner or rental vehicles or (k) if the Covered Vehicle is a truck, (i) manual transmission clutch adjustment or replacement, (ii) brake adjustment or replacement or (iii) front axle alignment. Whenever it is necessary to have a Covered Vehicle serviced, Lessee agrees to have the necessary work performed by an authorized dealer of such Covered Vehicle or by a service facility acceptable to EFM. In every case, if the cost of such service will exceed $50.00, Lessee must notify EFM and obtain EFM's authorization for such service and EFM's instructions as to where such service shall be made and the extent of service to be obtained. Lessee agrees to furnish an invoice for all service to a Covered Vehicle, accompanied by a copy of the shop or service order (odometer mileage must be shown on each shop or service order). EFM will not be obligated to pay for any unauthorized charges or those exceeding $50.00 for one service on any Covered Vehicle unless Lessee has complied with the above terms and conditions. EFM will not have any responsibility to pay for any services in excess of the services recommended by the manufacturer, unless otherwise agreed to by EFM. Notwithstanding any other provision of this Agreement to the contrary, (a) all service performed within one hundred twenty (120) days prior to the last day of the scheduled "Term" (as defined in the Lease) for the applicable Covered Vehicle must be authorized by and have the prior consent and approval of EFM and any service not so authorized will be the responsibility of and be paid for by Lessee and (b) EFM is not required to provide or pay for any service to any Covered Vehicle after 100,000 miles.

5. ENTERPRISE CARDS: EFM may, at its option, provide Lessee with an authorization card (the "EFM Card") for use in authorizing the payment of charges incurred in connection with the maintenance of the Covered Vehicles. Lessee agrees to be liable to EFM for, and upon receipt of a monthly or other statement from EFM, Lessee agrees to promptly pay to EFM, all charges made by or for the account of Lessee with the EFM Card (other than any charges which are the responsibility of EFM under the terms of this Agreement). EFM reserves the right to change the terms and conditions for the use of the EFM Card at any time. The EFM Card remains the property of EFM and EFM may revoke Lessee's right to possess or use the EFM Card at any time. Upon the termination of this Agreement or upon the demand of EFM, Lessee must return the EFM Card to EFM. The EFM Card is non-transferable.

6. PAYMENT TERMS. The amount of the monthly maintenance fee will be listed on the applicable Schedule and will be due and payable in advance on the first day of each month. If the first day of the Term for a Covered Vehicle is other than the first day of a calendar month, Lessee will pay EFM, on the first day of the Term for such Covered Vehicle, a pro-rated maintenance fee for the number of days that the Delivery Date precedes the first monthly maintenance fee payment date. Any monthly maintenance fee or other amount owed by Lessee to EFM under this Agreement which is not paid within twenty (20) days after its due date will accrue interest, payable upon demand of EFM, from the date due until paid in full at a rate per annum equal to the lesser of (i) Eighteen Percent (18%) per annum or (ii) the highest rate allowed by applicable law. The monthly maintenance fee set forth on each applicable Schedule allows the number of miles per month as set forth

in such Schedule. Lessee agrees to pay EFM at the end of the applicable Term (whether by reason of termination of this Agreement or otherwise) an overmileage maintenance fee for any miles in excess of this average amount per month at the rate set forth in the applicable Schedule. EFM may, at its option, permit Lessor, as an agent for EFM, to bill and collect amounts due to EFM under this Agreement from Lessee on behalf of EFM.

7. NO WARRANTIES. Lessee acknowledges that EFM does not perform maintenance or repair services on the Covered Vehicles but rather EFM arranges for maintenance and/or repair services on the Covered Vehicles to be performed by third parties. EFM MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO ANY PRODUCTS, REPAIRS OR SERVICES PROVIDED FOR UNDER THIS AGREEMENT BY THIRD PARTIES, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COMPLIANCE WITH SPECIFICATIONS, OPERATION, CONDITION, SUITABILITY, PERFORMANCE OR QUALITY. ANY DEFECT IN THE PERFORMANCE OF ANY PRODUCT, REPAIR OR SERVICE WILL NOT RELIEVE LESSEE OF ITS OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING THE PAYMENT TO EFM OF THE MONTHLY MAINTENANCE FEES AND OTHER CHARGES DUE UNDER THIS AGREEMENT.

8. LESSOR NOT A PARTY. Lessor is not a party to, and shall have no rights, obligations or duties under or in respect of, this Agreement.

9. NOTICES. Any notice or other communication under this Agreement shall be in writing and delivered in person or sent by facsimile, recognized overnight courier or registered or certified mail, return receipt requested and postage prepaid, to the applicable party at its address or facsimile number set forth on the signature page of this Agreement, or at such other address or facsimile number as any party hereto may designate as its address or facsimile number for communications under this Agreement by notice so given. Such notices shall be deemed effective on the day on which delivered or sent if delivered in person or sent by facsimile, on the first (1st) business day after the day on which sent, if sent by recognized overnight courier or on the third (3rd) business day after the day on which mailed, if sent by registered or certified mail.

10. MISCELLANEOUS. This Agreement embodies the entire Agreement between the parties relating to the subject matter hereof. This Agreement may be amended only by an agreement in writing signed by EFM and Lessee. Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Agreement or affecting the validity or enforceability of such provisions in any other jurisdiction. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, except that Lessee may not assign, transfer or delegate any of its rights or obligations under this Agreement without the prior written consent of EFM. This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Missouri (without reference to conflict of law principles).

IN WITNESS WHEREOF, EFM and Lessee have executed this Maintenance Agreement as of the day and year first above written.

LESSEE:	City of Redlands	EFM:	Enterprise Fleet Management, Inc.
Signature:		Signature:	
By:	Paul W. Foster	By:	Richard Murrell
Title:	Mayor	Title:	Regional Sales Manager
Address:	35 Cajon St., Suite 4 Redlands, CA 92373	Address:	1400 N. Kellogg Dr. Suite G Anaheim, CA 92807
Attention:	City Clerk	Attention:	
Fax #:	909-798-7535	Fax #:	
Date Signed:	JULY 2, 2019	Date Signed:	July 1, 2019

Initials: EFM _____ Lessee _____

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enterprise
FLEET MANAGEMENT

MAINTENANCE MANAGEMENT AND FLEET RENTAL AGREEMENT

This Agreement is entered into as of the 2nd day of July, 2019, by and between Enterprise Fleet Management, Inc., a Missouri corporation, doing business as "Enterprise Fleet Management" ("EFM"), and City of Redlands (the "Company").

WITNESSETH:

1. ENTERPRISE CARDS: Upon request from the Company, EFM will provide a driver information packet outlining its vehicle maintenance program (the "Program") and a card ("Card") for each Company vehicle included in the Company's request. All drivers of vehicles subject to this Agreement must be a representative of the Company, its subsidiaries or affiliates. All Cards issued by EFM upon request of the Company shall be subject to the terms of this Agreement and the responsibility of the Company. All Cards shall bear an expiration date.

Cards issued to the Company shall be used by the Company in accordance with this Agreement and limited solely to purchases of certain products and services for Company vehicles, which are included in the Program. The Program is subject to all other EFM instructions, rules and regulations which may be revised from time to time by EFM. Cards shall remain the property of EFM and returned to EFM upon expiration or cancellation.

2. VEHICLE REPAIRS AND SERVICE: EFM will provide purchase order control by phone or in writing authorizing charges for repairs and service over $75, or such other amount as may be established by EFM from time to time under the Program. All charges for repairs and services will be invoiced to EFM. Invoices will be reviewed by EFM for accuracy, proper application of potential manufacturer's warranties, application of potential discounts and unnecessary, unauthorized repairs.

Notwithstanding the above, in the event the repairs and service are the result of damage from an accident or other non-maintenance related cause (including glass claims), these matters will be referred to the Company's Fleet Manager. If the Company prefers that EFM handle the damage repair, the Company agrees to assign the administration of the matter to EFM. EFM will administer such claims in its discretion. The fees for this service will be up to $125.00 per claim and the Company agrees to reimburse for repairs as outlined in this agreement. If the Company desires the assistance of EFM in recovering damage amounts from at fault third parties, a Vehicle Risk Management Agreement must be on file for the Company.

3. BILLING AND PAYMENT: All audited invoices paid by EFM on behalf of the Company will be consolidated and submitted to the Company on a single monthly invoice for the entire Company fleet covered under this Agreement. The Company is liable for, and will pay EFM within ten (10) days after receipt of an invoice or statement for, all purchases invoiced to the Company by EFM, which were paid by EFM for or on behalf of the Company. EFM will be entitled to retain for its own account, and treat as being paid by EFM for purposes of this Agreement, any discounts it receives from a supplier with respect to such purchases which are based on the overall volume of business EFM provides to such supplier and not solely the Company's business. EFM will exercise due care to prevent additional charges from being incurred once the Company has notified EFM of its desire to cancel any outstanding Card under this Agreement. The Company will use its best efforts to obtain and return any such cancelled Card.

4. RENTAL VEHICLES: The Card will authorize the Company's representative to arrange for rental vehicles with a subsidiary of Enterprise Rent-A-Car Company for a maximum of two (2) days without prior authorization. Extensions beyond two (2) days must be granted by an EFM representative. The Company assumes all responsibility for all rental agreements arranged by EFM with a subsidiary of Enterprise Rent-A-Car Company through an EFM representative or through the use of the Card. All drivers must be at least 21 years of age, hold a valid driver's license, be an employee of the Company or authorized by the Company through established reservation procedures and meet other applicable requirements of the applicable subsidiary of Enterprise Rent-A-Car Company.

5. NO WARRANTY: EFM MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO PRODUCTS, REPAIRS OR SERVICES PROVIDED FOR UNDER THIS AGREEMENT BY THIRD PARTIES, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO MERCHANTABILITY, COMPLIANCE WITH SPECIFICATIONS, OPERATION, CONDITION, SUITABILITY, PERFORMANCE, QUALITY OR FITNESS FOR USE. Any defect in the performance of any product, repair or service will not relieve the Company from its obligations under this Agreement, including without limitation the payment to EFM of monthly invoices.

6. CANCELLATION: Either party may cancel any Card under this Agreement or this Agreement in its entirety at any time by giving written notice to the other party. The cancellation of any Card or termination of this Agreement will not affect any rights or obligations under this Agreement, which shall have previously accrued or shall thereafter arise with respect to any occurrence prior to such cancellation or termination. A Card shall be immediately returned to EFM upon cancellation to: Enterprise Fleet Management, 600 Corporate Park Drive, St. Louis, MO 63105, Attention: Enterprise Card Department. Notice to EFM regarding the cancellation of any Card shall specify the Card number and identify the Company's representative. In the case of a terminated representative, such notice shall include a brief description of the efforts made to reclaim the Card.

7. NOTICES: All notices of cancellation or termination under this Agreement shall be mailed postage prepaid by registered or certified mail, or sent by express overnight delivery service, to the other party at its address set forth on the signature page of this Agreement or at such other address as such party may provide in writing from time to time. Any such notice sent by mail will be effective three (3) days after deposit in the United States mail, duly addressed, with registered or certified mail postage prepaid. Any such notice sent by express overnight delivery service will be effective one (1) day after deposit with such delivery service, duly addressed, with delivery fees prepaid. The Company will promptly notify EFM of any change in the Company's address.

Initials: EFM Company

8. **FEES:** EFM will charge the Company for the service under this Agreement $ 8.00 per month per Card, plus a one time set-up fee of $ 0.00.

9. **MISCELLANEOUS:** This Agreement may be amended only by an agreement in writing signed by EFM and the Company. This Agreement is governed by the substantive laws of the State of Missouri (determined without reference to conflict of law principles).

IN WITNESS WHEREOF, EFM and the Company have executed this Maintenance Management and Fleet Rental Agreement as of the day and year first above written.

Company: City of Redlands	EFM: Enterprise Fleet Management, Inc.
Signature:	Signature:
By: Paul W. Foster	By: Richard Murrell
Title: Mayor	Title: Regional Sales Manager
Address: 35 Cajon St., Suite 4 Redlands, CA 92373	Address: 1400 N. Kellogg Dr. Suite G Anaheim, CA 92807
Date Signed: JULY 2, 2019	Date Signed: July 1, 2019

ATTEST:
Jeanne Donaldson, City Clerk

Initials: EFM _____ Company _____

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DocuSign Envelope ID: 41B3036E-84C0-4020-8B31-7DCC7B0E7DD8

enterprise
FLEET MANAGEMENT

SELF-INSURANCE ADDENDUM TO MASTER EQUITY LEASE AGREEMENT
(Physical Damage Only)

This Addendum is made to the Master Equity Lease Agreement dated 2nd day of July, 2019, as amended (the "Agreement"), by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor"), and the lessee whose name is set forth on the signature line below ("Lessee").

This Addendum is attached to and made a part of the Agreement (including each Schedule to the Agreement). All capitalized terms used and not otherwise defined herein shall have the respective meanings ascribed to them in the Agreement.

Notwithstanding the provisions of Section 11 of the Agreement, Lessee shall be permitted to assume and self-insure the risks covered by the Physical Damage insurance policy set forth in Section 11 of the Agreement and shall not be required to purchase or maintain any Physical Damage insurance policy of any kind with respect to any Vehicle; provided, however, that if any Federal, state, local or other law, statute, rule, regulation or ordinance requires Lessee to maintain any amount of Physical Damage insurance with respect to any Vehicle, Lessee shall purchase and maintain such amount of Physical Damage insurance in the form of a Physical Damage insurance policy which complies in all respects, other than the amount of Physical Damage insurance required, with Section 11 of the Agreement.

Notwithstanding the foregoing, if (1) Lessor, at any time in its good faith judgment, is not satisfied with the condition, prospects or performances, financial or otherwise, of Lessee or (2) any default or event of default occurs under the Agreement, than Lessor may, at its option, revoke this Addendum and terminate Lessee's right to self-insure by providing Lessee with at least thirty (30) days prior written notice thereof. Upon the termination of Lessee's right to self-insure, Lessee shall comply in all respects with Section 11 of the Agreement.

Except as amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect. In the event of any conflict between this Addendum and the Agreement or any of the Schedules, the terms and provisions of this Addendum will govern and control.

LESSEE: City of Redlands

By: Paul W. Foster

Title: Mayor

Date Signed: JULY 2, 2019

ATTEST: Jeanne Donaldson, City Clerk

LESSOR: Enterprise FM Trust
By: Enterprise Fleet Management, Inc. its attorney in fact

By: Kevin Morrissey

Title: Vice President

Date Signed: July 1, 2019

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Intergovernmental/ Piggyback Contract Use Request

(Attach to PR form)

The Facilities & Community Services Department requests the purchase of the following item(s) from:

Original Contracting Entity: Sourcewell
Contract#: 100124-GPC
Contract Term: 1/8/2025 - 1/10/2029
Method of original contract award: ☑ Competitive ☐ Non-Competitive, based on: ☐ Preferred source ☐ Sole ☐ Single source ☐ Emergency ☐ Other:
Does the original contract contain language contemplating contract extension to additional users? ☑ Yes ☐ No

Please attach: vendor agreement to sale to the City AND Entity agreement/contract language allowing Piggyback

Description of Product/Service intend to acquire	Unit Price	Total
Auto Parts as-needed		$ 200,000.00
Tax		
	Grand Total	$ 200,000.00

Vendor:	Genuine Parts Company dba Napa Auto Parts
Contact:	Anjanette Unkefer
Address 1:	2021 Rancho Dr
Address 2:	
City/State/Zip:	Redlands, CA 92373
Telephone:	909-792-2400
Fax:	
Web/E-Mail:	anjanette_unkefer@napapstore.com

Delivery/Service Location	
Contact:	Andy Madiedo
Telephone:	909-798-7568
Department:	FCS
Address 1:	
Address 2:	Building E
Additional Comments	

Purchasing Agent Approval: _____ **Date:** _____

City Manager Approval: _____ **Date:** _____

Sourcewell

NAPA Auto Parts

Aftermarket vehicle parts

#100124-GPC

Maturity Date: 1/10/2029

Products & Services

Buy Sourcewell

Documents

Contact Information

Contract

Competitive Solicitation Documentation

- **Request for Proposal (RFP)**
- **Proof of Publication**
- **Proposal Opening Record**
- **Proposal Evaluation**
- **Board Resolutions**

Pricing Documentation

Information in this file is subject to change

- **Contract 100124-GPC-Price Information**

Contact us

Intergovernmental/ Piggyback Contract Use Request

(Attach to PR form)

The FCS Department requests the purchase of the following item(s) from:

Original Contracting Entity: Sourcewell
Contract#: 020221-GEO
Contract Term: 4/8/2021 through 5/26/2025, extended to 3/26/2026 with additional extensions allowed
Method of original contract award: ☑ Competitive ☐ Non-Competitive, based on: ☐ Preferred source ☐ Sole ☐ Single source ☐ Emergency ☐ Other:
Does the original contract contain language contemplating contract extension to additional users? ☑ Yes ☐ No

Please attach: vendor agreement to sale to the City AND Entity agreement/contract language allowing Piggyback

Description of Product/Service intend to acquire	Unit Price	Total
Telematics and DriveCams		$ 118,540.00
Tax		
	Grand Total	$ 118,540.00

Vendor:	GEO-TAB
Contact:	Fred Jordan
Address 1:	2440 Winston Park Dr
Address 2:	
City/State/Zip:	Oakville, Ontario L6H 7V2 Canada
Telephone:	702-277-1918
Fax:	
Web/E-Mail:	fredjordan@geotab.com

Delivery/Service Location	
Contact:	Andy Madiedo
Telephone:	
Department:	FCS
Address 1:	1270 W. Park Ave
Address 2:	Building E
Additional Comments	

Purchasing Agent Approval: _____ **Date:** _____

City Manager Approval: _____ **Date:** _____

Sourcewell

Geotab

Fleet management

#020221-GEO

Maturity Date: 3/26/2026

Products & Services

Buy Sourcewell

Documents

Contact Information

- Contract
- Contract Extension

Competitive Solicitation Documentation

- Request for Proposal (RFP)
- Proof of Publication
- Proposal Opening Record
- Proposal Evaluation
- Comment & Review
- Board Resolutions

Pricing Documentation

Information in this file is subject to change

- Contract 020221-GEO-Price Information

Contact us

Intergovernmental/ Piggyback Contract Use Request

(Attach to PR form)

The Facilities & Community Services Department requests the purchase of the following item(s) from:

Original Contracting Entity: NASPO Value Point
Contract#: MA 758 2500000413
Contract Term: 9/1/2024 - 8/31/2026
Method of original contract award: ☑ Competitive ☐ Non-Competitive, based on: ☐Preferred source ☐Sole ☐Single source ☐Emergency ☐Other:
Does the original contract contain language contemplating contract extension to additional users? ☑Yes ☐ No

Please attach: vendor agreement to sale to the City AND Entity agreement/contract language allowing Piggyback

Description of Product/Service intend to acquire	Unit Price	Total
Misc. parts, tools, and supplies		$ 86,000.00
Tax		
	Grand Total	$ 86,000.00

Vendor:	W. W. Grainger, Inc.
Contact:	Christopher Carroll
Address 1:	
Address 2:	
City/State/Zip:	
Telephone:	706-424-1743
Fax:	
Web/E-Mail:	Christopher.carroll@grainger.com

Delivery/Service Location	
Contact:	Andy Madiedo
Telephone:	909-798-7568
Department:	FCS
Address 1:	
Address 2:	Building E
Additional Comments	

Purchasing Agent Approval: _____ **Date:** _____

City Manager Approval: _____ **Date:** _____

Pulse →

NASPO

Facilities MRO and Industrial Supplies (2024-2030)

W. W. Grainger, Inc.

Scope

Download Model PA

Give Feedback

MA 758 2500000413

Categories 1 - 15, Nationwide

Participating Addenda

State Participating Addenda

Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Hawaii
Idaho
Iowa
Kansas
Kentucky
Louisiana
Maine
Maryland

Massachusetts
Michigan
Minnesota
Missouri
Montana
Nebraska
Nevada
New Jersey
New Mexico
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
Rhode Island
South Carolina
South Dakota
Vermont
Virginia
Washington
Wisconsin
Wyoming

How Local Public Entities and Other Eligible Entities Participate

GRAINGER
FOR THE ONES WHO GET IT DONE

Contractor Contact

Brian Dunn
Brian.Dunn@grainger.com
(850) 445-4710
http://www.grainger.com/content/naspo

Awarded	Expiration	Renewal Limit
09/01/2024	08/31/2026	08/31/2030

Single/Sole Source Purchase Orders FY 2025-2026

Staff is requesting approval for the annual purchase orders for the following single/sole source vendors for the not-to exceed amounts as described below.

Original Equipment Manufacturer (OEM) Amrep Parts

Vendor	Purchase Order Request
Amrep	$300,000

Staff is requesting a single source annual purchase order with Amrep. The only manufacturing source and provider of original Amrep bodies and parts are specific to Solid Waste trucks within the City's fleet; Original Equipment Manufacturer (OEM) parts have unique design features that cannot be replaced by non-OEM parts. Use of alternate parts would void manufacturer warranty. Amrep Inc., is an approved manufacturer; their location is in Ontario, CA, 28 miles from the corporate yard.

Locksmith Services

Vendor	Purchase Order Request
Ben's Lock & Key	$50,000

Ben's Lock & Key has worked with the City of Redlands for ten years. During the course of those years, Ben's Lock & Key has designed and maintained the Master Key Systems for every City facility. Ben's Lock & Key is the only company that maintains codes for various facilities and holds key masters.

Fuel Island Maintenance Service and Parts

Vendor	Purchase Order Request
Clean Energy Cryogenics, a subsidiary of Clean Energy	$400,000

Staff is requesting a single source annual purchase order with Clean Energy Cryogenics, a subsidiary of Clean Energy to fulfill all scheduled maintenance to include general up-keep and emergency maintenance as needed. Clean Energy Cryogenics will also replace any inoperable pumps, including parts and supplies. Clean Energy Cryogenics is the primary source for technicians, equipment, and supplies to provide services to the City's LNG station. While there are other companies that provide maintenance and repair services, these other companies cannot offer technicians who are experienced with the specific equipment that was installed by Northstar Inc., in 2013. Using another source would cause significant delays in repairs and substantially higher rates for technicians and higher cost for parts, resulting in extended downtime of the fuel system, and a potential reduction in LCNG sales.

Original Equipment Manufacturer (OEM) New Way Parts and Service

Vendor	Purchase Order Request
Ray Gaskin Service Inc.	$200,000

Staff is requesting a single source annual purchase order with Ray Gaskin Service Inc. The requested parts are specific to New Way make trucks within the City's fleet; Original Equipment Manufacturer (OEM) parts have unique design features that cannot be replaced by non-OEM parts. Use of alternate parts would void manufacturer warranty. Ray Gaskin Service Inc., is an approved distributor of New Way OEM parts and authorized to conduct repairs on these vehicles. Their location is in Fontana, CA, 17 miles from the corporate yard. The next closest vendor is Ruckstell California Sales Co in Fresno, CA, 279 miles from the corporate yard.

Original Equipment Manufacturer (OEM) Peterbilt Parts

Vendor	Purchase Order Request
Rush Truck Centers c/o Interstate Billing Services	$150,000

Staff is requesting a single source annual purchase order with Rush Truck Centers c/o Interstate Billing Services. The requested parts are specific to Peterbilt make trucks within the City's fleet; Original Equipment Manufacturer (OEM) parts have unique design features that cannot be replaced by non-OEM parts. Use of alternate parts would void manufacturer warranty. Rush Truck Centers is an approved seller and distributor of Peterbilt OEM parts; their location is in Fontana, CA, 17 miles from the corporate yard. The next closet vendor is Golden State Peterbilt in Bakersfield, CA, 177 miles from the corporate yard.

San Bernardino County Landfill

Vendor	Purchase Order Request
San Bernardino County Landfill	$100,000

San Timoteo Canyon Landfill is the only landfill within the vicinity licensed to accept bulky items. Bulky items consist of items that have a poor compaction rate such as mattresses, palm fronds, and appliances. By hauling these materials to the San Timoteo Canyon Landfill, the amount entering the City-owned California Street Landfill is minimized, lessoning the impact for the usage of available airspace and adding valuable lifespan to the City's landfill.

Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 4/2/25

TO: Purchasing Division

FROM: FCS- Equipment Maintenance

Purchase Requisition # 12600037

Estimated Total Cost: $ 300,000

Proposed Vendor: Amrep Manufacturing

Request Term: 07/01/2025-06/30/2026

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☐ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: _____

Manufacturer/Model Number: _____

Age: _____

Current Estimated Value: _____

☐ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☐ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

■ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

☐ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

■ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

See attached proprietary Manufacturer letter.

3. Was an evaluation of other equipment, products, or services performed?
   ☐ Yes ■ No
   If yes, please explain the type of evaluation performed and provide all supporting documentation:

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.

5. **Explain what action(s) the department would take if the sole/single source services were no longer available**

   Solid Waste trucks with AMREP bodies would soon become decommissioned due to a lack of parts supply.

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

Larry Alms Digitally signed by Larry Alms Date: 2025.04.02 14:39:25 -07'00' 4/2/2025

Prepared by Date

5/7/25

Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Rev 1.31.19

City of Redlands
1270 W. Park Ave., Bldg E
City of Redlands, CA 92373

April 05, 2025

Re: City of Redlands Request for "Sole Source" Verification Letter.

Dear: Larry Alms

Amrep is a manufacturer of refuse equipment, with its factory located here in Ontario, California. The letter is to confirm that we are the only manufacturing source and provider of original Amrep Bodies and Amrep Body Parts.

Thank you for your business in the past and continued support.

Regards, *Rob Strange*

Rob Strange
National Sales Director
O: 909-923-0430 ext. 105
M: 909-215-2259
rstrange@amrepinc.com

1555 S Cucamonga Ave.,
Ontario, CA 91761
www.amrepinc.com

Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 4/14/25

TO: Purchasing Division

FROM: FCS - Equipment Maintenance

Purchase Requisition # _____

Estimated Total Cost: $ 400,000

Proposed Vendor: Clean Energy Crynogenics

Request Term: FY 2025-26

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☒ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: LNG Station

Manufacturer/Model Number: Northstar Inc.

Age: 22 Years

Current Estimated Value: N/A

☒ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☐ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

☒ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

☐ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

☒ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

B - See attached proprietary letter
F - See response #5

3. Was an evaluation of other equipment, products, or services performed?

☐ Yes ■ No

If yes, please explain the type of evaluation performed and provide all supporting documentation:

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.

5. **Explain what action(s) the department would take if the sole/single source services were no longer available**

Clean Energy is the primary source for technicians, equipment and supplies to provide maintenance and repairs to the City's LNG station. While there are other companies that offer technicians who are experience the specific equipment that was installed in 2003, using another company would cause delays in repairs and substantially higher rates for

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

Larry Alms Digitally signed by Larry Alms Date: 2025.04.14 14:10:38 -07'00' 4/14/2025

Prepared by Date

Department Director 4/15/25

Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Rev 1.31.19

April 14, 2025

Tricia Swope
Manager, Facilities & Community Service
City of Redlands
1270 West Park Ave
Redlands, California 92373

Dear Ms. Swope:

Clean Energy, through its subsidiary, Clean Energy Cryogenics, has been providing maintenance repair services on the City of Redland's ("City") Liquefied Compressed Natural Gas ("LCNG") fueling facility since the completion of the station in 2003. This sound business partnership has been the result of Clean Energy's unparalleled LCNG experience and knowledge of the City's fueling facility.

The City's LCNG fueling facility was constructed with proprietary equipment including Cryogenics' Station Operating Software, which controls the operations of the entire station. Clean Energy's unique ability to service the station was demonstrated several years back when a competitor was selected to complete station repairs but was unable to restore fueling operations.

Clean Energy recommends quarterly site inspections and routine maintenance to ensure all LCNG fueling equipment is operating properly. The quarterly site visit fee is $5,224. Callouts for corrective services will be billed at R&M Rates of $150 from 8am-5pm M-F and $225 from 5pm-8am M-F, Weekends & Holidays.

Clean Energy looks forward to continuing to service the City's station. Thank you in advance for your consideration.

Sincerely,

Candice Kenyon

Candice Kenyon
Senior Account Sales Analyst

Clean Energy
4675 MacArthur Court, Suite 800
Newport Beach, CA 92660
949.437.1000
CleanEnergyFuels.com

Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 4/4/24

TO: Purchasing Division

FROM: FCS - Equipment Maintenance

Purchase Requisition # 12600038

Estimated Total Cost: $ 200,000

Proposed Vendor: Ray Gaskin Service

Request Term: 7/1/2025-6/30/2025

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☐ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: _____

Manufacturer/Model Number: _____

Age: _____

Current Estimated Value: _____

☐ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☐ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

■ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

☐ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

■ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

See response #5: Authorized dealers for New Way Vehicles.

3. Was an evaluation of other equipment, products, or services performed?
☐ Yes ■ No
If yes, please explain the type of evaluation performed and provide all supporting documentation:

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.

5. **Explain what action(s) the department would take if the sole/single source services were no longer available**

There are two authorized dealers for New Way Vehicles in California, Ray Gaskin in Fontana, and Ruckstell California Sales in Fresno, CA. Use of the Fresno location would result in higher transportation costs. In addition, longer downtime foe vehicles would be detrmental to the solid waste collection service provided to the City's residents

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

Larry Alms — 4/4/2025
Prepared by — Date

[signature] — 4/14/25
Department Director — Date

Purchasing Approvals

Purchasing Agent Approval — Date

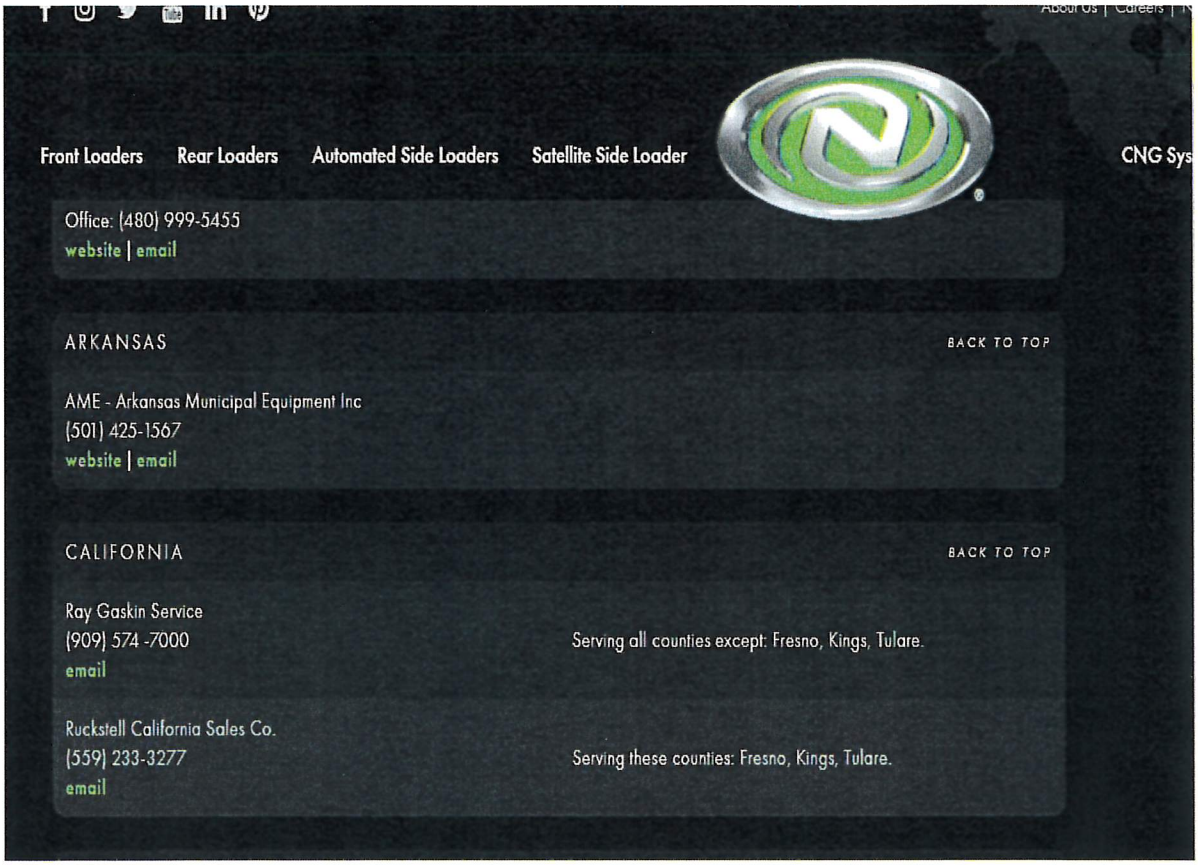
City Manager Approval — Date

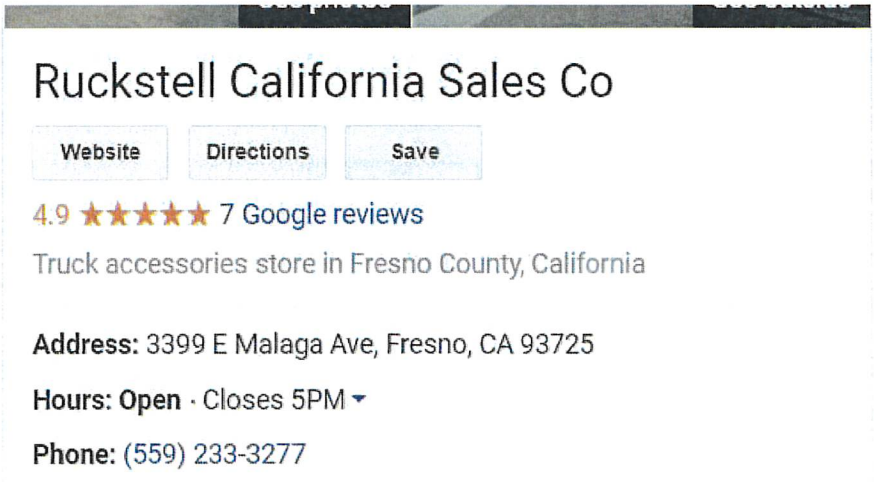
Rev 1.31.19

Authorized Dealers in California for New Way:

Ray Gaskin Service (FONTANA, CA)

Ruckstell California Sales Co (FRESNO, CA)





Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 4/23/25

TO: Purchasing Division

FROM: FCS - Equipment Maintenance

Purchase Requisition # _____

Estimated Total Cost: $ 200,000.00

Proposed Vendor: Rush Truck Center

Request Term: FY 2025-26

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☐ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: _____

Manufacturer/Model Number: _____

Age: _____

Current Estimated Value: _____

☐ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☒ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

☒ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

☐ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

☒ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

B- Parts are specific to Peterbilt make trucks, use of non-OEM parts would void warranty.
F- See attached proprietary letter. Rush Truck is an approved seller and distributor of Peterbilt OEM parts, located in Fontana 17 miles from the City's Corporate Yard.

Rev 1.31.19

3. Was an evaluation of other equipment, products, or services performed?
   ☐ Yes ■ No
   If yes, please explain the type of evaluation performed and provide all supporting documentation:

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.

5. **Explain what action(s) the department would take if the sole/single source services were no longer available**
   Staff would need to start decommissioning Peterbilt trucks drastically impacting operations.

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

Larry Alms Digitally signed by Larry Alms Date: 2025.04.23 16:42:32 -07'00' 4/23/2025
Prepared by Date

5/12/25
Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Rev 1.31.19

Rush Truck Centers of California, Inc. dba Rush Truck Center, Fontana | 14490 Slover Ave. | Fontana, CA 92337 | (909) 574-1600

April 09, 2025

Larry Alms
City of Redlands
Fleet Services Coordinator
1270 W. Park Ave.
Redlands CA 92373

RE: Sole Authorized Peterbilt Dealer

Larry Alms

This letter confirms that Rush Truck Centers of California, Inc. is the sole, authorized Peterbilt dealer for Peterbilt vehicles, OEM parts and warranty service with locations in the greater Los Angeles metropolitan area.

Should you have any questions or wish to discuss this matter further, please don't hesitate to contact me at (909) 574-1623.

Sincerely,

John Boggus
Parts Manager
Rush Truck Centers of California, Inc.

Sole Source/ Single Source/ Standardization Form

For procurement of supplies, equipment and services valued at $5,000 and over

NOTE: Every question must be answered with appropriate documentation attached; incomplete forms will be immediately rejected by Purchasing.

Date: 3/4/25

TO: Purchasing Division

FROM: FCS- Solid Waste Division

Purchase Requisition # _____

Estimated Total Cost: $ 100,000

Proposed Vendor: San Bernardino County Landfill

Request Term: 07/01/2025-06/30/2026

This form must accompany the purchase document whenever an exception to the competitive process is requested. Requests for goods and/or services from a specific vendor or limited to a specific brand, where substitutes to the recommended vendor or brand are unacceptable, must be accompanied by a written justification explaining the circumstances that make alternatives unacceptable.

The City Manager will determine whether the justification is appropriate. Requests for exception must be supported by factual statements that will pass an audit.

INSTRUCTIONS

1. Please check all applicable categories (a. through i.) below and provide additional information where indicated.

☐ a. The requested product is an integral repair part or accessory compatible with existing equipment.

Existing Equipment: N/a

Manufacturer/Model Number: N/a

Age: N/a

Current Estimated Value: N/a

☐ b. The requested product has unique design/performance specifications or quality requirements that are not available in comparable products.

☐ c. I have standardized the requested product and the use of another brand/model would require considerable time and funding to evaluate.

☐ d. The requested product is one in which I (and/or my staff) have specialized training and/or extensive expertise. Retraining would incur substantial cost in time and/or funding.

☐ e. The requested product is used or demonstration equipment available at a lower-than-new cost.

☐ f. Repair/Maintenance service is available only from manufacturer or designated service representative.

☐ g. Upgrade to or enhancement of existing software is available only from manufacturer.

■ h. Service proposed by vendor is unique; therefore, competitive bids are not available or applicable.

■ i. Other factors (provide detailed explanation in #2 below).

2. Provide a detailed explanation and pertinent documentation *for each category* checked in item 1 above. Attach additional sheets if necessary:

San Timoteo Canyon Landfill is the only landfill within the vicinity licensed to accept bulky items. Bulky items consist of items that have a poor compaction rate such as mattresses, palm fronds, and appliances. By hauling these materials to the San Timoteo Canyon Landfill, the amount entering the City-owned California Street Landfill is minimized, lessoning the impact for the usage of available airspace and adding valuable lifespan to the City's landfill.

3. Was an evaluation of other equipment, products, or services performed?

☐ Yes ■ No

***If yes, please explain the type of evaluation performed and provide all supporting documentation*:**

N/A

4. List below the name of each individual who was involved in the evaluation, if conducted, and in making the recommendation to procure this product or service. Attach additional information, if necessary.

Tabitha Crocker, Louie Miranda

5. Explain what action(s) the department would take if the sole/single source services were no longer available

There is no other service provider to do this and Bulky items are not accepted into th City's landfill.

6. I certify that the above information is accurate to the best of my knowledge, and a signed copy of this document will be kept on file and available for audit in my department

Nathalie Ayala Digitally signed by Nathalie Ayala
Date: 2025.03.03 12:08:30 -08'00'

Prepared by Date

Tabitha Crocker Digitally signed by Tabitha Crocker
Date: 2025.03.11 11:25:29 -07'00'

Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

Detailed Explanation:

San Timoteo Canyon Landfill is the only landfill within the vicinity licensed to accept bulky items. Bulky items consist of items that have a poor compaction rate such as mattresses, palm fronds, and appliances. By hauling these materials to the San Timoteo Canyon Landfill, the amount entering the City-owned California Street Landfill is minimized, lessoning the impact for the usage of available airspace and adding valuable lifespan to the City's landfill.

Mid-Valley Landfill
San Timoteo Landfill
330
210
60

City Council Meeting **L. 4.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Introduction of Ordinance No. 2984 Amending Title 2, Chapter 2.16 of the Redlands Municipal Code Relating to City Purchasing and the Disposition of Surplus Personal Property (Management Services/Finance Director Garcia)

MOTION(S):

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

"I move that the City Council introduce Ordinance No. 2984."

RECOMMENDATION:

Staff recommends the City Council introduce Ordinance No. 2984, and adopt the ordinance at a subsequent regular meeting.

DISCUSSION:

The City's existing Purchasing Ordinance was last updated in May 2019. While the current policy has provided a sound framework for effective procurement, staff recommends that the ordinance be periodically reviewed and updated to reflect the evolving needs of the City and changes in applicable laws.

The proposed updates include substantive revisions to the Public Project Construction Work section to align with the Uniform Public Construction Cost Accounting Act (UPCCAA) as amended by Assembly Bill No. 2192, effective January 1, 2025.

Additional modifications are proposed to modernize the City's general procurement practices, accounting for inflationary impacts over the past 15 years and evolving industry standards.

Key Revisions:

Public Project Construction Work
In accordance with the UPCCAA (AB 2192), the following changes are proposed:

- Increase the City Manager's contract award authority from $60,000 to $75,000, aligning with revised state thresholds.
- Adjust the informal bidding range for public works contracts from $60,000–$200,000 to $75,000–$220,000, consistent with state law.
- Require formal bidding for public works contracts exceeding $220,000, an increase from the current $200,000 threshold.

General Procurement
To address inflation and improve efficiency, the following general procurement thresholds are proposed:

- Increase the threshold for small, non-competitive purchases from $5,000 to $7,000.
- Authorize the Purchasing Agent to award contracts up to $40,000, an increase from the current $30,000 limit.
- Authorize the City Manager to approve sole source contracts up to $40,000, previously limited to $30,000.
- Authorize the City Manager to approve informal solicitation contracts up to $75,000, previously limited to $50,000.
- Increase the City Council approval for contracts exceeding $75,000, an increase from the current $50,000 threshold.

Additional Authorizations

- Grant the City Manager authority to execute revenue-generating agreements related to Recreation and Senior Services programs.
- Grant the City Manager authority to execute cybersecurity-related contracts, including hardware, software, and professional services, without prior City Council approval in order to prevent potential threat actors from gaining insight into the specific technologies the City uses for its cyber defense.
- Clarify and define procurement limitations where federal or state funding

requirements apply, ensuring compliance with external grant conditions and statutory obligations.

Full descriptions of the changes are highlighted in the attachment entitled, Ordinance No. 2984 - Legislative.

ALTERNATIVES:

The City Council could elect not to approve Ordinance No. 2984 and direct staff to take another course of action.

STRATEGIC PLAN:
Not Applicable

SUBMITTED BY:
Danielle Garcia, Management Services/Finance Director

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

REVIEWED BY:
Yvette Abich Garcia, City Attorney
Janice McConnell, Assistant City Manager

PREPARED BY:
Dana Abramovitz-Daniel, Purchasing Services Manager

Fiscal Impact

Fiscal Year:	2026
Revenue Generating:	No
Appropriation Required Y/N:	N

Discussion:
N/A

Attachments

Assembly Bill 2192
Ordinance No. 2984 - Clean
Ordinance No. 2984 - Legislative

MALIA M. COHEN
CALIFORNIA STATE CONTROLLER

November 1, 2024

To: ALL PUBLIC AGENCIES SUBJECT TO THE TERMS OF THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT

SUBJECT: Notification Letter-Assembly Bill 2192 (Chaptered 953, Statutes of 2024)

The California Uniform Construction Cost Accounting Commission (CUCCAC) in agreement with the State Controller's Office (SCO) recommended an increase to the bid limit threshold prescribed in Public Contract Code (PCC) 22032; this increase was signed into law. Pursuant to PCC 22020, and on behalf of Controller Malia M. Cohen, SCO would like to inform agencies subject to the Uniform Public Construction Cost Accounting Act (Act) of the following changes effective January 1, 2025:

a) The change would allow projects costing $75,000 or less to be performed by employees of a public agency by force account, by negotiated contract, or by purchase order;

b) The change would allow projects costing up to $220,000 to be contracted by informal bidding procedures; and projects costing over $220,000 are subject to the formal bidding process.

The noted increases are pursuant to the provisions and benefits found in the Act, which provides public agencies with economic benefits and greater freedom to expedite public works projects. For agencies which follow the cost accounting procedures set forth by CUCCAC in its *Cost Accounting Policies and Procedures Manual*, these increased limits will expedite delivery of public work projects and reduce bid processing costs. If your agency is currently subject to the Act, a new resolution adopting the change into legislation is not required.

We encourage participating agencies to visit the SCO website to sign up for CUCCAC's email subscription service to receive important information concerning CUCCAC updates and legislative changes via email. For more details or to sign up for the email subscription services, please contact the Local Government Programs Services Division at LocalGovPolicy@sco.ca.gov or visit our website at www.sco.ca.gov/ard_cuccac.html.

Sincerely,

(Original signed)

Sandeep Singh
Manager, Local Government Policy Section

Local Government Programs and Services Division
Mailing Address P.O. Box 942850, Sacramento, CA 94250
3301 C Street, Suite 740, Sacramento, CA 95816

ORDINANCE NO. 2984

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 2, CHAPTER 2.16 OF THE REDLANDS MUNICIPAL CODE RELATING TO CITY PURCHASING AND THE DISPOSITION OF SURPLUS PERSONAL PROPERTY

WHEREAS, Title 2, Chapter 2.16 ("City Purchasing and Disposition of Surplus Personal Property") of the Redlands Municipal Code is periodically reviewed and updated to reflect the evolving needs of the City and changes in applicable laws; and

WHEREAS, Assembly Bill 2192 (Chapter 953, Statutes of 2024) revises the bid limit thresholds under the California Uniform Public Construction Cost Accounting Act (CUPCCAA), specifically amending Public Contract Code section 22032. These updates, recommended by the California Uniform Construction Cost Accounting Commission (CUCCAC) and the State Controller's Office, are intended to reflect inflationary cost increases and improve efficiency in the delivery of public works projects; and

WHEREAS, this Ordinance update substantive revisions to the Public Project Construction Work, modify and modernize the City's general procurement practices for inflationary impacts.

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

Section 1. Section 2.16.010 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Definitions," is hereby amended to amend the definition of "Small Purchase" to read as follows:

"SMALL PURCHASE: A onetime, noncompetitive purchase of goods or services, which totals Seven Thousand Dollars ($7,000.00) or less. Each City department may issue a "short form" purchase order for unanticipated and non-repetitive purchases, which cumulatively do not exceed Forty Thousand Dollars ($40,000.00) per vendor, per fiscal year. Purchases shall not be split, staged or separated into smaller units of work for the purpose of evading the competitive bidding procedures or any other requirement of this chapter."

Section 2. Section 2.16.040 Subsection (N) of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Powers and Duties," is hereby amended to read as follows:

"N. Each year, on a quarterly basis, the Purchasing Agent, through the City Manager, shall prepare and provide to the City Council a summary report of contracts awarded for Seventy Five Thousand Dollars ($75,000.00) or less during such quarter and not previously approved by the City Council."

Section 3. Section 2.16.110 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Competitive Procurement," is hereby amended to read as follows:

"2.16.110: COMPETITIVE PROCUREMENT:

Procurement of goods, services and construction by the City shall whenever practicable be based on competitive procurement, whether by formal procurement, if required, or procurement in the open market, if permitted, except that competitive procurement shall not be required in the following circumstances:

A. When emergency procurement is required as defined in section 2.16.130 of this chapter;

B. When the procurement involved is Seven Thousand Dollars ($7,000.00) or less;

C. When the City department director certifies, in writing, to the Purchasing Agent that procurement can only be obtained from a sole source, or timely from a single source, and the Purchasing Agent is satisfied that the best price, terms and conditions have been negotiated; single or sole source procurement for goods, services or construction greater than Seven Thousand Dollars ($7,000.00) and less than or equal to Forty Thousand Dollars ($40,000.00) requires the approval of the City Manager, and approval of the City Council for single or sole source procurement in excess of Forty Thousand Dollars ($40,000.00);

D. When competitively awarded, cooperative purchasing is available and undertaken, as pursuant to section 2.16.210 of this chapter;

E. When the goods, services or construction can be obtained from a contractor who offers the same or better price, terms and conditions as the same contractor previously offered as the lowest responsible bidder under competitive procurement or negotiations conducted by the City or another public agency, provided that in the opinion of the Purchasing Agent, it is in the best interests of the City to do so;

F. When the goods, services or construction can be obtained through Federal, State and/or other public entity pricing contracts or price agreements which were competitively awarded.

Purchasing without providing for full and open competition shall not be justified on the basis of a lack of advanced planning on the part of the requesting City department or based upon concerns related to the amount of funds available (e.g., funds will expire as a result of grant or fiscal year)."

Section 4. Section 2.16.130 Subsection (C) of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Emergency Procurement for Nonpublic Project," is hereby amended to read as follows:

"C. Following the emergency procurement, a written report shall be made, within ten (10) days of the purchase, by the Purchasing Agent to the City Manager for procurement between Forty Thousand Dollars ($40,000.00) and Seventy Five Thousand Dollars ($75,000.00), and through the City Manager to the City Council for procurement exceeding Seventy Five Thousand Dollars ($75,000.00)."

Section 5. Section 2.16.140 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Public Project Construction Work," is hereby amended to read as follows:

“2.16.140: PUBLIC PROJECT CONSTRUCTION WORK:

Procurement for public projects shall be made in accordance with the Uniform Public Construction Cost Accounting Act. The notice inviting bids for any public project involving an expenditure in excess of twenty five thousand dollars ($25,000.00) shall state that a payment bond is required from the successful bidder in an amount not less than one hundred percent (100%) of the total amount payable pursuant to the public project contract. The payment bond shall be in a form of a bond and not a deposit or other security in lieu of a bond. Prior to or concurrent with the award of a contract for a public project, the City Engineer shall review and approve the working details, drawings, plans, and specifications prepared for every public project which may affect the design or operation of public improvements and which may bring into question the City's liability for dangerous conditions of public property. The City Council shall review and approve the working details, drawings, plans and specifications prepared for every public project of more than Seventy Five Thousand Dollars ($75,000.00) prior to or concurrent with the award of a contract for the public project.

A. A "public project" is defined in Public Contract Code section 22002 as any of the following:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition and repair work involving any publicly owned, leased, or operated facility;

2. Painting or repainting of any publicly owned, leased or operated facility;

3. In the case of a publicly owned utility system, "public project" shall include only the construction, erection, improvement or repair of dams, reservoirs, power plants, and electrical transmission lines of two hundred thirty thousand (230,000) volts and higher.

B. The contracting procedures and the dollar limits set forth in Public Contract Code section 22032 are as follows:

1. Seventy Five Thousand Dollars Or Less: Public projects of Seventy Five Thousand Dollars ($75,000.00) or less may be performed by the employees of the City by force account, by negotiated contract, or by purchase order.

2. Sixty Thousand One Dollars To Two Hundred Thousand Dollars: Public projects having a contract value greater than Seventy Five Thousand Dollars ($75,000.00) and up to Two Hundred Twenty Thousand Dollars ($220,000.00) may be let to contract by informal bidding procedures as set forth in the Uniform Public Construction Cost Accounting Act and as follows:

a. Contractors List: A list of qualified contractors shall be developed and maintained by the Purchasing Agent in accordance with the provisions of section 22034 of the Public Contract Code and any applicable criteria promulgated, from time to time, by the California Uniform Construction Cost Accounting Commission.

b. Notice Inviting Informal Bids: When a public project is to be undertaken which is subject to the provisions of this chapter, a notice inviting informal bids shall be mailed, faxed, or emailed to all contractors for the category of work to be bid, as shown on the City's list of qualified contractors and to all construction trade journals as specified by the California Uniform Construction Cost Accounting Commission in accordance with section 22036 of the Public

Contract Code. Additional contractors and/or construction trade journals may be notified at the discretion of the City department responsible for undertaking the public project and soliciting bids, provided, however:

(1) If there is not a list of qualified contractors maintained by the City for the particular category of work to be performed, the notice inviting bids for the public project shall be sent only to the construction trade journals specified by the commission.

(2) If the product or service comprising the public project is proprietary in nature such that it may be obtained only from a certain contractor or contractors, the notice inviting informal bids for the public project may be sent exclusively to such contractor or contractors.

c. Publicly Opened: Informal bids shall be publicly opened and/or received by the Office of the City Clerk at the time and date specified by the Purchasing Agent or other City employee when soliciting requests for informal bids.

3. Excess Of Two Hundred Twenty Thousand Dollars: If all bids received through the informal bidding process are in excess of Two Hundred Twenty Thousand Dollars($220,000.00), the City Council may, by adoption of a resolution by a four-fifths (4/5) vote, award the contract, at two hundred twelve thousand five hundred dollars ($212,500.00) or less, to the lowest responsible bidder, if the City Council determines the cost estimate for the public project originally made by the City was reasonable.

4. Two Hundred Twenty Dollars And Above: Public projects having a contract value of more than Two Hundred Twenty Thousand Dollars ($220,000.00) shall, except as otherwise provided in the Uniform Public Construction Cost Accounting Act, be let to contract by formal bidding procedures.

5. Awards: Award of purchase orders or contracts for public projects shall be as follows:

a. Seventy Five Thousand Dollars($75,000.00) or less: Award shall be made by the City Manager or the Purchasing Agent in the best interests of the City;

b. Greater than Seventy Five Thousand Dollars ($75,000.00) up to Two Hundred Twenty Thousand ($220,000.00): Award shall be made by the City Council to the lowest responsible bidder, pursuant to public projects informal bidding procedures;

c. Greater than Two Hundred Twenty Thousand Dollars ($220,000.00): Award shall be made by the City Council to the lowest responsible bidder pursuant to public projects formal bidding procedures, except as provided in, and in accordance with, subsection B3 of this section.

6. Change Order:

a. For public projects, the total of change orders shall not exceed twenty five percent (25%) of the amount of the original contract. Change orders exceeding twenty five percent (25%) of the original contract amount should be bid and awarded separately and approved in relation to approval limits established in this section.

b. Change orders over Seventy Five Thousand Dollars ($75,000.00) should be approved by City Council.

7. Bond: A payment bond shall be required of a contractor that is awarded a public works contract involving an expenditure in excess of Twenty-Five Thousand Dollars ($25,000.00). It is recommended to require performance bond as well.

8. Emergency Contracting Procedure:

a. "Emergency" as used in this section, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services as defined in Public Contract Code section 1102. In cases of emergency when repair or replacements are necessary the City Council may proceed at once to replace or repair any public facility without adopting plans, specifications, strain sheets, or working details, or giving notice to let bids for contracts. The work may be done by day labor under the direction of the City Council, by contract, or by a combination of the two. The provisions of California Public Contract Code section 22050, including, but not limited to, the requirement of a four-fifths (4/5) vote of the City Council finding substantial evidence of an emergency prior to taking emergency action, shall apply when notice for bids to let contracts in emergency situations is not given. The City Council may delegate by resolution the authority to order any action pursuant to paragraph (1) of subdivision (a) of California Public Contract Code section 22050 to the City Manager, City Engineer, or other appropriate non-elected City officer."

Section 6. Section 2.16.160 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Bidding Requirements for Supplies, Materials, Equipment and Specialized Goods," is hereby amended to read as follows:

"2.16.160: BIDDING REQUIREMENTS FOR SUPPLIES, MATERIALS, EQUIPMENT AND SPECIALIZED GOODS:

A. Seven Thousand Dollars Or Less: Procurement of supplies, materials, equipment and goods of Seven Thousand Dollars ($7,000.00) or less may be made by purchase order or contract and executed by the Purchasing Agent or department director in the open market without the use of competitive bidding. The City Manager may direct the Purchasing Agent or department director to employ competitive bidding for certain types of goods, nonprofessional services or construction for amounts of Seven Thousand Dollars ($7,000.00) or less.

B. Seven Thousand One Dollars to Forty Thousand Dollars Procurement of supplies, materials, equipment and goods of more than Seven Thousand Dollars ($7,000.00) but less than or equal to Forty Thousand Dollars ($40,000.00) may be made by the Purchasing Agent in the open market using an informal bidding procedure whereby informal bids or quotations are obtained. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted by the Purchasing Agent in a manner and under circumstances intended to elicit competitive informal bids. The Purchasing Agent shall obtain, or direct City staff to obtain, informal bids from at least three (3) different bidders and shall maintain and keep records of all open market procurements, including informal bids received, in accordance with the City's records retention schedule. Award shall be made by the Purchasing Agent to the lowest responsible bidder.

C. Forty Thousand One Dollars To Seventy Five Thousand Dollars: Procurement of supplies, materials, equipment and goods of more than Forty Thousand Dollars ($40,000.00) but less than Seventy Five Thousand Dollars ($75,000.00) may be made by the Purchasing Agent in the open market using an informal bidding procedure whereby informal bids or quotations are obtained. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted by the Purchasing Agent in a manner and under circumstances intended to elicit competitive informal bids. The Purchasing Agent shall obtain, or direct City staff to obtain, informal bids from at least three (3) different bidders and shall maintain and keep records of all open market procurements, including informal bids received, in accordance with the City's records retention schedule. Award shall be made by the City Manager to the lowest responsible bidder.

D. Seventy Five Thousand Dollars And Above: Procurement of supplies, materials, equipment and goods of more than Seventy Five Thousand Dollars ($75,000.00) shall be made by using formal procurement as required by section 2.16.120 of this chapter. Award shall be made by the City Council to the lowest responsible bidder.

E. "No Cost" Procurement: Procurement of services which results in no expenditure of funds by the City and instead results in the City receiving remuneration from the service provider shall be made in accordance with the procedures described in this section based upon the estimated amount of remuneration the City will receive from the service provider during the term, and any extensions thereof, of the contract with the service provider.

F. Purchase Through Auction: From time to time, the City may procure goods through auction when such are offered up for bid, and which are subject to any limitations imposed by State or Federal law. Prior to participating in an auction, City staff shall inform the Purchasing Agent and department director and shall prepare and provide a written justification describing the goods sought, estimated cost, and the not to exceed budgeted amount proposed to be spent at the auction, and obtain approval per the procurement limits established in this section,"

Section 7. Section 2.16.180 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Professional Services," is hereby amended to read as follows:

"2.16.180: PROFESSIONAL SERVICES:

A. Landscaping, Engineering, Architectural, Surveying, And Construction Management: The retention of professional services for architectural, landscape architectural, engineering, land surveying or construction project management shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, and at fair and reasonable prices to the City, in accordance with section 4526 of the Government Code, although the City is not adopting the formal procedures specified within Government Code section 4525 et seq. A request for proposal and/or statement of qualifications shall be prepared by the initiating City department, and proposal requests solicited, where practical, from at least three (3) professional service providers.

B. Other Professional Services: Except as may otherwise be provided in this Code or as may be required by State or Federal law, the retention of other professional services of individuals or organizations exercising professional discretion and judgment based upon advanced or

specialized knowledge, expertise or training, gained by formal study or experience, shall be based upon both the demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, and the cost for such services. A request for sealed proposals and/or statement of qualifications, for formal RFPs, and a request for a separate, sealed proposal for the cost for the performance of the services, shall be prepared by the initiating City department. Proposals shall be solicited, when practical, from at least three (3) professional service providers. The negotiations associated with the award of a contract for services identified in this subsection shall occur as follows: Upon receipt of the proposals, the initiating City department shall first determine and identify those persons or organizations that are qualified to perform the services and shall rank such persons and organizations based on their demonstrated competence and professional qualifications deemed necessary for the satisfactory performance of the services required. Second, the cost proposals submitted by all the qualified persons and organizations shall be reviewed. Third, negotiations shall be undertaken with the person or organization ranked most qualified in an attempt to secure the services at a cost equivalent to the lowest cost offered to the City by the qualified persons and organizations. If the person or organization ranked most qualified is unwilling to provide the services at a cost equivalent to such lowest cost: 1) such person or organization may nevertheless be awarded a contract, provided the Purchasing Agent, City Manager or City Council, as appropriate, determines the initiating City department director has substantiated that the cost for the services is reasonable and appropriate; or 2) negotiations with the most qualified person or organization may be terminated and the initiating City department may undertake similar negotiations with the other qualified persons and organizations in order of rank.

1. Seven Thousand Dollars Or Less: Procurement of professional services of seven thousand dollars ($7,000.00) or less may be solicited by informal RFP and awarded by purchase order or contract, executed by the department director or Purchasing Agent, in the open market by negotiation without the use of competitive bidding given the price is fair and reasonable. The City Manager may direct the Purchasing Agent or department director to employ competitive solicitation, on a case by case basis, for certain types of services for amounts of Seven Thousand Dollars ($7,000.00) or less.

2. Seven Thousand One Dollars To Forty Thousand Dollars: Procurement of professional services of more than Seven Thousand Dollars ($7,000.00) and up to Forty Thousand Dollars ($40,000.00) may be awarded by the Purchasing Agent using an informal RFP. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted in a manner and under circumstances intended to elicit competitive informal proposals. The Purchasing Agent shall obtain, or direct City staff to obtain, informal proposals from at least three (3) different vendors and shall maintain and keep records of all open market procurements, including informal proposals received, in accordance with the City's records retention schedule. Award shall be made by the Purchasing Agent or the City Manager to the highest ranked proposer.

3. Forty Thousand One Dollars To Seventy Five Thousand Dollars: Procurement of professional services of more than Forty Thousand Dollars ($40,000.00) and up to Seventy Five Thousand Dollars ($75,000.00) may be awarded by the City Manager using an informal RFP. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted in a manner and under circumstances intended to elicit competitive informal

proposals. The Purchasing Agent shall obtain, or direct City staff to obtain, informal proposals from at least three (3) different vendors and shall maintain and keep records of all open market procurements, including informal proposals received, in accordance with the City's records retention schedule. Award shall be made by the City Manager to the highest ranked proposer.

4. Seventy Thousand One Dollars And Above: Procurement of services of more than Seventy Five Thousand Dollars ($75,000.00) shall be made by using formal RFP. A request for sealed proposals and/or statement of qualifications, including a request for a separate, sealed proposal for the cost for the performance of the services, shall be prepared by the initiating City department. Proposals shall be solicited, when practical, from at least three (3) professional service providers. Upon receipt of the proposals, the initiating City department shall first determine and identify those persons or organizations that are qualified to perform the services and shall rank such persons and organizations based on their demonstrated competence and professional qualifications deemed necessary for the satisfactory performance of the services. Second, the cost proposals submitted by all of the qualified persons and organizations shall be opened and reviewed. Third, negotiations shall be undertaken with the person or organization ranked most qualified in an attempt to secure the services at the lowest, fair and reasonable cost. If the person or organization ranked most qualified is unwilling to provide the services at the lowest, fair and reasonable cost, negotiations with the most qualified person or organization may be terminated, and the initiating City department may undertake similar negotiations with the other qualified persons and organizations in order of rank.

C. Award Of Contracts: Professional services contracts shall be awarded by the department director, Purchasing Agent, City Manager or City Council, as appropriate, based upon the dollar limits specified in this section."

Section 8. Section 2.16.200 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Change Orders," is hereby amended to read as follows:

"2.16.200: CHANGE ORDERS:

Except for change orders for public projects, which shall be approved in accordance with the contract documents for such projects, changes to previously awarded purchase orders or contracts in excess of ten percent (10%) of the original value of that purchase order or contract shall require approval by the Purchasing Agent, City Manager or City Council, depending on the new value of the purchase order or contract after the increase and in relation to the approval limits established in sections 2.16.140 through 2.16.180 of this chapter. Changes equal to or less than ten percent (10%) are allowed at the department discretion unless the change causes the new value of the purchase order or contract to exceed Seventy Five Thousand Dollars ($75,000.00), which if not previously approved by the City Council, must then be so approved. Any change order that increases a purchase order or contract by fifty percent (50%) or more of the original value requires City Manager approval for purchase orders or contracts totaling less than or equal to Seventy Five Thousand Dollars ($75,000.00) and City Council approval for those totaling Seventy Five Thousand Dollars ($75,000.00) or more. The City Manager may request City Council approval for the former, if he or she believes it is in the best interests of the City to do so."

Section 9. Section 2.16.220 Subsection (D) of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Business Preferences," is hereby amended to read as follows:

"D. Change In Preferences: The local business and County business preferences established by this Chapter shall terminate on December 31, 2026. Commencing on January 1, 2027, to further promote business retention within the city and the economic health of the city and to encourage local participation in the procurement process, the Purchasing Agent, in determining the lowest responsible bidder for contracts for supplies, materials, equipment and specialized goods having a value of Forty Thousand Dollars ($40,000.00) or less, may take into consideration the one percent (1%) sales tax which would be returned to the city as a result of the bid award. For procurement where sales tax would not be generated as a result of the bid award and where the quality and price are equal to another bidder or bidders, the local vendor may be given the bid award."

Section 10. Section 2.16.260 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Federal Requirements," is hereby amended to read as follows:

"2.16.260: EXTERNAL RESTRICTIONS:

Some purchases may be subject to the terms and conditions of various codes, statutes and agreements of other governmental entities in connection with Federal and State grants. If any section, subsection, subdivision, sentence, clause or phrase of this chapter conflicts with any Federal or State requirements mandated for any grant funded procurement, the applicable Federal or State requirements shall apply to that procurement."

Section 11. Section 2.16.280 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Commercial Entertainment/Excursions and Competition," is hereby amended to read as follows:

"2.16.280: COMPETITIVE PROCUREMENT EXCEPTIONS:

A. COMMERCIAL ACTIVITY/ ENTERTAINMENT/EXCURSIONS AND COMPETITION:

Commercial activity entertainment/excursions provided by the City's Recreation Division to the general public may be purchased noncompetitively by group, instructor, act name or tour agency. The negotiated prices must be at the lowest obtainable prices based on the particulars of performance/services desired. Transportation services shall be acquired by way of the competitive bidding process, unless it is an intrinsic part of the excursion as determined by the Purchasing Agent. Revenue generating agreements and Purchase Orders may be approved by the City Manager, without the prior approval of the City Council.

B. CYBER SECURITY:

The City Manager may enter into contracts for the procurement of cybersecurity-related hardware, software, and services, including but not limited to firewalls, intrusion detection and prevention systems, encryption tools, endpoint protection, secure access solutions, cybersecurity consultants, threat monitoring and response services, penetration testing, forensic investigations, and other individuals or entities possessing specialized knowledge in cybersecurity, without the

prior approval of the City Council and without adherence to the procedures set forth in the city's standard purchasing ordinance."

Section 12. Section 2.16.300 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Sale in Open Market of Surplus Personal Property," is hereby amended to read as follows:

"2.16.300: SALE IN OPEN MARKET OF SURPLUS PERSONAL PROPERTY:

Surplus City property in usable condition, if each individual item's estimated value is less than Seven Thousand Dollars ($7,000.00), may be disposed of in the following manner: The Purchasing Agent shall make an investigation of the market conditions of personal property of the type declared surplus and determine prices for all surplus property, which, in his/her opinion, will be competitive with prices in the open market. The Purchasing Agent may then sell such personal property at such prices by advertising in the most appropriate means, which, in his or her opinion, will bring the greatest number of potential purchasers to include sales on a consignment basis. He or she shall cause to be published at least once, at least three (3) days before such sale, in a newspaper of general circulation, published and distributed in the City, or posted on the City's website, a notice of the sale setting forth the day it shall begin; the number of days it is to be continued, if it is to last more than one day; the place where the articles may be examined; the place where the purchase price is to be paid and the property delivered; and a general description of the type of property being sold. The terms of all such sales shall be cash in the amount of the full purchase price. The Purchasing Agent shall give a receipt to the purchaser of such property and keep a copy for the official files, and shall forward a copy of such receipt to the Finance Department, Revenue Division, together with the money so collected from the buyer. The Revenue Division shall receive and deposit such money and shall forward the information to the Finance Director who shall credit the money received from the sale of such property to the appropriate fund account."

Section 13. Section 2.16.310 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Sale By Bid or Auction of Surplus Personal Property," is hereby amended to read as follows:

"2.16.310: SALE BY BID OR AUCTION OF SURPLUS PERSONAL PROPERTY:

As an alternate to the method of sale in the open market, the Purchasing Agent shall, in all cases, where the estimated value of personal property is Seven Thousand Dollars ($7,000.00) or more, and may, in the sale of all other personal property, where, in his or her discretion, he or she determines it is in the best interest of the City, sell surplus personal property by means of sealed or electronic bid or public auction. In conducting an auction, the Purchasing Agent may contract with a professional auctioneer or online auction service, for either a flat or hourly fee, or a percentage of the amount of the sale, based upon that which is the common and customary method and rate for such auctioneering services. The procedure for conducting such sale shall be determined by the Purchasing Agent; provided, however, that the following are included in such procedure:

A. For personal property having a value of Seven Thousand Dollars ($7,000.00) or more, at least three (3) days before the sale, notice shall be published in a newspaper of general circulation published and distributed in the City, or posted on the City's website, containing a

general description of the type of property to be sold and the time and place of such bid opening or auction.

B. That the terms of all sales shall be cash.

C. The sale by sealed or electronic bid or auction shall be to the highest responsible bidder.

D. That a receipt be given to the purchaser and a copy of such receipt, together with the money received, be deposited with the Finance Department, Revenue Division, and that the Finance Director shall credit such funds to the appropriate fund account."

Section 14. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 15. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

_____
Mario Saucedo, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly introduced by the City Council at a regular meeting thereof held on the 1st day of July, 2025.

AYES:
NOES:
ABSTAIN:
ABSENT:

Jeanne Donaldson, City Clerk

ORDINANCE NO. 2984

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 2, CHAPTER 2.16 OF THE REDLANDS MUNICIPAL CODE RELATING TO CITY PURCHASING AND THE DISPOSITION OF SURPLUS PERSONAL PROPERTY

WHEREAS, Title 2, Chapter 2.16 ("City Purchasing and Disposition of Surplus Personal Property") of the Redlands Municipal Code is periodically reviewed and updated to reflect the evolving needs of the City and changes in applicable laws; and

WHEREAS, Assembly Bill 2192 (Chapter 953, Statutes of 2024) revises the bid limit thresholds under the California Uniform Public Construction Cost Accounting Act (CUPCCAA), specifically amending Public Contract Code section 22032. These updates, recommended by the California Uniform Construction Cost Accounting Commission (CUCCAC) and the State Controller's Office, are intended to reflect inflationary cost increases and improve efficiency in the delivery of public works projects.

WHEREAS, this Ordinance update substantive revisions to the Public Project Construction Work, modify and modernize the City's general procurement practices for inflationary impacts.

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

Section 1. Section 2.16.010 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Definitions," is hereby amended to amend the definition of "Small Purchase" to read as follows:

"SMALL PURCHASE: A onetime, noncompetitive purchase of goods or services, which totals ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) or less. Each City department may issue a "short form" purchase order for unanticipated and non-repetitive purchases, which cumulatively do not exceed ~~thirty thousand dollars~~ Forty Thousand Dollars ($~~30,000~~40,000.00) per vendor, per fiscal year. Purchases shall not be split, staged or separated into smaller units of work for the purpose of evading the competitive bidding procedures or any other requirement of this chapter."

Section 2. Section 2.16.040 Subsection (N) of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Powers and Duties," is hereby amended to read as follows:

"N. Each year, on a quarterly basis, the Purchasing Agent, through the City Manager, shall prepare and provide to the City Council a summary report of contracts awarded for ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) or less during such quarter and not previously approved by the City Council."

Section 3. Section 2.16.110 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Competitive Procurement," is hereby amended to read as follows:

"2.16.110: COMPETITIVE PROCUREMENT:

Procurement of goods, services and construction by the City shall whenever practicable be based on competitive procurement, whether by formal procurement, if required, or procurement in the open market, if permitted, except that competitive procurement shall not be required in the following circumstances:

A. When emergency procurement is required as defined in section 2.16.130 of this chapter;

B. When the procurement involved is ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) or less;

C. When the City department director certifies, in writing, to the Purchasing Agent that procurement can only be obtained from a sole source, or timely from a single source, and the Purchasing Agent is satisfied that the best price, terms and conditions have been negotiated; single or sole source procurement for goods, services or construction greater than ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) and less than or equal to ~~thirty thousand dollars~~ Forty Thousand Dollars ($~~30,000~~40,000.00) requires the approval of the City Manager, and approval of the City Council for single or sole source procurement in excess of ~~thirty thousand dollars~~ Forty Thousand Dollars ($~~30,000~~40,000.00);

D. When competitively awarded, cooperative purchasing is available and undertaken, as pursuant to section 2.16.210 of this chapter;

E. When the goods, services or construction can be obtained from a contractor who offers the same or better price, terms and conditions as the same contractor previously offered as the lowest responsible bidder under competitive procurement or negotiations conducted by the City or another public agency, provided that in the opinion of the Purchasing Agent, it is in the best interests of the City to do so;

F. When the goods, services or construction can be obtained through Federal, State and/or other public entity pricing contracts or price agreements which were competitively awarded.

Purchasing without providing for full and open competition shall not be justified on the basis of a lack of advanced planning on the part of the requesting City department or based upon concerns related to the amount of funds available (e.g., funds will expire as a result of grant or fiscal year)."

Section 4. Section 2.16.130 Subsection (C) of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Emergency Procurement for Nonpublic Project," is hereby amended to read as follows:

"C. Following the emergency procurement, a written report shall be made, within ten (10) days of the purchase, by the Purchasing Agent to the City Manager for procurement between ~~thirty thousand dollars~~ Forty Thousand Dollars ($~~30,000~~40,000.00) and ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00), and through the City Manager to the City

Council for procurement exceeding ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00)."

Section 5. Section 2.16.140 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Public Project Construction Work," is hereby amended to read as follows:

"2.16.140: PUBLIC PROJECT CONSTRUCTION WORK:

Procurement for public projects shall be made in accordance with the Uniform Public Construction Cost Accounting Act. The notice inviting bids for any public project involving an expenditure in excess of twenty five thousand dollars ($25,000.00) shall state that a payment bond is required from the successful bidder in an amount not less than one hundred percent (100%) of the total amount payable pursuant to the public project contract. The payment bond shall be in a form of a bond and not a deposit or other security in lieu of a bond. Prior to or concurrent with the award of a contract for a public project, the City Engineer shall review and approve the working details, drawings, plans, and specifications prepared for every public project which may affect the design or operation of public improvements and which may bring into question the City's liability for dangerous conditions of public property. The City Council shall review and approve the working details, drawings, plans and specifications prepared for every public project of more than ~~sixty thousand dollars~~ Seventy Five Thousand Dollars ($~~60,000~~75,000.00) prior to or concurrent with the award of a contract for the public project.

A. A "public project" is defined in Public Contract Code section 22002 as any of the following:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition and repair work involving any publicly owned, leased, or operated facility;

2. Painting or repainting of any publicly owned, leased or operated facility;

3. In the case of a publicly owned utility system, "public project" shall include only the construction, erection, improvement or repair of dams, reservoirs, power plants, and electrical transmission lines of two hundred thirty thousand (230,000) volts and higher.

B. The contracting procedures and the dollar limits set forth in Public Contract Code section 22032 are as follows:

1. ~~Sixty Thousand Dollars~~ Seventy Five Thousand Dollars Or Less: Public projects of ~~sixty thousand dollars~~ Seventy Five Thousand Dollars ($~~60,000~~75,000.00) or less may be performed by the employees of the City by force account, by negotiated contract, or by purchase order.

2. Sixty Thousand One Dollars To Two Hundred Thousand Dollars: Public projects having a contract value greater than ~~sixty thousand dollars~~ Seventy Five Thousand Dollars ($~~60,000~~75,000.00) and up to T~~t~~wo H~~h~~undred Twenty T~~t~~housand D~~d~~ollars ($~~200,000~~220,000.00) may be let to contract by informal bidding procedures as set forth in the Uniform Public Construction Cost Accounting Act and as follows:

a. Contractors List: A list of qualified contractors shall be developed and maintained by the Purchasing Agent in accordance with the provisions of section 22034 of the Public Contract

Code and any applicable criteria promulgated, from time to time, by the California Uniform Construction Cost Accounting Commission.

b. Notice Inviting Informal Bids: When a public project is to be undertaken which is subject to the provisions of this chapter, a notice inviting informal bids shall be mailed, faxed, or emailed to all contractors for the category of work to be bid, as shown on the City's list of qualified contractors and to all construction trade journals as specified by the California Uniform Construction Cost Accounting Commission in accordance with section 22036 of the Public Contract Code. Additional contractors and/or construction trade journals may be notified at the discretion of the City department responsible for undertaking the public project and soliciting bids, provided, however:

(1) If there is not a list of qualified contractors maintained by the City for the particular category of work to be performed, the notice inviting bids for the public project shall be sent only to the construction trade journals specified by the commission.

(2) If the product or service comprising the public project is proprietary in nature such that it may be obtained only from a certain contractor or contractors, the notice inviting informal bids for the public project may be sent exclusively to such contractor or contractors.

c. Publicly Opened: Informal bids shall be publicly opened and/or received by the Office of the City Clerk at the time and date specified by the Purchasing Agent or other City employee when soliciting requests for informal bids.

3. Excess Of ~~Two Hundred Thousand Dollars~~ Two Hundred Twenty Thousand Dollars: If all bids received through the informal bidding process are in excess of ~~two hundred thousand dollars~~ Two Hundred Twenty Thousand Dollars($~~200,000~~220,000.00), the City Council may, by adoption of a resolution by a four-fifths (4/5) vote, award the contract, at two hundred twelve thousand five hundred dollars ($212,500.00) or less, to the lowest responsible bidder, if the City Council determines the cost estimate for the public project originally made by the City was reasonable.

4. Two Hundred ~~Thousand One~~ Twenty Dollars And Above: Public projects having a contract value of more than Two H~~h~~undred Twenty T~~t~~housand D~~d~~ollars ($~~200,000~~220~~0~~,000.00) shall, except as otherwise provided in the Uniform Public Construction Cost Accounting Act, be let to contract by formal bidding procedures.

5. Awards: Award of purchase orders or contracts for public projects shall be as follows:

a. ~~Sixty thousand dollars~~ Seventy Five Thousand Dollars($~~60,000~~75,000.00) or less: Award shall be made by the City Manager or the Purchasing Agent in the best interests of the City;

b. Greater than ~~sixty thousand dollars~~ Seventy Five Thousand Dollars ($~~60,000~~75,000.00) up to ~~two hundred thousand dollars~~ Two Hundred Twenty Thousand ($~~200,000~~220,000.00): Award shall be made by the City Council to the lowest responsible bidder, pursuant to public projects informal bidding procedures;

c. Greater than T~~t~~wo H~~h~~undred Twenty T~~t~~housand dollars ($~~200,000~~220,000.00): Award shall be made by the City Council to the lowest responsible bidder pursuant to public projects

formal bidding procedures, except as provided in, and in accordance with, subsection B3 of this section.

6. Change Order:

a. For public projects, the total of change orders shall not exceed twenty five percent (25%) of the amount of the original contract. Change orders exceeding twenty five percent (25%) of the original contract amount should be bid and awarded separately and approved in relation to approval limits established in this section.

b. Change orders over ~~sixty thousand dollars~~ Seventy Five Thousand Dollars (~~$60,000~~75,000.00) should be approved by City Council.

7. Bond: A payment bond shall be required of a contractor that is awarded a public works contract involving an expenditure in excess of T~~t~~wenty--F~~f~~ive T~~t~~housand D~~d~~ollars ($25,000.00). It is recommended to require performance bond as well.

8. Emergency Contracting Procedure:

a. "Emergency" as used in this section, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services as defined in Public Contract Code section 1102. In cases of emergency when repair or replacements are necessary the City Council may proceed at once to replace or repair any public facility without adopting plans, specifications, strain sheets, or working details, or giving notice to let bids for contracts. The work may be done by day labor under the direction of the City Council, by contract, or by a combination of the two. The provisions of California Public Contract Code section 22050, including, but not limited to, the requirement of a four-fifths (4/5) vote of the City Council finding substantial evidence of an emergency prior to taking emergency action, shall apply when notice for bids to let contracts in emergency situations is not given. The City Council may delegate by resolution the authority to order any action pursuant to paragraph (1) of subdivision (a) of California Public Contract Code section 22050 to the City Manager, City Engineer, or other appropriate non-elected City officer."

Section 6. Section 2.16.160 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Bidding Requirements for Supplies, Materials, Equipment and Specialized Goods," is hereby amended to read as follows:

"2.16.160: BIDDING REQUIREMENTS FOR SUPPLIES, MATERIALS, EQUIPMENT AND SPECIALIZED GOODS:

A. ~~Five Thousand Dollars~~ Seven Thousand Dollars Or Less: Procurement of supplies, materials, equipment and goods of ~~five thousand dollars~~ Seven Thousand Dollars (~~$5,000~~7,000.00) or less may be made by purchase order or contract and executed by the Purchasing Agent or department director in the open market without the use of competitive bidding. The City Manager may direct the Purchasing Agent or department director to employ competitive bidding for certain types of goods, nonprofessional services or construction for amounts of ~~five thousand dollars~~ Seven Thousand Dollars (~~$5,000~~7,000.00) or less.

B. ~~Five Thousand One Dollars To Thirty Thousand Dollars:~~ Seven Thousand One Dollars to Forty Thousand Dollars Procurement of supplies, materials, equipment and goods of more than ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) but less than or equal to ~~thirty thousand dollars~~ Forty Thousand Dollars ($~~30,000~~40,000.00) may be made by the Purchasing Agent in the open market using an informal bidding procedure whereby informal bids or quotations are obtained. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted by the Purchasing Agent in a manner and under circumstances intended to elicit competitive informal bids. The Purchasing Agent shall obtain, or direct City staff to obtain, informal bids from at least three (3) different bidders and shall maintain and keep records of all open market procurements, including informal bids received, in accordance with the City's records retention schedule. Award shall be made by the Purchasing Agent to the lowest responsible bidder.

C. ~~Thirty~~ Forty Thousand One Dollars To ~~Fifty~~ Seventy Five Thousand Dollars: Procurement of supplies, materials, equipment and goods of more than ~~thirty thousand dollars~~ Forty Thousand Dollars ($~~30,000~~40,000.00) but less than ~~or equal to fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) may be made by the Purchasing Agent in the open market using an informal bidding procedure whereby informal bids or quotations are obtained. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted by the Purchasing Agent in a manner and under circumstances intended to elicit competitive informal bids. The Purchasing Agent shall obtain, or direct City staff to obtain, informal bids from at least three (3) different bidders and shall maintain and keep records of all open market procurements, including informal bids received, in accordance with the City's records retention schedule. Award shall be made by the City Manager to the lowest responsible bidder.

D. ~~Fifty~~ Seventy Five Thousand ~~One~~ Dollars And Above: Procurement of supplies, materials, equipment and goods of more than ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) shall be made by using formal procurement as required by section 2.16.120 of this chapter. Award shall be made by the City Council to the lowest responsible bidder.

E. "No Cost" Procurement: Procurement of services which results in no expenditure of funds by the City and instead results in the City receiving remuneration from the service provider shall be made in accordance with the procedures described in this section based upon the estimated amount of remuneration the City will receive from the service provider during the term, and any extensions thereof, of the contract with the service provider.

F. Purchase Through Auction: From time to time, the City may procure goods through auction when such are offered up for bid, and which are subject to any limitations imposed by State or Federal law. Prior to participating in an auction, City staff shall inform the Purchasing Agent and department director and shall prepare and provide a written justification describing the goods sought, estimated cost, and the not to exceed budgeted amount proposed to be spent at the auction, and obtain approval per the procurement limits established in this section,"

Section 7. Section 2.16.180 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Professional Services," is hereby amended to read as follows:

“2.16.180: PROFESSIONAL SERVICES:

A. Landscaping, Engineering, Architectural, Surveying, And Construction Management: The retention of professional services for architectural, landscape architectural, engineering, land surveying or construction project management shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, and at fair and reasonable prices to the City, in accordance with section 4526 of the Government Code, although the City is not adopting the formal procedures specified within Government Code section 4525 et seq. A request for proposal and/or statement of qualifications shall be prepared by the initiating City department, and proposal requests solicited, where practical, from at least three (3) professional service providers.

B. Other Professional Services: Except as may otherwise be provided in this Code or as may be required by State or Federal law, the retention of other professional services of individuals or organizations exercising professional discretion and judgment based upon advanced or specialized knowledge, expertise or training, gained by formal study or experience, shall be based upon both the demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, and the cost for such services. A request for sealed proposals and/or statement of qualifications, for formal RFPs, and a request for a separate, sealed proposal for the cost for the performance of the services, shall be prepared by the initiating City department. Proposals shall be solicited, when practical, from at least three (3) professional service providers. The negotiations associated with the award of a contract for services identified in this subsection shall occur as follows: Upon receipt of the proposals, the initiating City department shall first determine and identify those persons or organizations that are qualified to perform the services and shall rank such persons and organizations based on their demonstrated competence and professional qualifications deemed necessary for the satisfactory performance of the services required. Second, the cost proposals submitted by all the qualified persons and organizations shall be reviewed. Third, negotiations shall be undertaken with the person or organization ranked most qualified in an attempt to secure the services at a cost equivalent to the lowest cost offered to the City by the qualified persons and organizations. If the person or organization ranked most qualified is unwilling to provide the services at a cost equivalent to such lowest cost: 1) such person or organization may nevertheless be awarded a contract, provided the Purchasing Agent, City Manager or City Council, as appropriate, determines the initiating City department director has substantiated that the cost for the services is reasonable and appropriate; or 2) negotiations with the most qualified person or organization may be terminated and the initiating City department may undertake similar negotiations with the other qualified persons and organizations in order of rank.

1. ~~Five Thousand Dollars~~ Seven Thousand Dollars Or Less: Procurement of professional services of ~~five thousand dollars~~ seven thousand dollars ($~~5,000~~7,000.00) or less may be solicited by informal RFP and awarded by purchase order or contract, executed by the department director or Purchasing Agent, in the open market by negotiation without the use of competitive bidding given the price is fair and reasonable. The City Manager may direct the Purchasing Agent or department director to employ competitive solicitation, on a case by case basis, for certain types of services for amounts of ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) or less.

2. ~~Five~~ Seven Thousand One Dollars To Forty~~Thirty~~ Thousand Dollars: Procurement of professional services of more than ~~five thousand dollars~~ S~~s~~even T~~t~~housand D~~d~~ollars ($~~5,000~~7,000.00) and up to ~~thirty~~ Forty Thousand Dollars ($~~30,000~~40,000.00) may be awarded by the Purchasing Agent using an informal RFP. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted in a manner and under circumstances intended to elicit competitive informal proposals. The Purchasing Agent shall obtain, or direct City staff to obtain, informal proposals from at least three (3) different vendors and shall maintain and keep records of all open market procurements, including informal proposals received, in accordance with the City's records retention schedule. Award shall be made by the Purchasing Agent or the City Manager to the highest ranked proposer.

3. ~~Thirty~~ Forty Thousand One Dollars To ~~Fifty~~ Seventy Five Thousand Dollars: Procurement of professional services of more than ~~thirty thousand dollars~~ Forty Thousand D~~d~~ollars ($~~30,000~~40,000.00) and up to ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) may be awarded by the City Manager using an informal RFP. Although less formal, procedurally, than formal procurement, procurement in the open market shall be conducted in a manner and under circumstances intended to elicit competitive informal proposals. The Purchasing Agent shall obtain, or direct City staff to obtain, informal proposals from at least three (3) different vendors and shall maintain and keep records of all open market procurements, including informal proposals received, in accordance with the City's records retention schedule. Award shall be made by the City Manager to the highest ranked proposer.

4. ~~Fifty~~Seventy Thousand One Dollars And Above: Procurement of services of more than ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) shall be made by using formal RFP. A request for sealed proposals and/or statement of qualifications, including a request for a separate, sealed proposal for the cost for the performance of the services, shall be prepared by the initiating City department. Proposals shall be solicited, when practical, from at least three (3) professional service providers. Upon receipt of the proposals, the initiating City department shall first determine and identify those persons or organizations that are qualified to perform the services and shall rank such persons and organizations based on their demonstrated competence and professional qualifications deemed necessary for the satisfactory performance of the services. Second, the cost proposals submitted by all of the qualified persons and organizations shall be opened and reviewed. Third, negotiations shall be undertaken with the person or organization ranked most qualified in an attempt to secure the services at the lowest, fair and reasonable cost. If the person or organization ranked most qualified is unwilling to provide the services at the lowest, fair and reasonable cost, negotiations with the most qualified person or organization may be terminated, and the initiating City department may undertake similar negotiations with the other qualified persons and organizations in order of rank.

C. Award Of Contracts: Professional services contracts shall be awarded by the department director, Purchasing Agent, City Manager or City Council, as appropriate, based upon the dollar limits specified in this section."

Section 8. Section 2.16.200 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Change Orders," is hereby amended to read as follows:

"2.16.200: CHANGE ORDERS:

Except for change orders for public projects, which shall be approved in accordance with the contract documents for such projects, changes to previously awarded purchase orders or contracts in excess of ten percent (10%) of the original value of that purchase order or contract shall require approval by the Purchasing Agent, City Manager or City Council, depending on the new value of the purchase order or contract after the increase and in relation to the approval limits established in sections 2.16.140 through 2.16.180 of this chapter. Changes equal to or less than ten percent (10%) are allowed at the department discretion unless the change causes the new value of the purchase order or contract to exceed ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00), which if not previously approved by the City Council, must then be so approved. Any change order that increases a purchase order or contract by fifty percent (50%) or more of the original value requires City Manager approval for purchase orders or contracts totaling less than or equal to ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) and City Council approval for those totaling ~~fifty thousand dollars~~ Seventy Five Thousand Dollars ($~~50,000~~75,000.00) or more. The City Manager may request City Council approval for the former, if he or she believes it is in the best interests of the City to do so."

Section 9. Section 2.16.220 Subsection (D) of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Business Preferences," is hereby amended to read as follows:

"D. Change In Preferences: The local business and County business preferences established by this Chapter shall terminate on December 31, 2026. Commencing on January 1, 2027, to further promote business retention within the city and the economic health of the city and to encourage local participation in the procurement process, the P~~p~~urchasing A~~a~~gent, in determining the lowest responsible bidder for contracts for supplies, materials, equipment and specialized goods having a value of ~~thirty thousand dollars~~ Forty Thousand Dollars($~~30,000~~40,000.00) or less, may take into consideration the one percent (1%) sales tax which would be returned to the city as a result of the bid award. For procurement where sales tax would not be generated as a result of the bid award and where the quality and price are equal to another bidder or bidders, the local vendor may be given the bid award."

Section 10. Section 2.16.260 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Federal Requirements," is hereby amended to read as follows:

"2.16.260: EXTERNAL RESTRICTIONS:

Some purchases may be subject to the terms and conditions of various codes, statutes and agreements of other governmental entities in connection with ~~, including but not limited to~~ F~~f~~ederal and State grants. ~~In these cases, this chapter shall apply only to the extent that it does not conflict with these other legal requirements.~~ If any section, subsection, subdivision, sentence, clause or phrase of this chapter conflicts with any Federal or State requirements mandated for any grant funded procurement, the applicable Federal or State requirements shall apply to that procurement."

Section 11. Section 2.16.280 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Commercial Entertainment/Excursions and Competition," is hereby amended to read as follows:

"2.16.280: COMPETITIVE PROCUREMENT EXCEPTIONS:

A. COMMERCIAL ACTIVITY/ ENTERTAINMENT/EXCURSIONS AND COMPETITION:

Commercial activity entertainment/excursions provided by the City's Recreation Division to the general public may be purchased noncompetitively by group, instructor, act name or tour agency. The negotiated prices must be at the lowest obtainable prices based on the particulars of performance/services desired. Transportation services shall be acquired by way of the competitive bidding process, unless it is an intrinsic part of the excursion as determined by the Purchasing Agent. Revenue generating agreements and Purchase Orders may be approved by the City Manager, without the prior approval of the City Council.

B. CYBER SECURITY:

The City Manager may enter into contracts for the procurement of cybersecurity-related hardware, software, and services, including but not limited to firewalls, intrusion detection and prevention systems, encryption tools, endpoint protection, secure access solutions, cybersecurity consultants, threat monitoring and response services, penetration testing, forensic investigations, and other individuals or entities possessing specialized knowledge in cybersecurity, without the prior approval of the City Council and without adherence to the procedures set forth in the city's standard purchasing ordinance."

Section 12. Section 2.16.300 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Sale in Open Market of Surplus Personal Property," is hereby amended to read as follows:

"2.16.300: SALE IN OPEN MARKET OF SURPLUS PERSONAL PROPERTY:

Surplus City property in usable condition, if each individual item's estimated value is less than ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00), may be disposed of in the following manner: The Purchasing Agent shall make an investigation of the market conditions of personal property of the type declared surplus and determine prices for all surplus property, which, in his/her opinion, will be competitive with prices in the open market. The Purchasing Agent may then sell such personal property at such prices by advertising in the most appropriate means, which, in his or her opinion, will bring the greatest number of potential purchasers to include sales on a consignment basis. He or she shall cause to be published at least once, at least three (3) days before such sale, in a newspaper of general circulation, published and distributed in the City, or posted on the City's website, a notice of the sale setting forth the day it shall begin; the number of days it is to be continued, if it is to last more than one day; the place where the articles may be examined; the place where the purchase price is to be paid and the property delivered; and a general description of the type of property being sold. The terms of all such sales shall be cash in the amount of the full purchase price. The Purchasing Agent shall give a receipt to the purchaser of such property and keep a copy for the official files, and shall forward a copy of such receipt to the Finance Department, Revenue Division, together with the money so collected from the buyer. The Revenue Division shall receive and deposit such money and shall forward the information to the Finance Director who shall credit the money received from the sale of such property to the appropriate fund account."

Section 13. Section 2.16.310 of Title 2, Chapter 2.16 of the Redlands Municipal Code, titled "Sale By Bid or Auction of Surplus Personal Property," is hereby amended to read as follows:

"2.16.310: SALE BY BID OR AUCTION OF SURPLUS PERSONAL PROPERTY:

As an alternate to the method of sale in the open market, the Purchasing Agent shall, in all cases, where the estimated value of personal property is ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) or more, and may, in the sale of all other personal property, where, in his or her discretion, he or she determines it is in the best interest of the City, sell surplus personal property by means of sealed or electronic bid or public auction. In conducting an auction, the Purchasing Agent may contract with a professional auctioneer or online auction service, for either a flat or hourly fee, or a percentage of the amount of the sale, based upon that which is the common and customary method and rate for such auctioneering services. The procedure for conducting such sale shall be determined by the Purchasing Agent; provided, however, that the following are included in such procedure:

A. For personal property having a value of ~~five thousand dollars~~ Seven Thousand Dollars ($~~5,000~~7,000.00) or more, at least three (3) days before the sale, notice shall be published in a newspaper of general circulation published and distributed in the City, or posted on the City's website, containing a general description of the type of property to be sold and the time and place of such bid opening or auction.

B. That the terms of all sales shall be cash.

C. The sale by sealed or electronic bid or auction shall be to the highest responsible bidder.

D. That a receipt be given to the purchaser and a copy of such receipt, together with the money received, be deposited with the Finance Department, Revenue Division, and that the Finance Director shall credit such funds to the appropriate fund account."

Section 14. Severability. If any section, sentence, clause or phrase of this ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Redlands hereby declares that it would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 15. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

Mario Saucedo, Mayor

ATTEST:

_____

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly introduced by the City Council at a regular meeting thereof held on the 1st day of July, 2025.

AYES:
NOES:
ABSTAIN:
ABSENT:

Jeanne Donaldson, City Clerk

City Council Meeting **L. 5.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a Professional Services Agreement with Advance Integration & Controls to provide on-call Supervisory Control and Data Acquisition (SCADA) integration services for the Water Production and Wastewater Divisions with an initial one (1) year term value not-to-exceed $673,000 and options to extend for two (2) additional years for a total not-to-exceed $2,019,000, and determine that this action is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

1. I move that City Council determine approval of a Professional Services Agreement with Advance Integration & Controls 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 that City Council approve a Professional Services Agreement with Advance Integration & Controls.

RECOMMENDATION:

Staff recommends that City Council determine approval of the Professional Services Agreement with Advance Integration & Controls is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act and approve a Professional Services Agreement with Advance Integration & Controls to provide on-call Supervisory Control and Data Acquisition (SCADA) integration services for the Water Production and Wastewater Division with an initial one (1) year term value not-to-exceed $673,000 with options to extend for two (2) additional years for a total not-to-exceed $2,019,000.

DISCUSSION:

The Municipal Utilities and Engineering Department (MUED) operates and maintains critical water and wastewater utility infrastructure systems. These systems rely on Supervisory Control and Data Acquisition (SCADA) systems for real-time, complex process control strategies and specialized network communications that enable remote access. To ensure these systems are properly maintained and supported, MUED utilizes automation industry professionals to develop, maintain, and secure these systems. The use of an on-call services integrator is necessary to ensure the continued operation of these facilities.

On March 12, 2025, staff issued a Request for Proposal (RFP) for professional services to provide Supervisory Control and Data Acquisition (SCADA) integration on-call services. On April 2, 2025, staff received proposals from the following four (4) firms:

1. Pro Automation, Moreno Valley, CA
2. Advance Integration & Controls, Sacramento, CA
3. Landfill Gas Engineering Inc., Yorba Linda, CA
4. Tesco Control, Sacramento, CA

In accordance with Chapter 2.16.180 of the City's Municipal Code, a selection committee reviewed the proposals based on each integration firm's demonstrated competence and professional qualifications following specific evaluation criteria identified in the RFP. The selection committee interviewed the two (2) highest-ranked firms in early May 2025. Advance Integration & Controls (AIC) was selected as the most qualified consultant to perform the tasks listed in the RFP. Staff negotiated a reasonable service fee schedule with AIC and recommends City Council approval of a Professional Services Agreement for as-needed on-call services.

Approval of a Professional Services Agreement with AIC is exempt from environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act, as there is no possibility that this action will result in a significant impact on the environment.

ALTERNATIVES:

City Council may deny the staff recommendation and provide alternate direction.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
John R. Harris, Municipal Utilities and Engineering Director

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

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

PREPARED BY:
Paul Mariscal, Water Utility Manager

Fiscal Impact

Fiscal Year:	FY 25/26
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	$458,000
Budgeted Y/N:	Yes
Account No.:	501900

Discussion:
There is no fiscal impact associated with this action. Funding for this service is included in the FY 25/26 Water Operations Budget.

Fiscal Year:	FY 25/26
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	$215,000
Budgeted Y/N:	Yes
Account No.:	521900

Discussion:
There is no fiscal impact associated with this action. Funding for this service is included in the FY 25/26 Wastewater Operations Budget.

Attachments

AIC Professional Services Agreement

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of Supervisory Control and Data Acquisition (SCADA) Integration On-Call Services ("Agreement") is made and entered in this 1st day of July, 2025 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Advanced Integration & Controls, 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 Supervisory Control and Data Acquisition (SCADA) Integration On-Call 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 John R. Harris, Municipal Utilities & Engineering 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 The term of this Agreement shall be for a period of one (1) year from the Effective Date of this Agreement (the "Initial Term"). The City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the same terms and conditions, by providing written notice to Consultant at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term.

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 Compensation: The compensation for Consultant's performance of the Services shall not exceed the amount of Six Hundred Seventy-Three Thousand Dollars ($673,000) for the Services provided during the Initial Term. Should this Agreement be extended, the compensation for Consultant's performance for the Services shall not exceed the amount of Six Hundred Seventy-Three Thousand Dollars ($673,000) for the first Extended Term; and Six Hundred Seventy-Three Thousand Dollars ($673,000) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Two Million Nineteen Thousand Dollars ($2,019,000). For the Initial Term and each Extended Term, City shall pay Consultant on a time and materials basis up to the not to not-to-exceed amount in accordance with the rates specified in Exhibit "B," titled "Price and Fee Bid," which is attached hereto and incorporated herein by this 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:

Shain Thomas, Vice President
Advance Integration & Controls
9332 Tech Center Drive
Sacramento, CA 95826
shain.thomas@wateraic.com
Phone: (916) 644-9500

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	ADVANCED INTEGRATION & CONTROLS
By: _____ Mario Saucedo, Mayor	By: _____ Shain Thomas, Vice President

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

24 Hour Emergency Support Services

Consultant shall provide 24-hour emergency support services for the City's water and wastewater Supervisory Control and Data Acquisition (SCADA) systems and related networking and process control components. Consultant staff assigned to respond to emergency requests and or task orders working directly with the City's SCADA systems shall be certified International Society of Automation (ISA) professionals. Consultant shall provide continuous, reliable support services including troubleshooting, configuration, and maintenance for both legacy and modern SCADA systems, with work billed on a time and materials basis. 24-hour emergency support services shall include but are not limited to.

- Maintain a 24-hour contact for emergency support services.
- Emergency responses shall be within two (2) hours of the initial request for support.
- As needed remote and on-site field support services.

Task Order Support Services

For each service request, Consultant will generate a detailed task order and cost estimate for City approval. Cost estimates shall include itemized service level classifications and materials. After completion of each task order, a Customer Service Report will be provided, including a description of services, documentation updates, and recommendations for improvements. When necessary, regular task order meetings will be coordinated to ensure that City stakeholders are fully informed and that services are aligned with the City's needs. Task order requests shall include but are not limited to the following services.

- Consultant shall assign a dedicated project manager to ensure all tasks are managed effectively and communicated promptly.
- Full scale field-based system audits, including cybersecurity reviews and analysis.
- Technical reporting, process control narratives and digital file solutions for field manuals and technical data.
- Engineering services, network & telemetry architecture, electrical systems, SCADA applications, PLC programming, field service installations, troubleshooting and repairs.
- Software subscriptions, license renewals, including cybersecurity patches and updates.
- Provide full scale backups of all passwords, encryption keys and phrases associated with the access of all SCADA components and system operations annually.
- Any product or services shall be backed by a 3-year comprehensive warranty from the date of service or installation.

Hardware and Equipment Support Services

Provide as needed hardware and equipment support for all components and end point devices associated with the operation and maintenance of the City's SCADA systems. Including but not limited to.

- Custom fabrication of UL rated Motor Control Centers (MCC) and Electrical Distribution Centers (EDC).
- PLCs, field instrumentation and specialized tools, networking & telemetry and wireless communications products.
- All products and services shall be backed by a 3-year warranty.

EXHIBIT "B"
PRICE AND FEE BID

On-Call Rates

Employee Classification	**Standard Hourly Rate**	**Overtime Hourly Rate**	**Double-Time Hourly Rate**
Estimating Review	$225.00	N/A	N/A
Project Management	$225.00	N/A	N/A
I&C Engineering	$225.00	$350.00	$550.00
Automation Engineering	$250.00	$375.00	$600.00
Production (In-House)	$200.00	$275.00	$450.00
Field Services	$225.00	$350.00	$550.00

Hourly Rate Breakdown for On-Call Services Standard Rates: **7:00 AM to 4:00 PM**
Overtime Rates: 4:00 PM to 7:00 AM Must be pre-authorized by AIC Division Manager.

Double-Time Rates: **Hours 12+** Must be pre-authorized by AIC Division Manager.

Saturday Working Hours **Billed at Double-Time Rates defined above.** A maximum of 8-hours of On-Site time is allowed on Saturday's – not Including drive time.

Sunday & Holiday Working Hours Billed at three-(3) times the Standard Rate defined above. A maximum of 8-hours On-Site time is allowed on Sunday's & holidays – not Including drive time.

Airfare, rental equipment, lodging and meals (travel expenses) are billed at cost.
On-Site requests include a 4-hour minimum charge.

- Travel time $150.00 per hour for employee travel to site.
- Customer Service Report Will be provided after completion of any On-Site visit or Remote Support.

Task Order Rates

Employee Classification	Hourly Rate
Estimating Review	$165.00
Project Management	$165.00
I&C Engineering	$165.00
Automation Engineering	$165.00
Production (In-House)	$125.00
Field Services	$165.00

AIC Task Order rates for Not to Exceed task-based services.

- Hardware & Material Requests Lump sum quotations Include professional services, tax and freight – if applicable.
- Scheduling of work is subject to an approved timeline between the owner, general contractor, electrical contractor, and Advanced Integration & Controls (AIC).
- Final retention to be paid within 10-days of project completion.
- Terms are Net 30 days on approved credit accounts.

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.

ADVANCED INTEGRATION & CONTROLS

By:_____ Date: _____
Shain Thomas, Vice President

City Council Meeting **M. I.**

DATE: 07/01/2025

TO: Honorable Mayor and City Council Members

SUBJECT: Individual Council Member Report on Activities for June 2025 from Mayor Pro Tem Shaw (City Clerk Donaldson)

DISCUSSION:

Mayor Pro Tem Shaw has requested to include this report on the agenda for recording purposes. The report does not require City Council approval.

Attachments

Individual Council Member Activity Report June 2025-MPT Shaw

June 2025 Council Activities

Mayor Pro Tem Marc Shaw

- Attend State of the City luncheon
- Met with various chair people to discuss roles and responsibilities of Commissions, Boards and Committees
- Met with resident regarding film and media opportunities in town
- Participate in Fraud Risk Interview
- Participate in League of California Cities Public Safety Committee Meeting
- Attend Fishing Derby at Ford Park
- Meeting with City Manager to discuss ongoing issues
- Attend Unity in the Community Freedom Awards luncheon
- Attend Redlands Police Department Welcome Aboard & Promotion ceremony
- Attend Opening Night festivities at the Redlands Bowl
- Attend Juneteenth celebration at Sylvan Park
- Participate in Redlands Police Officers Association charity golf tournament
- Attend League of California Cities Joint Region Meeting in Riverside